

Letter 153



NAPA GROUP
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June 14, 2007

Mr. Jim King, Chair
Napa County Planning Commission
1195 Third St., Ste 210
Napa, CA 94559

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: Draft General Plan and EIR

Dear Chair King:

We take this opportunity to express some of our concerns about our proposals for the draft General Plan DGP. We intend to file detailed comments by June 18, but wanted to provide some remarks to you concerning our views on this plan and its impact on Napa County.

153-1 E/P

Although the General Plan states goals that on the surface seem to continue preservation of our agricultural heritage and resource conservation, the proposed growth, lack of critical data on water supplies, project-driven protection of our natural resources, lack of real alternatives, and tepid approach to the threat of global warming and energy dependency could lead to a Napa County whose resources are degraded and depleted.

Today we only highlight some of our major points.

1. Eliminate the urban bubbles. The urban bubbles that were crudely drawn decades ago now threaten us with growth that is inconsistent with our urban-centered development policies. The urban bubbles should be eliminated with existing zoning being recognized in the text of the General Plan, as appropriate.
2. Too much traffic. The increased traffic and falling levels of service for critical roads predicted in the Draft Environmental Impact Statement (DEIR) is of grave concern. No alternative that would lessen impact to less than significant is presented.
3. Inadequate data on the county's water supply. The DEIR concludes that water supplies to the county from the cities are adequate. Unfortunately, almost off of the

153-2 P

153-3 E/P

153-4E

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cities are net importers of water with no long-term supply guarantees. The DEIR does not acknowledge or mitigate for this insecurity.

153-4 E
cont'd

Baseline data on groundwater supplies in areas not served by a municipal or other water systems has not been provided. In short, we cannot predict our future water supply with any degree of certainty, a serious shortcoming for an agricultural county.

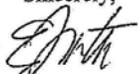
4. Project-driven resource protection. In the last few years there has been an explosion of data about biodiversity in Napa County, much of it summarized in the baseline data report. The BDR also identifies threats to our resources and makes management recommendations. Unfortunately, the DGP fails to take advantage of this information to develop a robust and proactive approach to protect our natural resources and high level of biodiversity. Instead it retains a limited project-driven approach to resource protection.
5. Lack of alternatives. One of the purposes of an EIR is to identify and analyze alternatives that have a lesser impact on the environment. No such alternatives are proposed with respect to biological resources. Even Alternative D that is claimed to be the more resource protective option has the same impact on resources as all of the others. This is all the more disconcerting as the impacts on resources are understated and the proposed mitigations unlikely to be effective to reduce impacts.
6. Global warming and energy dependency. Both of these topics are inadequately addressed, particularly with respect to analyzing the impact of global warming on the county.

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153-6 E

153-7 E/P

In short, there is more work to be done.

Sincerely,


Elisabeth Frater
Chair of the Executive Committee

cc: H. Phillips, R. Jager, B. Fiddaman, T. Scott

LETTER 153: ELISABETH FRATER, SIERRA CLUB, NAPA GROUP, JUNE 14, 2007

Response 153-1 E/P: The commenter notes that the General Plan fails to address water supply, impacts to natural resources, lack of an adequate alternatives analysis, and climate change. The commenter is referred to Water Supply Master Response 3.4.1, Alternatives Master Response 3.4.2, Biological Resources Master Response 3.4.3, and Climate Change Master Response 3.4.4. The commenter is also referred to responses to Comment Letter 121 (Sierra Club).

Response 153-2 P: The commenter recommends that the General Plan designated bubbles be eliminated. Alternative B includes options to alterations of the Angwin “bubble” that would include the potential for the reduction of the bubble (see Draft EIR Figure 3.0-5). Alternatives C, D, and E include a reduction in the Berryessa Estates Rural area and elimination of bubbles adjacent to the City of Calistoga and the City of Napa (see Draft EIR Figures 3.0-6, 6.0-1, and 6.0-2). The Revised Draft General Plan Update includes adjustments to two of the bubbles (Angwin and Berryessa Estates) and commits the County to undertake a systematic planning effort related to the other bubbles. (See Action Item Ag/LU-114.1 in the Revised Draft General Plan Update.) Complete elimination of the designated bubbles would likely conflict with current provisions of the existing Housing Element and with provisions of state law, as explained in the Alternatives Master Response 3.4.2.

Response 153-3 E/P: The commenter identifies concerns regarding the traffic projected in the Draft EIR and that no alternative that would lessen these impacts to less than significant has been identified. The commenter is referred to Alternatives Master Response 3.4.2.

Response 153-4 E: The commenter states that the Draft EIR concludes that water supplies are adequate. The commenter is referred to Water Supply Master Response 3.4.1, which explains that the Draft EIR concludes that there is inadequate water supply for the County and the cities under future conditions (a significant and unavoidable impact).

Response 153-5 P: The commenter states that the proposed General Plan Update does not take advantage of biological resource information provided in the BDR. Since release of the public draft of the General Plan Update and Draft EIR, the Conservation Element has been further refined and now includes additional policy provisions that provide additional protective provisions based on information the BDR and Draft EIR. The commenter is also referred to Biological Resources Master Response 3.4.3 regarding biodiversity.

Response 153-6E: The commenter states that the Draft EIR fails to provide an adequate alternatives analysis and needs to include an alternative that lessens impacts to biological resources. The commenter is referred to Alternatives Master Response 3.4.2. Also, please note that all impacts related to biological resources have been mitigated save one which is related to the cumulative loss of significant natural communities over time, since these communities do not enjoy protections under state or federal law (unlike wetlands and endangered species).

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Response 153-7E/P: The commenter states that the proposed General Plan Update fails to adequately address global warming and energy dependency. The commenter is referred to Climate Change Master Response 3.4.4 regarding these topics and additional policy provisions added to the Conservation Element to address these concerns.

Letter 154

Ron Walker
1814 Silverado Trail
Napa, California 94558

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DEVELOPMENT & PLANNING DEPT

June 14, 2007

Hillary Gitelman, Director
Conservation, Development and Planning Department
County of Napa
1195 Third Street, room 210
Napa, California 94559

Re: Assessor's Parcel 049-161-009 1055 Monticello Road, Napa

Dear Ms. Gitelman:

We are the owners of a 3.99-acre +/- parcel located at 1055 Monticello Road in the Silverado urban area. Our parcel is currently designated Rural Residential (RR) and zoned RS-B: 2. Under the current zoning classification, our parcel has reached its development potential, as it is too small to be subdivided.

We have been following the progress of the general plan update and support the county's goals of concentrating non-agricultural uses including housing within existing urbanized or developed areas [LU Goal 3; LU-20] in order to preserve existing agricultural land [LU Goal 1]. We believe that in order to fulfill the county's housing needs and these two complementary goals, it is incumbent upon the county to maximize housing in those areas of the county where growth has historically occurred. The Monticello Road area where our property is located is such an area, having been identified as 'urban' since the early 1980s and before.

Our proposal involves the designation of the area shown on the attached map from Rural Residential (RR) to Urban Residential (UR). We wish to develop approximately 20 homes on our 3.99-acre parcel that is outlined on the attached map. We are seeking an addition to the residential development potential specified in policy LU-87. We believe our proposal conforms with the fundamental principles that have guided Napa County land use planning since the 1980s and is embodied in the present draft General Plan: locating urban uses within already developed or cleared areas thus protecting the county's agricultural lands. We think that our site is consistent with the county's goals and policies as expressed in its draft general plan:

1. Concentration of Urban Uses [policy LU-20]. A review of the attached map illustrates clearly that the area outlined which includes our parcel is already urbanized as that term is defined in the draft general plan [policy LU-25]. The county has long recognized the urban potential of the area shown on the attached map, as evidenced by its existing zoning classification (i.e. RS). The intent of the this zoning district is to "allow residential developments of varying population

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density to meet the housing needs of present and future population [sic] . . . RS districts [are] located within established [emphasis added] urban areas where existing urban services and facilities are adequate to serve the intended development.” Our property is level, has direct access to Monticello Road, close to the Silverado Country Club, a large employment center; is served by city water and contains no physical impediments to development. As an urbanized area it should strongly be considered for additional urban uses [policies LU-21 & 26].

As noted above, we believe it is incumbent upon the county to grow within those areas where urban growth has historically occurred and to maximize housing opportunities within its urban areas. Retaining this large underdeveloped parcel within a land use classification that precludes further residential development in light of the county’s overwhelming need for housing does not make sense to us. Retention of the existing RR land use designation will not provide opportunities for increasing the county’s housing stock in the future whereas a re-designation to UR will allow for the county to consider additional densities for our infill parcel to correspond with the availability of services when development proposals are filed. The consequence of retaining the status quo is to put additional pressures to develop other areas of the county that may be less suitable for greater densities; this is contrary to proposed policy LU-24.

2. Preserve Existing Agricultural Lands. Re-designating the area shown on the attached map including our parcel from RR to UR will allow for the consideration of additional densities, the county is incrementally reducing the pressure on agricultural lands to be developed for urban uses [LU Goal 1]. The subject area can add to the ‘reservoir’ of urban lands that can be considered for higher density housing, greatly assisting the county in meeting its fair share of regional housing as will be required during upcoming ABAG cycles. [Policy LU-28].
3. Proximity to Existing Urban Services. The subject area has excellent access to county arterial roads (Monticello Road, Silverado Trail), and is served by city water. Currently while the subject area is outside of the Napa Sanitation District service area, a main sewer trunk line, located in Monticello Road, provides service to Silverado Country Club. According to the county’s Baseline Data Report (BDR), the wastewater treatment plant operated by the NSD has capacity available for future growth and is set up to accommodate more components.¹ As a long-standing urban area, the subject area could reasonably be included in a future service study the next time LAFCOM reviews NSD sphere of influence [policy LU-23]. Re- designating the subject area from RR to UR would allow the NSD to take into account future growth within the subject area to ensure that services are adequate.

The subject area contains 54 residences on parcels that average ¼ to ½ acre in size built in the 1950’s. Many still utilize their original septic system. Today such parcels would be too small for individual septic systems. Servicing this

¹ Napa County Baseline Data Report, Chapter 13 Public Facilities, Table 13-3

154-1 P
cont'd

urban area with a modern wastewater collection system would have the additional benefit of allowing existing residences to abandoned their antiquated septic system, thereby improving local water quality [policy CON-6]. Inasmuch as much of the subject area drains to Sarco Creek, an identified fish habitat, replacement of antiquated septic tanks will also protect this resource [policy CON-23].

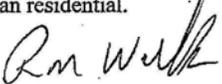
The subject area is near existing commercial facilities and the Silverado County Club, a key county employment center thus increasing the likelihood that future residences will uses transportation modes other than private drive-alone automobile. Locating higher density housing in proximity to employment centers and services is consistent with land use and circulation goals and policies of the draft general plan [policies LU-28 & CIR-1.3].

We understand that development of infill parcels can be challenging. Accordingly we suggest that if the county agrees with our request, that our 3.99 acre parcel should be considered for inclusion in a planned development zone, one of the implementing zoning districts for urban residential designation². Master plans are required prior to any project approval in the PD zone. This requirement will ensure that adequacy services are available and that future development is compatible with the surrounding neighborhood

154-1 P
cont'd

No change to the existing zoning of the remaining parcels would be needed since all are consistent with an urban residential designation.³

In summary, we believe that the county must anticipate the need for additional housing within those urban areas such as Silverado. The subject area located in the Silverado area has been designated for urban uses since before the last general plan update in the early 1980s. Our property is level, and an excellent infill site as it without environmental constraints, close to employment centers, good roads and services. Considering it as a higher density housing site with its potential for work force housing is 'smart growth', and furthers the many urban-centered growth policies of the draft general plan. We respectfully urge your support of our request to designate the area shown on the attached map to urban residential.

Sincerely, 

Ron Walker
1814 Silverado Trail
Napa, California 94558

CC: Napa County Board of Supervisors
Napa County Conservation, Development and Planning Commission
General Plan Steering Committee

²Napa County General Plan, Public Hearing Draft, [Table Ag/LU-B, page 92.

³ Ibid

3.0 COMMENTS AND RESPONSES TO COMMENTS



LETTER 154: RON WALKER, JUNE 14, 2007

Response 154-1 P.

Commenter requests the County designate a 3.99 +/- acre parcel in the Silverado urban area as Urban Residential. The property as currently designated (Rural Residential) cannot be subdivided and the commenter wishes to develop the parcel for homes. Commenter provides arguments that the development of this property would conform with the following principles of the proposed General Plan Update: concentration of urban uses, preservation of agricultural lands, and proximity of new development to existing urban services. County staff acknowledges the commenter's request; however the Revised Draft General Plan Update does not include the suggested re-designation because it would be inappropriate to re-designate a single parcel and insufficient analysis has been completed regarding the potential impacts of re-designating a larger area. When the commenter's request was discussed by the Planning Commission, the Commission instructed staff to include Policy Ag/LU-92 regarding provision of municipal services in the area and to reconsider the commenter's request in the context of the next Housing Element update. Nothing in the Revised Draft General Plan Update would preclude the property owner from submitting a separate application to the County for the requested land use designation change, rezoning, and subdivision once water and sewer services are available to the site.

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Sandra Ericson
1734 Scott St.
St. Helena, CA 94574
sfericson@earthlink.net

Napa County, Conservation, Development & Planning Department,
1195 Third Street, Ste. 210
Napa, CA 94559

Re: Public Comments on Napa County General Plan Update.

Dear Committee Members:

As Co-Chair, with Lisa Toller, of the St. Helena Climate Protection Task Force and a Commissioner on our Planning Commission, I am greatly concerned that sustainability has not been incorporated enough into the next Napa County General Plan. It requires clear mandatory language, application through all the elements and needs to require the county to enforce sustainable actions.

Attached with this comment are two documents:

1. The Mendocino Model for Sustainability, done for their GP, which lays out a good example and . . .
2. The Grand Jury Report regarding sustainability in Marin County just released on May 31, which exposes the lack of teeth in their sustainable planning and enforcement, requiring the Board of Supervisors to act decisively to prepare for climate change.

155-1 E/P

The Marin Grand Jury Report is another example, along with the recent series of lawsuits by the AG's Office, in which the State and the its people are demanding accountability on climate change by county governments.

It behooves us in Napa County to learn by these examples and fully legislate and enforce preparations for climate change rather than face similar investigations in the future.

Thank you,


Sandra Ericson

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DEVELOPMENT & PLANNING DEPT.

MENDOCINO MODEL

In 2006, Mendocino County Planning Team staff embarked on an exercise to define commonly used planning terms such as sustainability and smart growth as they relate to Mendocino County, which remains a relatively rural, low growth County.

The impetus for this process was to inform the General Plan Update process. During the community outreach process to review the draft General Plan Framework Goals and Policies, concerns about stewardship of resources, provision of public services, alternative growth patterns and transportation options were most frequently expressed. These issues embody aspects of sustainability.

The products of this work include:

- A set of sustainability guidelines relevant to Mendocino County that may be used to evaluate other policies, actions and projects to determine whether they are advancing sustainability principles.
- An evaluation of the draft General Plan Update Framework Goals and Policies to determine consistency with these principles.
- Recommendations regarding how the information could be further used in the General Plan Update.

Why Sustainability?

Human actions have had an enormous impact on the environment, consuming an ever-increasing amount of natural resources, a situation that has led to the depletion of energy resources, raw materials, water supplies, topsoil and fisheries. Additionally, the wastes from our activities have resulted in polluted air, water, and lands. Now it appears that humans are beginning to influence local climates on a global scale due to emissions of greenhouse gases associated with practices like industry, transportation and electricity generation.

According to its fourth assessment report summary (February 2, 2007), the Intergovernmental Panel on Climate Change (IPCC) has concluded that climatic changes seen around the world are "very likely" to have a human cause. Climate change is a global environmental challenge with significant implications for social, economic, and ecological systems. At the same time, mounting evidence indicates that global demand for fossil fuels and other key resources are beginning to exceed the supplies of those resources. In a report sponsored by US Department of Energy in 2005, the conclusion arrived at was that "the peaking of world oil production presents the U.S. and the world with an unprecedented risk management problem." (Hirsh Report). On a regional level, the demands on existing water supplies are straining their ability to meet our needs without degrading the environment.

Consequently, efforts to understand climate change and resource depletion must be complemented by efforts to adapt to changing conditions. In terms of climate change, living sustainably means mitigating human influences on climate while securing adaptability to a range of possible climate change scenarios. For resource depletion, sustainability implies reducing or eliminating dependence on the affected resources by modifying everyday practices and development decisions as well as integrating substitute resources that can be sustained over

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the long term. Resources such as the Green Building Council's LEED¹ for Neighborhood Development rating system can be used to create livable and resilient communities that meet long-term performance goals, protect the environment, and maintain a high quality of life.

Combining the definition of 'sustainable' in the Framework Goals and Policies with other definitions produces the following definition:

Sustainable: Any process or activity which can be maintained over long periods of time without harm to community and depletion of resources. A sustainable society meets the needs of the present without sacrificing the ability of future generations to meet their needs.

Many of the significant challenges faced by Mendocino County currently and looking into the future speak to the issue of sustainability:

- Increased cost of non-renewable energy due to fossil-fuel depletion.
- Increased cost of nonrenewable elements and materials in common use due to a growing scarcity of available resources.
- Increased competition for reliable water supplies for municipal and agricultural use.
- Meeting the demands of an increasingly culturally diverse, income disparate and aging population.
- Integrating diverging economic trends (i.e., globalization, localization).
- Pressure to convert agricultural lands versus redevelopment of urban areas and efficient settlement patterns.
- Ecological, social and economic stresses as a consequence of population growth and consumption patterns.
- Increased demand for a limited supply of safe, decent and affordable housing.
- Managing waste streams and materials to protect life and the environment.

The concept of sustainability is so fundamental that sustainability may represent different things to different people. Hence, focusing attention on sustainability within the context of land use and development is useful. Various governments and communities have adopted planning frameworks that:

- Ensure availability of and access to resources required for economic, physical and social needs.
- Protect the local environment from the consequences of growth and development.
- Provide necessary goods and services required by the community while providing safeguards for the most vulnerable members of society.

¹ Leadership in Energy & Environmental Design (LEED)

- Meet the needs of today without jeopardizing the ability to meet future needs.

These objectives generally encompass what has been termed the three “Es” of sustainability: environment, economy and equity.

The County Planning Team, working with the Local Government Commission in the early stage of the project, reviewed the following sustainability principles among other literature².

- Ahwahnee Principles for Resource-Efficient Communities (including economic development and water resource principles),
- Smart Growth Network’s Smart Growth Principles,
- Sierra Business Council’s Principles for Sound Development,
- APA’s Policy Guide on Sustainable Development, and
- Marin County’s Planning Principles for Sustainability
- State Office of Planning & Research’s, General Plan Guidelines³

Central to the evaluation of sustainability and other terms are relevancy to Mendocino County, a relatively rural, low growth and low density County. We conclude that these terms are as relevant here as in urban areas, with adjustments in priorities to take advantage of opportunities and areas that will yield effective results.

² Reference materials are attached for those sources listed as well as others

³ Not attached but available online at: http://www.opr.ca.gov/planning/PDFs/General_Plan_Guidelines_2003.pdf

Sustainability Guidelines for Mendocino County

The General Plan emphasizes land use and development, which remains substantially under the purview of local jurisdictions. The choices we—the County, communities and individuals—make affect the long-term vitality and health of the physical and human environment. The following guidelines will promote a sustainable, high quality of life for the residents of Mendocino County.

Livable communities and urban centers with compact forms that maximize the preservation of rural landscapes. Create a long range vision (30-50 years) with centers for settlement, economic activity and social interaction, and ecologically viable watersheds, forests, floodplains and 'working' landscapes.

Communities, buildings and practices that efficiently use energy, space and resources. Create efficiency, reinvesting in existing communities in sustainable ways and creating opportunities in communities lacking infrastructure to support higher densities.

Healthy, safe and active neighborhoods and towns. Create economically and socially vibrant town centers and focal points, local foods and products, parks and places to gather and renew the human spirit, and a society that is welcoming to all—as a foundation for personal responsibility for healthy lifestyles.

Design with nature to benefit from natural processes and minimize harm to communities. Emphasize passive use of renewable resources (e.g., solar orientation). Create opportunities for compatible uses in areas subject to physical hazards, direct new uses away from hazard areas, and take action to reduce risk in existing developed areas.

Cooperative and equitable intergovernmental planning and funding. Create partnerships that transcend jurisdictional boundaries and build on initiatives by other agencies and industry. The County should itself be a leader in the area of sustainability.

Stable jobs, revenue, and tax base as a foundation for individuals and communities to meet basic needs and invest in a sustainable future. A robust economy must be supported by healthy workers, lifelong learning, and suitable housing choices.

Transportation choices that reduce consumption of nonrenewable resources and support healthy lifestyles. Create communities with opportunities for alternative transportation and reduced auto use. Introduce mixed-use and denser development patterns to support alternative transportation.

Transition from one-time use of resources to an integrated cycle of reuse. Use resources and manage wastes in an integrated manner. Minimize use of non-renewable resources through reuse, retrofit, recycling and substitution with renewable resources. Responsibility must be instilled at all levels, from individuals to communities. Sustainable practices and products must be easy for developers, business and individuals to find and use.

Ecological diversity with abundant and healthy natural resources, such as water, air, soils, watersheds, forests and habitats. Reduce dependence on nonrenewable and non-local resources in favor of renewable and local resources. Sustainably manage the region's resources and lands, including agricultural and timber lands.

Open, participatory planning processes based on communication, understanding and equity. Make costs/effects on future occupants, generations and natural systems central factors in planning and decision-making. Then, create predictable, fair and cost-effective development processes to advance community goals.

How can sustainability guidelines be implemented?

Consistency with the Framework Goals and Policies

The primary purpose of this work is to inform the General Plan Update process. The Framework Goals and Policies ('Framework') were evaluated by County staff to determine consistency with the above guidelines. Based on this review staff concluded:

1. The direction taken by the Framework is generally positive in terms of sustainability. However, use of non-mandatory language, such as 'should' or 'encourage', may not achieve results.
2. The Framework incorporates the intent of most of the Mendocino model guidelines.
3. Community design aspects are strong and well stated in the Framework.
4. Resource measures are fairly strong in the Framework. However, the Framework is weak on facilitating the move toward use of renewable resources and reuse of energy, materials, etc.
5. Most elements of the Framework not related to sustainability do not undermine it.
6. Most conflicting statements in the Framework can be resolved with minor language changes.

Recommendations to incorporate sustainability into the General Plan

1. The General Plan should provide a concise statement addressing the challenge of sustainability.
2. The primary sustainability guidelines could be located within the overarching comprehensive planning strategy.
3. Planning for sustainability requires an integrated, systems approach that brings together environmental, economic and social objectives. Integrating sustainability principles, policies and actions throughout the General Plan is generally favored, rather than locating them in one element.⁴
4. Significant attention should be given to sustainability policies and implementation that will produce achievable results. Mandatory, specific implementing actions are more likely to produce results than vague directives.
5. The General Plan should give more attention to facilitating the move toward use of renewable resources and the cycle of reuse.

⁴A virtual General Plan can be developed electronically reconfigured to bring together policies relevant to the areas of interest to the reader, such as sustainability, water resources, energy, policies to guide development applications, etc (i.e. a leaf icon indicates policies related to sustainability).

6. Indicators by which progress toward sustainability can be measured should be developed and monitored.

Glossary of Sustainability Terms

Sustainable: Any process or activity which can be maintained over long periods of time without harm to community and depletion of resources. A sustainable society meets the needs of the present without sacrificing the ability of future generations to meet their needs.

Renewable resources: Resources that are not destroyed or can regenerate when they are used or harvested. Renewable resources include the sun, wind, water, hydro, biomass, geothermal, and biological processes such as anaerobic digestion.

Greenfield: Undeveloped land including working landscapes, such as agriculture or forestry, or in an essentially natural state or left to nature

Development concepts or forms that support sustainability

Smart growth: Community-oriented development that is environmentally sensitive, economically viable, socially equitable, and sustainable. May encompass principles of livable or walkable communities, infill, brownfield and greyfield development, thereby reducing pressures on greenfields. Smart growth means does not mean 'no growth' or a prohibition of working landscapes (e.g., agriculture).

Livable communities: Human-scale communities with places and activities common to daily life, such as housing, jobs and places for social interaction, arranged in a manner that is resource efficient and facilitates walking, bicycling or shared vehicle use.

Walkable communities: Livable communities with land uses and infrastructure arranged in a manner that facilitates walking and leads to more social interaction, physical fitness, and decreased social problems.

Brownfield: Land with an existing or potential hazardous substance, pollutant, or contaminant, which affects its expansion, redevelopment, or reuse.

Greyfield: Older, economically obsolescent retail or commercial areas, in disrepair with outdated buildings, failing to generate the revenue that would justify their continued use.

Green building: Practices and materials that increase the efficiency with which buildings and their sites use and harvest energy, water and materials, and reduce impacts on human health and the environment. This is accomplished throughout the complete building life cycle — siting, design, construction, operation, maintenance, reuse and removal.

Green design: Maximizes water, energy and other resource efficiency, minimizes waste, and maximizes use of recycled and environmentally benign materials in the construction and operation of facilities.

Green businesses: Economic activities that employ principles and practices that improve the quality of life for their customers, employees and communities, and the environment. They seek to reduce the company's ecological footprint, provide living-wages to employees, and support local economies.

Sustainable agriculture: Agriculture or forest management so that production levels do not exceed the ability of the farm or forest to produce perpetually while maintaining a healthy

ecosystem. it encompasses environmental health, economic viability and social responsibility in the long term.

Measures of sustainability

Carrying capacity: The number of individuals an environment can support on an ongoing basis, within the limits of defined resources and without degrading the environment for present and future generations. Carrying capacity is a tool for defining the point at which ecological or natural resources are overburdened beyond the ability to recharge or renew. When applied to the impacts of population growth, carrying capacity is defined by impact thresholds measured by indicators of change or conditions in selected environmental and socioeconomic attributes.

Ecological footprint: Measure of renewable and non-renewable resources required to support the resource demands and absorb the wastes of a population or activity. Ecological footprint can be a tool to understanding the impact of populations and activities on resources.

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EXAMPLES OF SUSTAINABILITY IMPLEMENTATION MEASURES

Offer continuing education for planners on participatory planning.
Conduct focus groups with under-represented populations for all community planning processes
Publicize use of Williamson Act for small farming operations (as small as 10 acres) and for resource protection (Type III preserves).
Provide incentives and streamline permitting for adaptive reuse and infill projects.
Rezone for mixed-use projects that integrate affordable housing, childcare and transportation alternatives.
Zone and plan for active and passive parks and green space in development and communities.
Create long-term growth boundaries around towns using physical features, trail systems, parks, resource management areas, etc.
Develop multi-family housing design guidelines that address safety, health, energy efficiency, design of parking, ADA compliance, and landscaping.
Establish a portfolio of pre-approved multi-family housing designs to encourage infill development.
Adopt a "multi-family housing checklist" for decision-makers that ensures projects are designed for safe, healthy communities that match the character of the community.
Work with the city planning departments to develop 1) a framework for a coordinated approach to planning and land use decisions, and 2) consistent development policies.
Adopt a mixed-use zoning ordinance that addresses a mix of land uses within a comfortable walking distance of transit stops, connected by safe and attractive pedestrian and bike routes.
Designate resource corridors for ecological health (riparian and wildlife corridors, stream floodplains, trail systems, oak woodlands, etc.)
Coordinate with public and private entities (e.g., parks and recreation departments, Land Trusts, and property owners) to establish agricultural and resource easements and community gardens.
Provide incentives for development consistent with hazard avoidance and mitigation, such as clustering, transfer of development rights, conservation easements, etc. Designate adequate lands in low risk areas for development.
Place priority on redevelopment and brownfield development.
Provide incentives and promote local agricultural support industries such as processing facilities, certified community kitchens, wine processing and value-added manufacturing.
Identify market niches and promote diversified range of specialized industry clusters, drawing on local assets and expertise (e.g., renewable energy, green building, value added products).
Provide incentives and streamline permitting for foot-loose industries (telecommuting, flexible hours, etc.) that reduce trips to work and supporting communications infrastructure.
Work with industry to create ways to reward waste reduction, recycling and reuse.
Work with industry to facilitate, support and incorporate into the development process ways to reduce or re-direct non-sustainable technologies and practices—especially those initiatives taken by other levels of government and industry.
Create an area-wide water conservation and recycling initiative in concert with districts, business and agriculture.
Identify neighborhoods and communities that would benefit from Safe Routes to School and pursue funding.
Evaluate non-motorized transportation networks and designate in the Regional Transportation Plan to increase connectivity between pedestrian and bicycle routes.
Coordinate with MTA, Greyhound, Amtrak and local transit lines to expand bus or carpool services along rural routes, and inter-regionally for targeted uses or populations.
Plan for future rail service at established locations adjacent to the rail corridor.
Require pedestrian and bicycle infrastructure in transportation projects. Require pedestrian and bicycle infrastructure in development projects or offsite contributions.
Reduce parking requirements for mixed residential/commercial projects within 1/4 mile of a bus stop.
Designate bicycle routes in every community and provide signage.
Adopt a zero-waste resolution.
Establish goals for local greenhouse gas reduction.
Require residential street patterns to have an east-west orientation to maximize solar exposure.

Provide incentives and streamlined permitting for LEED certified green buildings and neighborhoods.
Waive fees and streamline permitting for on-site renewable energy generation.
Adopt a community revegetation retrofit program that results in zero vegetation loss.
Adopt Green Building Guidelines for Mendocino County and urge the cities to do the same.
Initiate community procurement program for solar photovoltaic panels for distribution to private/public sectors.

Attachment: Framework Goals and Policies – sustainability

RECEIVED

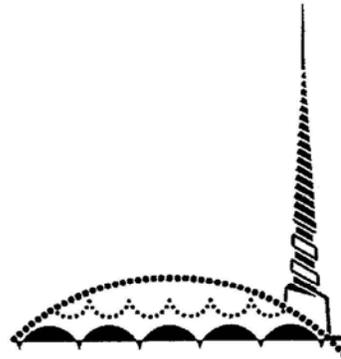
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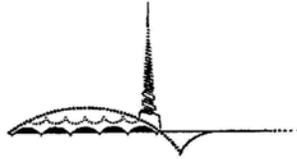
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

2006-2007 MARIN COUNTY GRAND JURY

**THE MARIN COUNTY SUSTAINABILITY TEAM:
IT'S NOT EASY BEING GREEN**

Date of Report: May 31, 2007





Marin County Grand Jury

The Marin County Sustainability Team: It's Not Easy Being Green

SUMMARY

Even in Marin County, it's not easy being green. With its stated mission "*to... support... sustainable communities*" and "*preserve Marin's unique environmental heritage*," the County created a Sustainability Team program in 2003 to provide advice, education, consultation and assistance to residents and County agencies in sustainability practices and programs. Yet the Board of Supervisors has not allocated general funds or real enforcement authority to support the Sustainability Team's critical activities. In its investigation, the Grand Jury found that the current Sustainability Team is an extremely effective and excellent tool to pursue the County's sustainability goals, but has been limited in its success by the insufficiency of resources dedicated to fulfilling those goals. The Grand Jury therefore recommends that the County "put its money where its mouth is" and increase the staffing, funds and authority for the Sustainability Team to help:

Accomplish the County's stated goals of supporting sustainable communities and preserving Marin's environmental heritage;

Initiate a new Marin County Joint Powers Authority to coordinate regional sustainability issues, green building and energy conservation, and renewable energy sources;

Accurately measure greenhouse gas emissions in Marin;

Develop consistent environmental standards for County operations through a comprehensive countywide Environmental Management System; and

Design and maintain a professional County Sustainability website and promote visibility and awareness of the Team's sustainability programs and services to Marin residents and businesses through a public information officer.

The concept of the Marin Sustainability Team is derived from the 2002 World Summit on Sustainable Development. This summit defined sustainable development as "...development that meets the needs of the 'present' without compromising the ability of the future generations to meet their own needs," given prevailing technology.

A prevailing indicator of environmental sustainability is the *ecological footprint*,* a resource management tool that measures the amount of land and water area a population requires to produce its resources and absorb its wastes. Currently, the world's ecological footprint is over 23% larger than what the planet can regenerate.

Of even greater concern is that Marin County's per capita ecological footprint is almost five times larger than the world average, is larger than America's average, and is larger than that of France and Italy combined.

The promotion of green buildings and green businesses, renewable energy, energy efficiency and climate change reductions have all been favorably affected by the work of Marin's Sustainability Team in only four years, but much more needs to be done to educate and assist the community to take aggressive steps to reduce Marin's ecological footprint. With higher prioritization and greater economic support from the Board of Supervisors, the Sustainability Team should be equal to this task.

BACKGROUND

The Marin County Sustainability Team was created four years ago. It is located within the Planning Department of the Marin County Community Development Agency ("CDA"). The work of the Sustainability Team is designed to support the mission of Marin County "... to provide excellent services that support healthy, safe and sustainable communities; preserve Marin's unique environmental heritage; and encourage meaningful participation in the governance of the county by all."

The Grand Jury examined this relatively new Sustainability Team in order to ascertain its goals, view the progress it has made towards these goals, and determine the resources available to accomplish these goals.

METHODOLOGY

The Grand Jury conducted the following interviews:

- Members of the Sustainability Team
- A Marin County Supervisor

(* Many things go into the calculation of one's ecological footprint. They include your age, the size of the city or town in which you live, the climate of the city in which you live, your sex, what you eat [and how it is grown], where your food comes from [is it local or is it shipped], how much waste you generate, how many people live in your household, the size and type of your home, how your house is powered, how much you drive, bike and walk, the mileage of your car, whether you use public transportation, how much you travel by air, whether you drive alone or with someone else. It is a complicated calculation. You can calculate your own footprint at www.ecofoot.org.)

- An official of the CDA
- An official of the Marin County Public Works Department
- An independent environmental planning consultant

A half day was spent touring Redwood Landfill, a division of Waste Management, Inc.

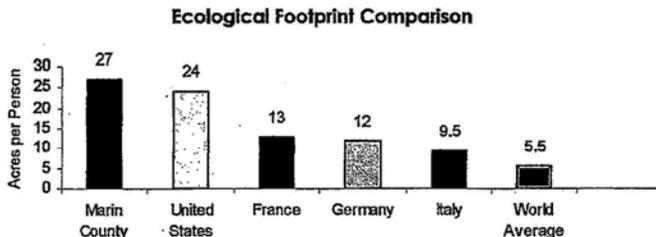
A mail survey regarding interactions with the Sustainability Team was sent to all cities and towns in Marin County.

DISCUSSION

The *ecological footprint* guides some of the work of the Sustainability Team. According to the Global Footprint Network, whose measurements the Sustainability Team uses, the ecological footprint left by a Marin County resident is larger than that of a San Francisco Bay Area resident and of the average United States citizen. If every person in the world lived and consumed resources as an average Marin resident does, we would need the natural resources of almost five earths to sustain Earth's human population.

The figures below were provided to the CDA in 2006 by several sources:

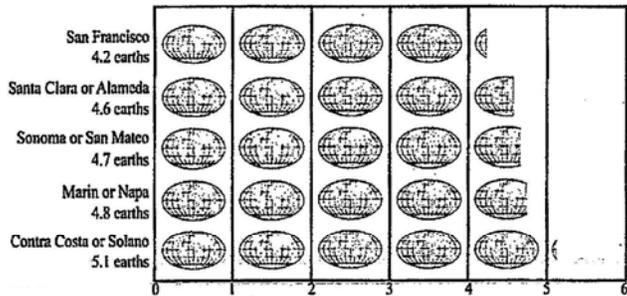
- The average American uses 24 acres per capita
- The average San Francisco Bay Area resident uses 20.9 acres per capita
- The average Marin County resident uses **27 acres** per capita



3.0 COMMENTS AND RESPONSES TO COMMENTS

The Marin County Sustainability Team: It's Not Easy Being Green

**Number of Earths required if
the World Population footprint equaled a Bay Area County footprint**



The Sustainability Team promotes sustainability and advises, educates, and consults with county residents and other agencies to encourage sustainable practices and to assist them in enforcing county ordinances. The Team, however, has no real enforcement authority of its own (other than a limited ability to release occupancy holds in remodeled buildings.) Team members sometimes refer to themselves as “cheerleaders.”

Currently the Team consists of four full-time employees. The County has budgeted no money from its general fund for the Sustainability Team. The Team’s entire budget comes from grants and fees. Much of the work funded by the grants is contracted out to consultants. Team members themselves write grant proposals and handle administration of the grants, outreach and public education. The Team has been successful in obtaining grants in the past, and occasionally, because of its past success, is offered funds by outside sources. Recently, however, grants have become more difficult to obtain and funding is sometimes shared with other divisions within the CDA.

Inevitably, reliance on grants will lead to uneven and sporadic cash flow. The direction of the Team and the work that gets done is clearly influenced by the funding available. As an example, the Team recently lost an intern who was working on two projects. The Team director was unable to secure funding from the CDA and was advised to seek grants. No suitable grant was found, the position was eliminated, and the projects were abandoned.

THE BOARD OF SUPERVISORS AND THE ENVIRONMENT

One of the goals of the Marin County Board of Supervisors is “...to promote a sustainable future for Marin County, benefiting present and future generations by encouraging balanced communities where residents have opportunities to enjoy a high quality of life with adequate and diverse employment, housing, transportation services; cultural, recreational, safety and health services; and a beautiful and clean environment.”

In 1973, the Board of Supervisors created the Marin Countywide Plan to help establish county growth patterns for three decades. Over the past several years efforts have been

underway to update the Countywide Plan and integrate sustainability principles throughout. The Sustainability Team has been heavily involved in this effort. The draft update, currently under review, includes (i) policies and programs that are intended to preserve natural resources, (ii) policies supporting local agriculture, (iii) promotion of mixed use planning, (iv) affordable housing, (v) energy efficiency and (vi) an increase in renewable energy production.

A report on the impact of the Countywide Plan on Marin's ecological footprint was completed in 2006. This report described the incorporation of sustainable activities into the county. County officials hope to include additional sustainability policies and programs in the upcoming revised Countywide Plan of October 2007.

Since September 2003, the Board of Supervisors has passed only three ordinances that deal with the environment. These ordinances:

- Adopt energy efficient standards for single family dwellings greater than 3,500 square feet (No. 3432)
- Regulate the use of wood burning appliances and the removal and operation of non-certified wood burning appliances (No. 1028031)
- Regulate construction and construction waste recovery (No. 3389)

TEAM ADMINISTRATION AND THE ENVIRONMENT

The Sustainability Team is part of the much larger CDA Planning Department. The CDA's mission is to "...protect public health and safety, preserve environmental quality, and plan sustainable, diverse communities."

In addition to updating, implementing, and monitoring the progress of the Countywide Plan regarding sustainability, the Team's mission has grown to include promotion of and assistance in:

- Green building
- Green business
- Solar initiatives
- Climate change reduction
- Renewable energy
- Energy efficiency

Sustainability functions in other California counties are organized differently. The Alameda County Department of Public Health is responsible for many of the same areas covered by Marin's Sustainability Team, including Green Business and Green Building. Contra Costa County performs many of these functions in its Community Development

Department. Sonoma County's Waste Management Agency is a Joint Powers Authority made up of representatives from the county and the nine cities in the county. In Los Angeles, sustainability is part of the Public Works Department. San Francisco's sustainability functions are managed through its Department of the Environment with 25 employees. The Marin County Sustainability Team, as part of the CDA, is small yet manages to touch in some way on all of the programs listed above. To enhance its effectiveness, however, the Team needs assistance from the County and a re-examination of its mission.

Although underfunded, Marin's Sustainability Team leverages its efforts by participation in other organizations. The Marin County Hazardous and Solid Waste Management Joint Powers Authority consists of representatives from all Marin cities as well as the County Administrator. It coordinates waste management issues and promotes uniform waste management regulations for the entire county. The Team benefits by its participation in the Association of Bay Area Governments (ABAG), an organization made up of the nine counties surrounding the San Francisco Bay and 99 of the 101 cities in those counties. The Grand Jury believes that the creation of a new Marin County Joint Powers Authority for other environmental issues such as energy conservation, renewable energy sources, and green house gas reduction would be an effective tool in the coordination of all county sustainability issues.

PROMOTING A SUSTAINABLE MARIN

The Sustainability Team has prioritized its goals as follows:

1. To increase the amount of renewable energy use
2. To increase energy efficiency
3. To integrate sustainability into the Countywide Plan

The following programs (details in the Appendix) are being carried out by the Team in pursuit of these goals:

- **Promotion of Green Buildings:** Since 2000, free technical assistance has been provided for residential and commercial buildings throughout Marin to comply with the construction and construction waste recovery ordinance No. 3389. Training sessions have also been offered for public agencies, energy consultants, building professionals and the general public. The result is considerable reduction of energy use in new residential buildings.
- **Promotion of Renewable Energy:** With a grant of \$200,000, free technical assistance for solar roofing to public agencies as well as residential and commercial applicants was provided along with education and outreach promoting solar energy. A solar map of the county was also created to help homeowners discover specific access to solar energy for their residences.
- **Promotion of Green Businesses:** A \$10,000 grant created a voluntary partnership among business leaders, government agencies and nonprofit agencies.

This partnership recognizes and promotes businesses that meet or exceed environmental best practices. The partners agree to conserve energy and water and to reduce pollution and the generation of waste.

- **Woodstove Rebate Program:** This program, begun in 2003, awards rebates to residents for the replacement or removal of non-EPA Certified wood burning appliances.
- **Promoting Energy Efficiency:** A \$694,000 grant created the collaborative Marin Energy Management Team (MarinEMT), with representatives from Marin County, local energy professionals, Marin cities and Marin school districts. The MarinEMT provides energy consulting services, workshops and peer networking events; energy efficient demonstrations and energy-accounting services to Marin's local governments and 19 school districts. In 2006 it received a \$2,450,000 grant and expanded to become the Marin Energy Watch Partnership. This partnership continues Marin EMT's work, but also coordinates additional community programs assisting homes and businesses and collaborates with water districts to integrate water conservation with energy efficient programs.
- **Climate Change Reductions:** In 2003, a technical plan for Marin County carbon emission reductions was targeted at 15-20% below 1990 levels by the year 2020. This plan will help to implement the goals of the Marin County Greenhouse Gas Reduction Plan. In 2006, the Board of Supervisors adopted a visionary plan known as *Fossil Free by '33?* to focus on energy efficiency and conservation, solar energy, wind energy, ocean energy, hybrids, hydrogen and biofuels, conversion of waste to energy, and renewable energy purchases.

County Operations Report

The County Operations Report, developed by the CDA in 2000, measures progress towards sustainability. Every two years measurements are taken from all departments and many divisions of county government. Successful initiatives are highlighted, and potential for further sustainability progress is indicated.

The Board of Supervisors has not mandated conservation practices for county agencies, although a voluntary program adopted in 2003 is still in effect. On conservation issues, the supervisors have generally favored an approach of autonomy for department heads. It has been indicated to the Grand Jury that the supervisors are considering the development of an Environmental Management System in the near future. This system would be a comprehensive program in which representatives from every county department serve on teams to develop environmental standards.

In addition to the above programs, the supervisors have expressed strong support for environmental programs through a series of non-binding resolutions. Unfortunately, most of these are not achievable with the current inadequate resources allocated to achieving sustainability goals. Through its interviews, the Grand Jury identified the following list of projects that might be undertaken to implement the Board's resolutions and reduce Marin's ecological footprint:

1. **Reducing Carbon Emissions:** Reducing greenhouse gas emissions will lessen the impact of climate change. It is important to continue to analyze emissions in order to set criteria, but additional resources are needed to measure them accurately. Engineers are needed to assess carbon emissions of buildings. Other creative ideas such as energy credit cards for spending energy units and carbon trading programs could be investigated.
2. **New Strategies for Solar and Wind:** New strategies are needed for solar and wind energy, as well as the money with which to implement them. The County could be a "one-stop shop" for assistance in generating solar and wind energy. Technical assistance along with bond or private funds to help with financing could be available. Unique and creative programs are out there to be investigated, and if more energy ordinances were supported by the Board of Supervisors, all citizens, including opponents with a "not-in-my-back-yard" attitude, might be more likely to comply.

Solar Hot Water: Expanding programs for solar hot water is another avenue for increasing energy efficiency.
4. **Transportation:** To strengthen Marin County sustainability, innovations are needed on transportation issues such as bus designated lanes and car-share programs.
5. **Green Buildings:** More public, grass roots interface with all cities and organizations such as Parent-Teacher Associations and homeowners associations, targeting residential units, could increase the number of green buildings in Marin. In addition, there is a necessity for another construction waste recovery ordinance that would apply specifically to remodels.

ADDITIONAL CONSIDERATIONS

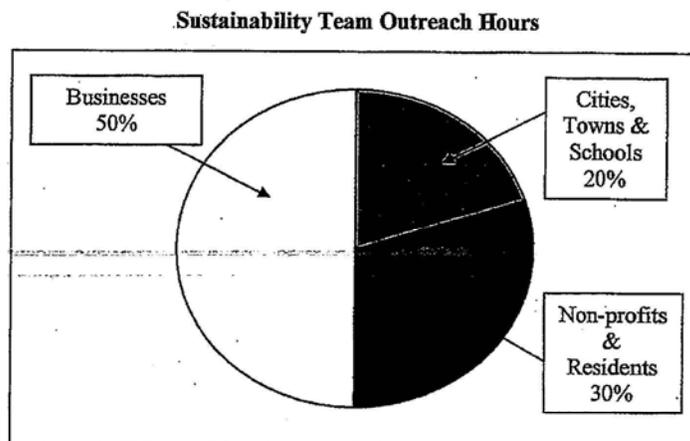
An interested, aware person can find all the information s/he needs on sustainable practices and products. For such a person, the Sustainability Team is "preaching to the choir." **More needs to be done to inform the less interested or less aware citizen.**

Looking to the future, Sustainability Team members would like to pursue the following three projects:

- A privately operated re-use and recycle facility for building materials.
- Locally grown food programs, such as small organic farms and community gardens.
- The use of food digesters to convert food waste into energy.

Any program undertaken by the Sustainability Team could be made more effective with the benefit of its promotion through a public information officer. The Sustainability Team now does its own promotional work, taking time from other things it could be doing. Publicity and the dissemination of information regarding sustainability practices and available tools are at the core of everything the Sustainability Team achieves.

The following is a current breakdown of the Team's public outreach time:



Now is an exciting new time in environmental matters. We are experiencing a clarion call for additional outreach to the public, and there is an urgency to get the message out *soon*. For Marin County this is of particular import, especially if it wants to maintain its reputation of being at the forefront of ecological progress.

The Sustainability Team has a website (www.marinsustainability.org) to get the word out, but the Team feels the site is inadequate. One staff member is in charge of designing and updating it, but he is not an expert. He works on it when he can, often on his own time, and he has a knowledgeable high school student who volunteers his time to help. The Santa Monica sustainability website is an excellent one, and the Marin Sustainability Team would like to emulate it. This is not possible now, however, because of lack of funding.

The CDA has departmental funding needs, such as for monitoring sustainability of the Countywide Plan, and according to the CDA, the Sustainability Team is not a "squeaky wheel." The fees received by the Team are inadequate and sometimes cannot be charged for Team program services, such as Green Business.

In the 2005 *County of Marin Report to the Community*, the Board of Supervisors indicated it was addressing many areas of sustainability. Among these were:

- Promoting efficient resource and energy use
- Encouraging "Green" building and businesses
- Making solar power a local reality
- Demonstrating the promise of alternative fuels
- Promoting recycling and waste diversion

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Encouraging collaboration with public/private organizations

The County has produced a variety of promotional brochures that are available to the public, but talk is cheap, while funding of environmental programs is not. In the larger scheme of things, the Grand Jury believes that the County's progress has been minimal in terms of all that needs to be done and could be done by the Board of Supervisors to achieve realistic sustainability goals and lower Marin's ecological footprint.

The Sustainability Team is barely four years old and it is still experiencing growing pains. The Board of Supervisors could enhance the Team's growth and effectiveness by providing it with additional human and financial resources and enforcement authority. In this way, real support would be evident, not just lip service to the Team and all that it is doing to promote the mission of the Board.

FINDINGS

- F1. The Board of Supervisors has supported the concept of sustainability with a limited number of pilot projects. For the most part, however, it has paid lip service to sustainability and not made it a high priority in the County budget.
- F2. There are no consistent environmental standards for Marin County operations.
- F3. There are no quantifiable standards in place in Marin County to accurately measure the elements of sustainability progress.
- F4. The Sustainability Team has not been provided sufficient resources to communicate and promote its sustainability programs and services to Marin residents and businesses.
- F5. There is not sufficient funding for the Sustainability Team to accomplish fully the sustainability goals set by the Board of Supervisors.
- F6. The Sustainability Team receives no tax-based funds from the County and its total budget comes from grants and fees.
- F7. The Sustainability Team's current role is advisory, educational and research oriented.
- F8. The Sustainability Team devotes a significant amount of its time and effort in monitoring contracted consultants.
- F9. The Sustainability Team website is an essential tool, but the Team does not have the resources to make it effective.
- F10. The Sustainability Team is solely responsible for its own promotional work and receives no professional public information support.
- F11. Marin County has benefited from the Sustainability Team's cooperative efforts with other agencies in the county and the Bay Area.
- F12. A Marin County Joint Powers Authority on green buildings and energy conservation would be an effective tool to coordinate county sustainability issues.

RECOMMENDATIONS

The Grand Jury recommends that:

- R1. The County fund an increase of Sustainability Team staff in order to help fulfill county sustainability goals.
- R2. The County budget for a professionally designed and maintained Sustainability website.
- R3. The County provide access to a public information officer for the Sustainability Team to promote visibility and awareness of the Sustainability Team programs and services.
- R4. The County introduce a comprehensive Environmental Management System, with representatives from every county department, to develop consistent environmental standards for county operations.
- R5. The County provide the necessary resources to accurately measure greenhouse gas emissions in the county through the Marin Greenhouse Gas Reduction Plan.
- R6. The County initiate a countywide green building and energy conservation Joint Powers Authority.

REQUEST FOR RESPONSES

Pursuant to Penal Code Section 933.05, responses to this report are mandatory as follows:

From the following governing body:

- The Marin County Board of Supervisors: F1-12; R1-6.

From the following individuals:

- The Director of the Marin County Community Development Agency: F1-12; R1-R3, R5.
- The Director of the Marin County Public Works Department: F11 and R4.

The governing body indicated above should be aware that the comment or response of the governing body must be conducted subject to the notice, agenda and open meeting requirements of the Ralph M. Brown Act.

The California Penal Code Section 933(c) states that "...the governing body of the public agency shall comment to the presiding judge on the findings and recommendations pertaining to matters under the control of the governing body." Further, the Ralph M. Brown Act requires that any action of a public entity governing board occur only at a noticed and agendized public meeting.

The Grand Jury invites the following individual to respond:

- The sustainability planner of the Marin County Sustainability Team: F1-12; R1-6

3.0 COMMENTS AND RESPONSES TO COMMENTS

BIBLIOGRAPHY

The following websites were visited:

www.marinsustainability.org

www.stopwaste.com

www.santamonica.org

www.wikipedia.org

www.myfootprint.org

www.ecofoot.org

www.globalgreen.org

www.marinij.com

The following reading sources were referenced:

The 1993 Marin Countywide Plan

Fossil Free by 2037? A Vision for Marin's Communities, Environment and Economy, November 2006, County of Marin Community Development Agency Sustainability Team

County of Marin Operations Report Measuring Progress towards Sustainability, County of Marin Community Development Agency, April 2006

Developing Green Building Programs. A Step by Step Guide for Local Governments, Global Green USA, 2005

Marin County Greenhouse Gas Reduction Plan October 2006, Marin County Community Development Agency

Reinventing the Community Development Agency. A Strategic Assessment and Blueprint for Change, Crawford Multari & Clark Associates, October 2006

The Marin Independent Journal, Sunday, February 11, 2007, page A15, "Growth Slowdown," Saturday, November 4, 2006, pages D1 and D6, "Trodding More Lightly"

The Pacific Sun, September 29 - October 5, 2006, page 12, "A Sustainable Economy"

The 2005 County of Marin Report to the Community

Frankly Speaking. A Newsletter for and by Marin County Employees. Vol. 12, #1, page 1, "How's It Going?", First Quarter 2007

APPENDIX

The following programs are in place in Marin County:

Promotion of Green Buildings

This program was started in 2000 with a \$20,000 grant from Pacific Gas & Electric Co. to the Marin County Community Development Agency. It has evolved since then so that currently, with the assistance of a well known Marin-based architect, free technical assistance is provided for residential and commercial buildings throughout Marin.

County Ordinance No. 3432 is aimed at reducing energy use in new homes over 3,500 square feet in unincorporated Marin. The ordinance also applies to additions that result in new square footage of 3,500 square feet or more. All discretionary land use permit applicants are required to complete the Green Building Checklist developed by the Sustainability Team. This ordinance has resulted in the following reduction of energy use in new residential buildings:

In 2006, there were approximately 60 *new home* permits issued in unincorporated Marin. Out of these, 12 were 3,500 square feet or larger, and thus subject to the energy efficiency ordinance. The projected energy saving for these 12 single family homes was 13.6% better than standard code. In addition, two of these homes also installed photovoltaic (solar-electric devices that produce electricity) systems equal to 15 kilowatts to help them meet the ordinance requirements. Based on Title 24 State Building Code Energy calculations for all these new homes, the Sustainability Team has estimated that 293,405 Kbtu (Kbtu = 1000 British thermal units) per year of energy will be saved with an associated reduction of 50 tons per year of averted equivalent carbon dioxide (greenhouse gas).

In 2006, there were approximately 140 *additions or remodels* receiving permits, nine of which were subject to the requirements of the ordinance. The average projected energy saving calculations for the nine projects was 21.5% above Title 24 State Building Code requirements. Based on Title 24 energy calculations for these additions/remodels, the Sustainability Team estimated that 906,035 Kbtu/yr of energy will be saved.

According to Sustainability Team estimates, the County's Construction and Demolition Waste Recovery Ordinance No. 3389 (Sec 19.07 of the County Code, Recycling and Reuse Requirements for Construction and Demolition Debris) has resulted in an annual reduction of approximately 75,000 tons of waste and approximately 150,000 tons of greenhouse gas emissions. (The ordinance requires that each permitted demolition or remodel project submit a recycle and reuse plan, but since Marin County has no re-use or

3.0 COMMENTS AND RESPONSES TO COMMENTS

recycling facility of its own for construction materials, it is impossible to determine exactly how much material is recycled from each load.)

The Sustainability Team provided guidance and direction to various organizations and individuals involved in the pursuit of all the favorable statistics listed above.

To promote their efforts, in the last two years the Sustainability Team has hosted several training sessions for public agencies, energy consultants, building professionals and the public. Additionally, the CDA has created a Green Building display located at the planning and building public information counter which highlights a variety of green building materials and provides information about where these materials may be obtained locally.

Eleven of the twelve Marin towns, cities and unincorporated areas responded favorably to the Grand Jury when asked if they had been contacted by or worked with the Sustainability Team.

Promotion of Renewable Energy

From August 2002 to September 2006, the CDA received four grants totaling \$200,000 from the U. S. Department of Energy Million Solar Roofs Program. These funds were used to promote renewable energy, as shown in the following table:

Summary Table of solar projects under 30kW installed during grant periods

Period	# of Systems	kW
Aug. 2002 – July 2003	90	330
Sept. 2003 – Feb. 2005	224	942
Oct. 2005 – Sept. 2005	144	640
Oct. 2005 – Sept. 2006	196	950
Total	654	2,862

Source: Nov. 3, 2006 Marin County Community Development Agency Sustainability Program Report to the 2006-2007 Grand Jury, p 6.

The Sustainability Team reports that to date there are 806 photovoltaic systems installed in the county with a combined capacity of approximately 5000 kilowatts. These systems reduce greenhouse gas emissions by 2,465 tons of carbon dioxide (CO₂) each year. (For ease in tallying, other greenhouse gas emissions, such as methane, are converted to CO₂.)

In July 2005, the Sustainability Team launched a solar rebate program for photovoltaic systems, solar hot water heaters and solar pool heaters. Rebates are available to Marin

County residents, businesses in the jurisdiction of Marin County and county employees. Since August 2005, rebates totaling \$17,200 have been distributed for 63 photovoltaic systems, five solar pool heaters and one domestic hot water heater. (There is approximately \$20,200 left in this grant.) The combined capacity of the photovoltaic systems alone is 114 kilowatts, and it will result in a greenhouse gas reduction of approximately 195 tons of carbon dioxide annually.

The solar map of the county is an excellent resource for all citizens of Marin, as it can determine suitability to solar energy for any residential or commercial building in the county.

Promotion of Green Businesses

Launched by the CDA in April 2002 with a \$10,000 grant from the U. S. Environmental Protection Agency (EPA), Region 9, this green certification program is a voluntary partnership among business leaders, government agencies and nonprofit organizations (a) to recognize and promote businesses that demonstrate continuous compliance with applicable environmental regulations, (b) to conserve energy, water and other materials, and (c) to prevent pollution and waste generation. As of March 2007, 148 businesses have been certified in Marin.

Sustainable Partners is a second level of Green Business certification. It includes measures related to the promotion of volunteerism in the pursuit of sustainability, social equity, and zero-waste business systems. As of March 2007, eight businesses have been certified as Sustainable Partners.

Woodstove Rebate Program

Since December 2003, 43 residents have been awarded rebates for the replacement or removal of non-EPA Certified wood burning appliances. Nineteen more rebates can be awarded from the \$5,925 remaining in the rebate fund as of March 2007. With the assistance of the Sustainability Team, a Woodsmoke Ordinance was recently adopted by the Mill Valley City Council making residents there also eligible for the county rebate program.

Promoting Energy Efficiency

In 2004, the CDA received a \$693,756 grant from the California Public Utilities Commission to administer a collaborative Marin Energy Management Team (MarinEMT). The MarinEMT provides energy consulting services, workshops and peer networking events, energy efficient demonstration rooms and energy accounting services to Marin's local governments and 19 school districts. The grant was categorized "information only," so there are no funds or resources available to provide retrofits.

In February 2006, the successful MarinEMT was selected by Pacific Gas & Electric Co. for expansion, and it became the Marin Energy Watch Partnership with a \$2,450,000

grant. This new three-year partnership continues the work of MarinEMT, coordinates additional community programs assisting residences and businesses and collaborates with water districts to integrate water conservation with energy efficient programs. It is hoped more comprehensive and cost-effective delivery of services will result.

Climate Change Reductions

In 2003, carbon emissions in county facilities and in the county as a whole were calculated by the CDA and reported to the Board of Supervisors. Thereafter, targets for carbon emission reductions were set at 15-20 percent below 1990 levels by the year 2020. In addition, the Board of Supervisors adopted *Fossil Free by '33?* in the fall of 2006, a plan developed by the CDA to focus on these targets and seven steps to fossil fuel independence:

1. Energy Efficiency and Conservation
2. Solar Energy
3. Wind Energy
4. Ocean Energy
5. Hybrids, Hydrogen and Biofuels
6. Conversion of Waste to Energy
7. Renewable Energy Purchases

Reports issued by the Grand Jury do not identify individuals interviewed. Penal Code Section 929 requires that reports of the Grand Jury not contain the name of any person, or facts leading to the identity of any person who provides information to the Grand Jury. The California State Legislature has stated that it intends the provisions of Penal Code Section 929 prohibiting disclosure of witness identities to encourage full candor in testimony in Grand Jury investigations by protecting the privacy and confidentiality of those who participate in any Grand Jury investigation.

LETTER 155: SANDRA ERICSON, JUNE 14, 2007

Response 155-1 E/P: Commenter provides the Mendocino Model for Sustainability prepared for the Mendocino General Plan and the Grand Jury report regarding sustainability for the Marin Countywide Plan. The commenter asserts that sustainability has not been incorporated adequately into the proposed General Plan Update and that the plan should include clear mandatory language and needs to require that the County enforce sustainable actions. Commenter is referred to the discussion of sustainability at the end of the revised Summary and Vision, and to policies regarding sustainability in the Agricultural Preservation and Land Use Element (Policy Ag/LU-109) and Conservation Element (starting on p. 187 of the Revised Draft General Plan Update).

NAPA VALLEY
ECONOMIC DEVELOPMENT CORPORATION



June 18, 2007

RECEIVED

Patrick Lowe
Napa County
Conservation, Development & Planning Dept.
1195 Third Street, Suite 210
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JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SUBJECT: NAPA COUNTY GENRAP PLAN UPDATE

Dear Mr. Lowe:

I am writing to you on behalf of the Board of Directors and staff of the Napa Valley Economic Development Corporation (NVEDC). NVEDC appreciates the addition of the Economic Development Element to the updated General Plan. We provided your staff and the Steering Committee with several documents during the update process. One such document was a white paper, entitled *Perspectives on an Economic Development Element for the Napa County General Plan*. In this paper, we emphasized that economic development should be integrated into a community's overall strategic planning effort. Within the General Plan, an Economic Development Element provides an opportunity to chart out important links between economic development and other general plan elements such as Land Use, Housing and Transportation.

156-1 P

Policies within the Economic Development Element should reinforce the following goals:

- Recognize the importance of Napa's agricultural lands as the economic heart of the County.
- Maintain a strong, viable, and sustainable agricultural economy.
- Plan for strong transportation links, especially between the South County Industrial area and major transportation corridors (I-80 and rail links).
- Support innovative transportation solutions to move materials between upvalley wineries and south county support facilities with minimal negative impacts to the semi-rural character of the county.
- Recognize the importance of the Napa Valley Airport and its potential to play a larger, more integrated role in future county economic development
- Create customer-service oriented governmental procedures (especially permits and other planning requirements) that are responsive to citizen and business concerns.
- Support key community developments that aid in attracting a quality work force:
 - good local schools
 - strong community support services
 - housing affordable to the local workforce
 - cultural amenities
 - quality open space and recreational amenities
- Expand upon our quality education programs that support local industry needs.
- Assure that the County has the best data network infrastructure (fiber optic, wireless and beyond).
- Create strategic planning partnerships between the County and the Cities.

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NVEDC reviewed the draft Economic Development Element and made a few minor comments. Although some comments were provided during preparation of the draft element, we want to resubmit a few of our comments as a part of the formal DEIR comment period and in direct response to the current draft General Plan.

1. Title: NVEDC feels that it IS appropriate to title this element the "Economic Development Element" understanding that "development" is NOT synonymous with growth, any more than "human development" implies an endless increase in size. There has been a broad shift in the field of economic development that emphasizes the importance of holistic, sustainable economic strategies that take into account the environmental and community constraints (among others) on growth. An examination of similar elements in general plans throughout the region will underscore this. This understanding is exemplified in Policy E-8, which outlines in some detail the parameters that are important in identifying the desirability of new businesses in Napa.

156-2 P

2. Policy E-15 should be more explicit. We suggest the following amendment:

" Recognize the relationship between economic development and workforce development. Educational programs tailored to the needs of local employers are critically important to sustaining a skilled workforce. The County shall support efforts that serve to identify the current and future skill needs of workers, and will support educational programs designed to meeting these community needs."

156-3 P

It is important to recognize that the policies within the Economic Development Element and other elements of the plan (such as Agricultural Preservation and Land Use, Circulation, and Community Character) work together. As you move forward in responding to comments and making adjustments to the plan, NVEDC strongly encourages the County to confirm that this consistency remains in the forefront. We commend the County Planning Staff for their ground breaking work in drafting this new element for the Plan. It is an excellent sign of how Napa County is moving forward to integrate economic development planning as part of the overall strategic planning for our County. We look forward to continuing to work with the County to facilitate the adoption of the new Plan.

156-4 P

Sincerely,



Beth Painter
Executive Director
Napa Valley Economic Development Corporation

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 156: BETH PAINTER, NAPA VALLEY ECONOMIC DEVELOPMENT CORPORATION,
JUNE 18, 2007

Response 156-1 P: Commenter discusses the submission of previously provided comments including a paper entitled *Perspectives on an Economic Development Element for the Napa County General Plan*. The commenter requests that the Economic Development Element reinforce 10 goals provided by the commenter. Most of the referenced goals are provided throughout the General Plan, whether as explicit goals and or policies.

Response 156-2 P: Commenter concurs that the General Plan element should be titled Economic Development Element. The commenter states Policy E-8 exemplifies the concept of Economic Development by identifying the desirability of new businesses in Napa County. The County appreciates the input regarding the General Plan process. The County will consider the comment when revising the General Plan.

Response 156-3 P: Commenter suggests that Policy E-15 should be amended to state the following: "Recognize the relationship between economic development and workforce development. Educational programs tailored to the needs of local employers are critically important to sustaining a skilled workforce. The County shall support efforts that serve to identify the current and future skill needs of workers and will support educational programs designed to meeting these community needs." The proposed changes have been made to the Economic Development Element.

Response 156-4 P: Commenter notes the policies in the Economic Development Element and the policies in the other section should work together and be consistent. The County appreciates the input regarding the General Plan process. The County will consider the comment when revising the General Plan.

Letter 157



DICKENSON, PEATMAN & FOGARTY
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JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

KEVIN W. TEAGUE
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June 18, 2007

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Hillary Gitelman, Director
Napa County Conservation, Development & Planning Dept.
1195 Third Street, Suite 210
Napa, California 94559

RE: Comment to Napa County Draft General Plan and Draft Environmental Impact Report on behalf of Chardonnay Golf Course

Dear Ms Gitelman:

This firm represents the Chardonnay Golf Club ("Chardonnay") located in unincorporated Napa County at 2555 Jamieson Canyon Road (State Highway 12) and also known as Assessor's Parcel Number 057-070-016 (the "Property"). Chardonnay has reviewed the draft Napa County General Plan Update ("Draft Plan") and Draft Environmental Impact Report for the Draft Plan ("DEIR") and respectfully submits this comment to the Draft Plan and DEIR.

Chardonnay was established on the Property after receiving County approval in 1986.¹ Since that time, Chardonnay has served the recreational needs of Napa County residents and a number of visitors to Napa County.

The Property is approximately 357 acres and is adjacent to the airport industrial area. The Property is split between two designations under the current General Plan: Agricultural Watershed and Open Space ("AWOS") and Industrial. The Draft Plan would continue this split designation of the Property. The Property is zoned Agricultural Watershed ("AW") with an Airport Compatibility ("AC") overlay zoning designation.²

Rural recreation, such as golf, is a permissible use in the AW zoning upon grant of a use permit.³ However, overnight lodging currently is not considered part of rural recreation.⁴ The current General Plan has language that supports the current prohibition on overnight lodging at rural recreation facilities in the Zoning Ordinance.⁵ While the prohibition on overnight lodging may make sense in many locations, there may be unique site specific

157-1E/P

- David W. Meyers
- Francis J. Collin, Jr.
- Charles H. Dickenson
- Paul G. Carey
- Richard P. Mendelson
- Cathy A. Roche
- James W. Terry
- Thomas F. Carey
- Matthew J. Eisenberg
- Kevin W. Teague
- Michael J. Holman
- David A. Diamond
- J. Scott Gerien
- Richard C. Rybicki
- Brandon R. Blevans
- Kevin D. DeBorde
- David Balter
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- Marlo S. Cohen
- Susan L. Schwegman
- Greg Walsh
- Of Counsel
- C. Richard Lemon

- Retired
- Howard G. Dickenson
- Joseph G. Peatman
- Walter J. Fogarty, Jr.

¹ Use Permit U-98586 was approved on February 5, 1986 to allow Chardonnay's construction.

² Portions of the Property are located in Zones C, D, and E of the AC with the majority of the Property being in Zones C and E.

³ See Napa County Code §18.20.030(A).

⁴ Napa County Code §18.08.428.

⁵ See policies 2.2, 2.3, and 2.4 in the current General Plan at page 2-21. These policies continue in the Draft Plan but are shifted to the Recreation and Open Space Element as policies ROS-1 and ROS-3 at page 255.

June 18, 2007
Page 2

locations, such as Chardonnay, which warrant examination for limited overnight accommodations due to traffic patters, visitation and current use.

The blanket prohibition against overnight lodging in conjunction with rural recreation is unfortunate since limited overnight lodging at existing rural recreation facilities could benefit Napa County in several ways without harming Napa County's agriculture. Chardonnay encourages the County to consider a policy allowing overnight lodging in conjunction with established rural recreation facilities under very limited circumstances. Such use would be appropriate on non-prime agriculturally designated lands within an appropriate service district and would not threaten Napa County's agriculture. The County could also examine a no net loss policy in agricultural lands in reviewing limited overnight accommodations.

157-1E/P
cont'd

For example, overnight lodging at Chardonnay's rural recreation facilities would reduce traffic and vehicle emission impacts and provide the County with additional Transient Occupancy Tax revenue. These benefits are described further below.

Traffic Reduction - Tourist traffic on roads in Napa County is an identified and significant component of Napa County's traffic, and Napa County experiences fluctuations in traffic volume and congestion based simply on tourism in the summer months.⁶ Additionally, portions of Jamieson Canyon Road in the vicinity of Chardonnay already have an existing Level of Service ("LOS") below D,⁷ which is considered a significant and impact.⁸ Though the DEIR provides many mitigation measures for traffic, the traffic increases due to growth envisioned under the Draft Plan is listed as a significant and unavoidable impact.⁹ Allowing limited overnight accommodations at rural recreation facilities could mitigate this impact by reducing the number of vehicle trips taken by visitors traveling to Napa County for recreational reasons. In other words, having onsite overnight lodging at Chardonnay will reduce the number of vehicle trips taken by those guests. The DEIR should consider this potential mitigation in relation to traffic impacts.

157-2E

Vehicle Emissions - In addition to reducing traffic impacts, allowing limited overnight lodging at Chardonnay would have the corresponding effect of reducing vehicle emissions. Such emissions reductions would mitigate significant impacts identified in the DEIR, which are currently described as unavoidable.¹⁰

157-3E

Transient Occupancy Tax ("TOT") - Overnight visitor accommodations at Chardonnay would pay TOT¹¹ to Napa County, which funds several beneficial County services.

157-4E/P

⁶ DEIR, page 4.4-11.
⁷ See DEIR, Table 4.4-3, page 4.4-9.
⁸ DEIR, page 4.4-24.
⁹ DEIR, Impact 4.4.1, page 4.4-31.
¹⁰ DEIR, Impacts 4.8.1 and 4.8.7.
¹¹ See Napa County Code Chapter 3.32.

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Relief of Growth and Development Pressures - Overnight lodging at Chardonnay would reduce growth and development pressures on residential and industrial areas. Without accommodations at Chardonnay or similar rural recreation facilities, the marketplace will apply pressure to develop these accommodations in other locations. Additionally, these potential growth and development pressures are not identified, analyzed, or mitigated in the DEIR.

157-5E/P

With the above benefits in mind, policies that allow some overnight lodging at rural recreation facilities like Chardonnay have the potential to address many significant impacts faced by the County's future growth. If policies for overnight lodging are developed thoughtfully and properly, there is no risk to Napa County agriculture, and we ask that the County work with Chardonnay to develop such policies. Thank you for your consideration.

157-6E/P

Sincerely,

DICKENSON, PEATMAN & FOGARTY



Kevin W. Teague

KWT:rml
Enclosures

cc: Mr. Ken Laird
Mr. Jim Gianulius

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 157: KEVIN TEAGUE, DICKENSON, PEATMAN & FOGARTY, JUNE 18, 2007

Response 157-1 E/P: Commenter suggests allowing overnight lodging within rural recreational facilities that are currently restricted under the Agricultural Watershed and Open Space (AWOS) land use designation. The commenter notes that overnight lodging at rural recreational facilities could reduce traffic and vehicle emissions and provide the County with additional Transient Occupancy Tax revenue. The commenter's suggests that LOS levels could be mitigated by allowing overnight accommodations. The commenter has not provided any evidence, factual data, or analysis to support their views. The commenter also fails to acknowledge the role of Measure J (1990) in precluding the County from intensifying non-agricultural uses in the AWOS land use designation.

Response 157-2 E: Commenter notes allowing overnight lodging at the Chardonnay Golf Club could mitigate traffic LOS levels along Jamieson Canyon Road. The commenter's suggestion that LOS levels could be mitigated by allowing overnight accommodations was not substantiated by any data and/or analysis. Commenter is referred to Response 157-1 E/P above.

Response 157-3 E: Commenter suggests allowing overnight lodging at the Chardonnay Golf Club could mitigate the release of vehicle emissions. The commenter's suggestion that the release of vehicle emissions could be mitigated by allowing overnight accommodations was not substantiated by any data and/or analysis. Commenter is referred to Response 157-1 E/P above.

Response 157-4 E/P: Commenter states that allowing overnight lodging at the Chardonnay Golf Club would result in additional Transient Occupancy Tax for the County. While this is undeniably the case, the County is precluded from intensifying non-agricultural uses in the AWOS designation by Measure J (1990). In theory, the County could consider overnight accommodations as a possible use of properties designated Industrial if they were re-designated; however it is unclear whether policy makers at the County would ultimately support an application for rezoning and General Plan amendments to allow this use in light of the 2004 Housing Memorandum of Understanding with the City of Napa, concerns about traffic, water, and other issues.

Response 157-5 E/P: Commenter suggests allowing overnight lodging at the Chardonnay Golf Club could reduce growth and development pressures in other residential and industrial areas. The commenter also notes that the potential growth and development pressures are not analyzed in the Draft EIR. The County appreciates the input regarding the General Plan process. The County will consider the comment when revising the General Plan. The commenter's suggestion that allowing overnight lodging at the Chardonnay Golf Course could reduce growth and development pressures in other residential and industrial areas was not substantiated by any data and/or analysis. Therefore, no modification of the Draft EIR is recommended.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 157-6 E/P: Commenter suggests allowing overnight lodging at rural recreational facilities will mitigate several impacts addressed in the Draft EIR. The County appreciates the input regarding the General Plan process. However, the commenter did not provide any additional data and/or analysis that would demonstrate this result. Therefore, no modification of the Draft EIR is recommended.

Letter 158



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June 18, 2007

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Walter J. Fogarty, Jr.

RE: Napa County General Plan Update and Draft Environmental Impact Report

Dear Ms. Gitelman:

Thank you for the opportunity to comment on Napa County's draft General Plan Update ("Draft Plan") and the Draft Environmental Impact Report of the Draft Plan ("DEIR"). We congratulate you on all the hard work to public this Draft Plan. Although there are numerous areas that warrant comments, we focus our firm's comments on a few specific areas of interest.

158-1E/P

As a matter of background, for over 40 years Dickenson, Peatman and Fogarty ("DP&F") has provided Napa County residents and businesses with legal advice and representation. One of DP&F's core areas of expertise has been advising clients on real property, land use and environmental matters. In addition to being Napa County residents, our land use attorneys have approximately 71 years of combined experience in dealing with land use planning issues. With this background in mind, DP&F has reviewed the Draft Plan and DEIR and submits this comment, which we hope the County will consider as it moves forward on the Draft Plan.

Biological Resources – Special Status Plant & Animal Species

The language following Impact 4.5.1 of the DEIR related to loss of special status plant and animal species provides as follows:

Loss of individuals or occupied habitat for these resources would be considered significant.¹

158-2E

This sentence provides a standard of significance that the loss of a single individual or any occupied habitat is a significant impact per se. As described in more detail below, this standard appears inconsistent with the other standards in the DEIR, departs from state law regarding findings of significance, and this standard is more stringent than most protective standards for the most endangered species under the federal Endangered

¹ DEIR, page 4.5-56.

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Page 2

Species Act² or California's Endangered Species Act.³ Therefore, we recommend amending this sentence to read as follows:

Loss of individuals or occupied habitat for these resources may be considered significant.

This change allows the County to make a significance determination with the facts at hand based on the DEIR's stated standards of significance. DP&F believes there are three reasons to make this change. First, the language of Impact 4.5.1 conflicts with the DEIR's stated standards of significance for biological resource impacts. The DEIR's stated standard is that an impact is significant if it would:

- a) Have a substantial adverse effect, either directly or indirectly through habitat modifications, on any special-status plant or animal species identified, tracked or listed in local or regional plans, policies, or regulations, or by CDFG, USFWS or NOAA Fisheries;
- b) Have a substantial adverse effect on any wetlands, riparian, or other sensitive biotic community or native habitat, such as the Napa River, identified in local or regional plans, policies, or regulations, or by CDFG or USFWS;
- c) Interfere substantially with the movement of any native resident or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- d) Conflict with any adopted Habitat Conservation Plan (HCP), recovery plan, natural community conservation plan, local ordinance or other approved local, regional, or state plans, policies, intended to protect biological resources;
- e) Reduce the number or restrict the range of an endangered, rare, or threatened plant or animal species or biotic community, thereby causing the species or community to drop below self-sustaining levels.

The difference between the DEIR's stated standards and the language of Impact 4.5.1 creates confusion as to which standard applies.⁴ This confusion should be resolved before certification of the Final Environmental Impact Report.

² 16 U.S.C. §§1533-1539.

³ California Fish & Game Code §§2050-2098.

⁴ DEIR, page 4.5-45.

158-2E
cont'd

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Page 3

Second, the language under Impact 4.5.1 departs from state law regarding findings of significance. The CEQA Guidelines provide a standard of significance analogous to those listed in the DEIR generally. The CEQA Guidelines provide for significance as of an impact where:

158-3E

The project has the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory.⁵

Third, the language under Impact 4.5.1 creates a new standard stricter than any under the federal Endangered Species Act, CEQA, or the California Endangered Species Act. For example, under the federal Endangered Species Act, the relevant standard is whether the action *may* affect the species.⁶ Only when the action is likely to jeopardize the continued existence of the species must agencies pursue alternative actions.⁷ Similarly, under the California Endangered Species Act, impact related to takes must be minimized, but not eliminated, the mitigation must be proportional and “takes” or loss of species are prohibited only when the action jeopardizes the continued existence of the species (not an individual member of the species).⁸ The strict standard in Impact 4.5.1 of the DEIR would apply to all “special status species” some of which are not listed as endangered or threatened or even considered rare by local experts.⁹ Napa County’s General Plan should not be inconsistent with such laws. The standard under Impact 4.5.1 is too inflexible for Napa County and should be amended to remove confusion and allow the County to weigh the significance of impacts to biological resources.

158-4E/P

Finally, the Draft Plan’s policy Con-11, as well as other policies, addresses the biological issues examined in the DEIR’s Mitigation Measure 4.5.1b. We understand that the policy may be interpreted as mandating some level of avoidance notwithstanding other mitigation or information. Such a mandate is inappropriate under CEQA and constitutional limitations on land use regulations. CEQA requires informed decision making and identification of ways to avoid environmental damage, among other things.¹⁰ A policy mandating avoidance reduces the ability of the decision maker by forcing an

158-5E/P

⁵ 14 California Code of Regulations §15065(a)(1)(emphasis supplied).

⁶ See 50 C.F.R. §402.14.

⁷ 16 U.S.C. §1536; 50 C.F.R. §402.14.

⁸ See Cal Fish & Game Code §2081.

⁹ Seven plants listed as “special status species” are not considered rare by local experts and are not listed as endangered or threatened by State or Federal authorities. DEIR, Table 4.5-1, pages 4.5-16 through 4.5-22. Five animal species listed as special status are not considered rare by local experts and are not listed as endangered or threatened by State or Federal authorities. DEIR, Table 4.5-2, pages 4.5-23 through 4.5-27

¹⁰ See Pub.Res. Code §§2100, 21001.

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Page 4

outcome which may not be the desired outcome of the decision maker when analyzing an action as a whole. Such a policy forecloses a meaningful look not only on mitigation but other competing aspects of an action and its impacts, contrary to the purposes of CEQA.

In addition, if such a policy mandates some level of avoidance, regardless of the action as a whole and other mitigation measures, the result of the policy may be disproportional to the impacts of the project or may lead to deprivation of all economic value, which violates the takings clause of the 5th Amendment to the U.S. Constitution.¹¹ CEQA does not extend past these constitutional limits.¹²

158-5E/P
cont'd

Thus, the county should clearly set forth a biological resource standard that is consistent with pertinent endangered species law, CEQA and Constitutional limitations.

Pre-Existing Commercial Uses in Agricultural Areas

The current General Plan recognizes that established commercial businesses in agricultural areas provide “important uses to surrounding agricultural and open-space recreational areas.”¹³ Policy 5.4 of the 1983 General Plan addresses parcels zoned for commercial uses in agricultural designations and appears to allow for changes in use or building footprint in those pre-existing commercially zoned parcels. Unfortunately, our experience is that obtaining approval to change the building footprint or use of these properties is extremely difficult. The County often considers proposals to improve these established properties under the Zoning Ordinance’s legal nonconformity provisions, which severely restrict changes to the building footprint or use.¹⁴

158-6P

Many of these businesses and Napa County residents generally would benefit by allowing these businesses to adapt to the residents’ needs and to changes in the marketplace. The County could protect agricultural interests and address environmental concerns by requiring use permit approval for changes to building footprint or use. The Draft Plan recognizes the need for businesses to adapt facilities and uses, but only in the newly created “nodes” of Oakville, Rutherford, and South St. Helena areas. In those areas, the Draft Plan provides policies allowing commercial parcels to develop as though the parcel was designated for a commercial use on the Land Use Map.¹⁵ Rather than selecting out these areas for special treatment, we recommend that a policy apply generally allowing parcels commercially zoned prior to adoption of Measure J to develop consistent with zoning as though the land were designated for that use on the Land Use Map.

¹¹ See *Dolan v. City of Tigard*, 512 U.S. 374., and *Lucas v. South Carolina Coastal Commission*, 505 U.S. 1033.

¹² 14 C.C.R. §15126.4(a)(4).

¹³ Napa County General Plan, policy 5.4(a), page 2-29.

¹⁴ Napa County Code §18.132.030.

¹⁵ Draft Plan, policies Ag/LU-93, Ag/LU-99, & Ag/LU-104.

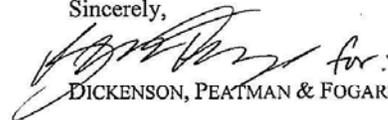
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Page 5

Without some change in policy, many of these businesses and structures on commercially zoned parcels will fall into decay and non-use. We have identified policies in the Draft Plan that would hasten this decay.¹⁶ These are parcels that have not been used for agriculture in decades, if at all. We see the General Plan Update process as an opportunity for the County to remedy this problem and to allow for controlled development of these commercially zoned sites. Accordingly, we recommend including a policy in the Draft Plan that would allow flexibility in the County's treatment of historically used commercial lands and commercially zoned parcels in agricultural areas.

158-6P
cont'd

DP&F appreciates the Herculean task the County faces in updating its General Plan. We submit the above comments in the spirit of cooperation and in an effort to develop consistent and thoughtful General Plan. Thank you for your consideration.

Sincerely,



DICKENSON, PEATMAN & FOGARTY

Land Use Department:

David W. Meyers
Richard P. Mendelson
Cathy Roche
Tom Carey
Kevin W. Teague
Michael P. Maher
J. Robert Anglin, Jr.
Deirdre I. Bourdet

¹⁶ Policies Ag/LU-113 & Ag/LU-114 and Table Ag/LU-B (pages 92-93) would render all commercial zoning in AWOS or AR nonconforming and require a re-zone to AW or TP within two years. Additionally, the Draft Plan's changes to policy 5.4 raise questions as to the ability of commercial establishments in agricultural areas to continue business. (See Draft Plan, policies Ag/LU-41 & Ag/LU-42.)

LETTER 158: DICKENSON, PEATMAN & FOGARTY, LAND USE DEPARTMENT, JUNE 18, 2007

Response 158-1 E/P: Commenter provides the background of Dickenson, Peatman, & Fogarty (DPF) as a firm with experience in land use and environmental matters. The commenter notes that the firm has reviewed the proposed General Plan Update and the Draft EIR. The County appreciates the input regarding the General Plan process.

Response 158-2 E: Commenter asserts that the threshold of significance utilized in Impact 4.5.1 of the Draft EIR is inappropriate and suggests changing the impact statement to say "Loss of individuals or occupied habitat for these resources may be considered significant." County staff believes that the standard of significance cited appropriately mirrors provisions of the state and federal endangered species acts, and has resulted in conservative assessment of potential impacts. It should be noted that all potentially significant impacts related to biological resources have been mitigated save one which relates to cumulative losses of significant natural communities, since these communities do not enjoy protection under state or federal law like wetlands and endangered species.

Response 158-3 E: Commenter suggests language in Impact 4.5.1 differs from the State CEQA Guidelines for significant biological impacts. Please see Response 158-2 E, above. Also, note that the CEQA Guidelines Appendix G checklist establishes the standards of significance that are generally used for review of individual projects in the County and that this is not expected to change.

Response 158-4 E/P: Commenter states that the language in Impact 4.5.1 is stricter than the Federal Endangered Species Act, CEQA, and the California Endangered Species Act. The commenter requests that the language of the Draft EIR be modified to ensure consistency with the standards of these laws. See Response 158-2 E.

Response 158-5 E/P: Commenter suggests Policy CON-11 (now Policy CON-13) and mitigation measure MM 4.5.1b should clearly set forth a biological resource standard that is consistent with pertinent endangered species law, CEQA, and constitutional limitations. This commenter does not present an accurate accounting of mitigation measure MM 4.5.1b and the policy cited. The measure states that avoidance should occur "to the maximum extent feasible," which is allowed under CEQA as a form of mitigation under Section 15370, as follows:

"Mitigation" includes:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.*
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.*

Mitigation measure MM 4.5.1.b has been incorporated into Policy CON-13 as written in the Draft EIR and in the County's view does not conflict with "constitutional limitations on land use regulations." County staff does not recommend any further changes to this policy.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 158-6 P: Commenter requests that commercially zoned parcels within areas designated for agriculture prior to Measure J be allowed to develop consistent with commercial zoning, as though the parcels were designated for commercial uses instead of agricultural. Commenter further notes that the proposed General Plan Update should include a policy allowing for flexibility in the County's treatment of historically used commercial lands and commercially zoned parcels in agricultural areas. The commenter's concerns have been addressed within Policies Ag/LU-45 and -46 in the Revised Draft General Plan Update.

FAX

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To Mr. Patrick Lowe
Fax Number 253-4336
Date Monday June 18, 2007
Pages to Follow cover only
From Margaret Smetana
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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

REMARKS RE: General Plan - Public Comment

Dear Mr. Lowe;

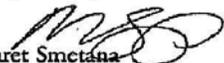
I appreciate the opportunity to contribute my view, in very simple and brief terms, with regard to an item now under consideration as part of the General Plan.

I would like to submit that the allowance of significant development on the former Napa Pipe site is alarming in its scale. The door should not be left wide open to high volume residential projects at this time in Napa County.

The reason is simply this: we have seen and have approved a record number of commercial and residential building projects in the last 3 to 5 years. The impact of these when fully occupied in terms of pressure on infrastructure and especially traffic congestion, noise, pollution etc. has not been experienced as yet. Once again, whatever the combined approved development's claims, "on paper", they have as yet to be experienced by those of us who live here and value the unique and priceless lifestyle which makes Napa Valley so wonderful. Please consider the use of constraint in this furious pace of growth in the county.

In short my "vote" is NO to the proposed build-out at the Napa Pipe site.

Thank you for your consideration,


Margaret Smetana
Napa

*If all of the pages for this fax transmission are not received, or if there is any other difficulty, please call:
Margaret @ (707) 226.8574*

159-1P

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 159: MARGARET SMETANA, JUNE 18, 2007

Response 159-1 P. Commenter asserts opposition to the high-volume residential development associated with Napa Pipe project. The commenter notes that development of such a high-density development would result in significant traffic, noise, and pollution impacts. The County appreciates the commenter's input on the General Plan and has omitted the "Transitional" designation included in the last draft in favor of a "Study Area" designation, indicating that further study and another General Plan amendment will be required prior to consideration of non-industrial uses for the Napa Pipe site.

Letter 160

RECEIVED

JUN 18

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT



**Aetna Preserve, LLC
1336-D Oak Avenue
St. Helena, California 94574**

June 18, 2007

Hillary Gitelman, Director
Department of Conservation, Development and Planning
County of Napa
1195 Third Street, room 210
Napa, California 94559

Re: **Comments on Draft General Plan**

Dear Ms. Gitelman:

We are property owners in the Pope Valley area and have attended community meetings and have followed the progress of the Steering Committee as it has been holding its hearings on Napa County's draft General Plan. As owners of the Aetna Springs Resort we applaud County efforts to adopt land use policies that recognize the unique rural character, historical, and agricultural heritage of Pope Valley. We agree that this unique place warrants specific treatment in the Plan.

160-1P

After reviewing the draft Plan, we have comments on the draft goals and policies and offer these for your consideration.

Background

As noted on Page 80 of the Draft General Plan, the Aetna Springs Resort has been part of the Pope Valley agricultural landscape since a resort was first developed in the 1860's in conjunction with nearby mining activities. A hotel and store were built to support the mining community. The resort proper was started in the 1870's after discovery of warm mineral springs on the property. The description included on Page 80 of the Draft Plan mischaracterizes the status of the historic resort. Contrary to the comments on that page, the Resort is in fact in operation pursuant to permits issued by the County in 1972, 1996, and 1997 for a private retreat, campgrounds, and related facilities including food service

160-2P

facilities including food service facilities, mineral baths, recreational uses, and some employee housing. A golf course and clubhouse open to the public authorized by the County in 1989 and 2007 are also in operation. We respectfully request that the Final General Plan properly reflect the current status of the Resort as we have noted it. Due to the inability of previous owners to finance and obtain permits, the buildings on the property have become run down. Our plan is to reinvest to rehabilitate and restore the property to a level of quality supported by citizens of Pope Valley and the County. However, it is important to note that the uses authorized as well as historic uses continue on the property today.

160-2P
cont'd

Comments on Draft General Plan and Draft EIR

Pope Valley is an historic agricultural and cultural landscape that is unrivaled in Napa County. As the Draft General Plan notes, [the] “agrarian landscape includes one of Napa Counties most significant collection of historic resources.”¹ Foremost among them is Aetna Springs Resort. Since established in the late 1880’s, Aetna Springs has co-existed successfully with the Valley’s agricultural landscape. In fact, the property has over twenty acres of vineyards and has been approved for winery use.

We are committed to the continued rehabilitation and upgrading of the existing buildings and grounds. However, in order to do so, commitment and support is also needed from Napa County leaders. We are pleased that the Draft General Plan provides that support and commitment. We are in support of the numerous policies included in the Agricultural Preservation and Land Use Element and the Cultural Resources Element that recognize the importance of historical uses and properties. We urge the County to support them and ensure that they are included in the Final General Plan. Adoption and successful implementation of these policies will greatly improve the chances of retaining the many historic buildings in Pope Valley, including Aetna Springs, as permanent parts of the agricultural landscape.

160-3E/P

Notwithstanding the policies in the Draft General Plan, we believe the County should be clear on the policies in the Final General Plan to allow the continuation of historical use and some adaptive re-use as described in the Secretary of Interior Standards for the Treatment of Historic Properties. Those Standards are well established, thorough, and were written to keep historic resources from being lost forever. The General Plan should not impose arbitrary limits on how adaptive reuse of historic resources occur. Instead, the General Plan should simply recognize that, with appropriate permit review, the historic resources should be allowed to continue, to be rebuilt, and to be adaptively re-used and modified with new structures if consistent with the Secretary of Interior Standards and other applicable policies of the General Plan. Limitations in the General Plan on use of historic resources could lead to a conflict between the Secretary of Interior Standards and the State Historic Building Code, which provide for and encourage compatible re-use as a means of preserving historic properties. Any such conflict is not addressed in the DEIR or its mitigation measures and could lead to further loss of historic resources, which is a significant environmental input under CEQA. Additionally,

¹ Napa County General Plan, Public Hearing Draft, February 16, 2007 at page 79

requiring compliance with the Secretary of Interior Standards and the State Historic Building Code on construction and use of historic properties could mitigate impacts to less than significant level.

160-3E/P
cont'd

Conclusion

As owners of the historic Aetna Springs Resort, we are committed to the recognition and preservation of the rural and agricultural heritage of Pope Valley. It is clear from the Draft General Plan that the County is also committed to those same goals. We urge adoption of the goals and policies in the Draft General Plan, as we describe in this letter, which will preserve the numerous unique historical and cultural resources of Napa County.

160-4P

Sincerely yours,



Charles W. Shinnamon
Project Director and Co-Owner

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 160: CHARLES SHINNAMON, AETNA SPRINGS, JUNE 18, 2007

Response 160-1 P: Commenter notes support for land use policies that recognize the rural character and historical and agricultural heritage of Pope Valley. The County appreciates the input regarding the General Plan process. The County will consider the comment when revising the General Plan.

Response 160-2 P: Commenter provides background information about Aetna Springs. The Commenter notes that the information provided in the proposed General Plan Update mischaracterizes the status of the historic resort and that the resort was in operation pursuant to permits issued by the County in 1972, 1996, and 1997. The commenter notes the resort's plans to rehabilitate and restore Aetna Springs. Comment noted. The Agricultural Preservation and Land Use Element has been updated with the information provided.

Response 160-3 E/P: Commenter notes support for the proposed General Plan policies requiring the protection of historical resources in the Pope Valley area. The commenter suggests that the Final General Plan Update should be consistent with the adaptive re-use standards described in the Secretary of the Interior Standards for Treatment of Historic Properties and the State Historic Building Code standards. The commenter also notes that the General Plan should not impose arbitrary limits on the adaptive re-use of historic resources and suggests that the historic resources should be allowed to be modified consistent with the Secretary of the Interior Standards for Treatment standards, with appropriate permit review.

The Secretary of the Interior's Standards for Treatment of Historic Properties are presented in mitigation measure MM 4.12.2 of the Draft EIR, which also includes redesign of a project to meet the standards. The State Historic Building Code (SHBC) is not specifically mentioned, but it may be used in designing modifications to historic buildings and reducing any potential impacts to a less than significant level. Use of the SHBC is in keeping with the Secretary of the Interior's Standards. Please see Policy CC-28 which has been modified to allow some flexibility regarding the use of properties making use of the proposed historic preservation incentive.

Response 160-4 P: Commenter notes supports for proposed General Plan policies that preserve the historical and cultural resources of Napa County and suggests adoption of the goals provided in the proposed General Plan Update. The County appreciates the input regarding the General Plan process.

Letter 161

Berryessa Trails and Conservation

Recreation • Education • Conservation

www.berryessatrails.org

901 Cape Cod Ct
Napa, CA 94558

June 18, 2007

Mr. Patrick Lowe
Deputy Planning Director
Napa County Planning, Development and Conservation Department
1195 Third St., Suite 210
Napa, CA 94559

Re: Napa County Draft General Plan and EIR

Dear Mr. Lowe,

Berryessa Trails and Conservation, a non-profit organization based in Napa County that is devoted to protecting, enhancing, and fostering appreciation for our natural resources, is pleased to have this opportunity to take part in Napa County’s planning process through comments on the draft General Plan update and the draft Environmental Impact Report.

The General Plan can set a course for the future protection of natural resources and the preservation of agriculture in Napa County. The draft General Plan presents a clear and laudable vision for retaining the characteristics that make Napa County unique. However, it includes language and policies that will weaken the mandates of the current General Plan and will fall short of achieving its vision.

With competing interests and contemporary challenges, the General Plan needs to clearly articulate guidelines, policies, mitigations and mandates which will effectively confront potential threats to our community – population growth, compulsive development, traffic surge, proliferation of super-sized homes, limited water supplies, rising temperatures and other possible effects of climate change, to name a few. The General Plan needs sufficient specificity to guide the county through the next two decades and achieve the desired results.

In many cases the Plan provides support should the Board of Supervisors *choose* to act, but does little to *ensure* that action to protect the county will actually occur. In other cases, the Plan seems to back away from some of the fundamental policies that have preserved our agricultural heritage.

Below are our comments. Others are submitting extensive comments with which we agree, particularly with respect to weakening current policies, so we are limiting our remarks to some major points and details regarding the area around Lake Berryessa. Attached are proposals regarding specific wording for vision, goals and policies of the General Plan.

161-1E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

All Elements

- *Global Warming:* The issue of climate change is dealt with superficially, with a single policy to comply with the mandate to reduce carbon emissions. We appreciate that much is unknown about global warming and climate change. But enough alarm bells have been rung by a broad enough spectrum of scientists to establish this threat as a reality. The parameters of the potential impact on Napa need to be identified or we will be entirely unprepared to meet the challenge of climate change, or even to identify signs of that change. Rather than further contribute to this substantial threat we need to re-evaluate our approach to sustainability and development. We support an approach that anticipates and addresses the effects climate change might have on agriculture, water availability, health and welfare, energy use, and housing location. 161-2E/P
- *Urban Bubbles:* Regardless of the original intent, at this point these bubbles are simply an invitation to develop far from cities or services, threatening the rural natural of the unincorporated part of the county. The area around Lake Berryessa is awash in undeveloped or underutilized commercial parcels. It is a challenge to keep a business going out here. The residential areas all have undeveloped lots and numerous houses for sale. Any support from the General Plan should focus on supporting existing development, not inducing more development. We have some specific recommendations in the matrix below. The urban bubbles should be removed. 161-3P

Conservation Element

- *Natural Resources:* Napa County needs to be more active in addressing natural resource management. The Baseline Data Report is just that – it presents a baseline on which we can tailor resource management for the different areas of the County. The many threats to our resources that have been identified could be more effectively addressed in the General Plan to bolster the Plan’s declaration that “only by protecting our natural resources will we ensure our continued ability to benefit from cultivation of the earth.” 161-4P
- *Alternatives:* We are concerned about the lack of choice in the DEIR with respect to protecting our biological resources. There isn’t a single alternative that decreases impact on the natural resources, leaving the impression that degradation of our resources is inevitable. It isn’t. Alternatives that provide *choices* with respect to the impact on resources should be included in the DEIR. We would be happy to work with staff to develop such an alternative. 161-5E
- *Impacts and Mitigation:* We concur with others’ remarks regarding the DEIR not recognizing the full impact of potential development under the policies proposed and also question the efficacy of the mitigations to reduce those impacts to less than significant. 161-6E

Circulation Element

The DEIR seems at a loss as to how to effectively mitigate impacts on circulation which are likely under the GPU. In fact, the only mitigation offered which would maintain many Napa 161-7E/P

roads at Level of Service D or better, is a table showing extensive widening of Napa County roadways. This possibility is rightfully declared unfeasible because the environmental impacts would be more severe than the impact of traffic itself, and would be inconsistent with the vision in the general plan. However, are we guaranteed that this table would not be used as a guideline at some point in the future? If the existence of the urban bubbles in the General Plan permits a level of growth in unincorporated areas that results in a lower level of service on roadways than it promises to maintain, there is an internal inconsistency in the general plan.

161-7E/P
cont'd

Attached are a mark-up version of the text from pages 67 – 69 of the DGP describing the Lake Berryessa commercial areas and a matrix of recommended changes to the goals and policies that follow.

161-8P

We look forward to continuing discussion on these issues as the general plan moves through the process.

Sincerely,

Wendy Wallin
Chair of the Board

966-1902
wawall@attwb.net

3.0 COMMENTS AND RESPONSES TO COMMENTS

DGP pp. 66 - 69: Lake Berryessa: Moscowite Corners, Pope Creek, and Spanish Flat

Revisions are marked. Comments on the revisions are in brackets.

Description: Lake Berryessa is a 19,000 acre man-made lake dating from the 1950s. Together with the Blue Ridge mountains to the east, the lake defines the character of much of eastern Napa County and provides its emphasis on recreation, rather than wine. The lake and a narrow shoreline band (28,000 acres total) are under the jurisdiction of the federal Bureau of Reclamation (BOR), while private properties in upland areas are within Napa County jurisdiction. Water from the lake primarily serves Solano County, but the Lake's scenic and recreational values accrue to Napa County.

Mixed-Use Communities. Mixed use communities west of the lake include Pope Creek, Spanish Flat, and Moscowite Corners. All are rural in character and even the closest to the City of Napa, Moscowite Corners, is remote by urban standards—at least a 30 minute drive from most services.

Pope Creek consists of a residential subdivision south of the Pope Creek bridge known as Berryessa Pines, and another planned but unbuilt subdivision north of the bridge. Marine storage is the only commercial use in the area. The Rancho Monticello Resort—along the shoreline nearby — is a concession area under BOR jurisdiction.

[There is no point in mentioning a subdivision that may never be built.]

Spanish Flat consists of a residential subdivision, a mobile home park, and a small commercial enclave. Commercial services include a small market, two restaurants, self storage, laundry, a small gift shop and boat storage facility. The Spanish Flat Resort — along the shoreline nearby — is a concession area under BOR jurisdiction. The Monticello Cemetery is also nearby.

Moscowite Corners is located at the intersection of Highway 128 and Highway 121 (Monticello Road) some distance from the lake, but anyone accessing the southern end of the lake must pass through this crossroads. Existing uses include a mobile home park, winery, tavern, cafe and grocery store, RV storage area, and two closed gas stations. Larger parcels to the west are planted in vineyards.

Issues & Opportunities. Commercial services in these communities have diminished since the 1970s, even though the lake itself and shoreline areas leased by the BOR to concessionaires continue to attract recreational users year-round. The area is home to an estimated 2,000 people (including Pope Creek Berryessa Pines, Spanish Flat, Moscowite Corners, Berryessa Highlands and surrounding areas). Approximately 3,200 people drive by Moscowite Corners on an average weekday (more on some weekends).

Since Measure J was adopted by County voters in 1990, subdivisions to create small parcels have been precluded, as have multi-family housing outside of the so called "urban bubbles" designated as non-agricultural on the General Plan land use map. [Measure J precludes the Board of Supervisors from re-designating agricultural land for another purpose or reducing minimum parcel sizes of 40-160 acres without a majority vote of the people. In March 2002, voters did approve a re-designation of land from AWOS (Agriculture, Watershed & Open Space) to RR (Rural Residential) to allow expansion of the existing Lakeview Boat Storage facility.] However, within the

161-9P

~~“bubbles” at both Spanish Flat and Moskowite Corners, there are under-utilized parcels zoned for commercial use, and others zoned for multi-family residential (affordable or workforce) housing. Property owners have not shown an interest in building out these permitted uses, perhaps due to infrastructure costs. The Spanish Flat Water District (SFWD) provides water and sewer services to the Spanish Flat area as well as Berryessa Pines (in the Pope Creek area). Services in the Moskowite Corners area are more limited.~~

[The paragraph above should be deleted. Measure J is given a negative implication and the rest of the text is not necessary.]

Within the next few years, the BOR will negotiate new concession agreements for resorts within its jurisdiction, potentially changing the character and clientele of some of the resorts. Also, the BOR has expressed a willingness to structure the new agreements in such a way that Napa County can recoup the cost of services it provides to users of the concession areas (e.g. law enforcement, road maintenance). These changes provide an opportunity for lake communities to re-position themselves as staging areas for the area's recreational amenities. All three communities can accommodate housing for workers at the concession areas, and can provide home-ownership opportunities and lodging types that will not be available within federal jurisdiction. Also, these areas can be re-invented and marketed as destinations, with amenities and local services organized around attractive village centers at Spanish Flat and Moskowite Corners.

161-9P
cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

Draft GP Language	Recommended Change	Reason/Need	
Agriculture/Land Use			
<p>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.</p> <p>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.</p>	<p>Lands along the west bank of the Napa River south of the City of Napa are appropriate areas for marine commercial zoning and development.</p> <p>[Delete the action item and include the topic in Ag/LU-78 discussed below]</p>	<p>Marine commercial zoning four miles from Lake Berryessa is an anomaly. The only land so zoned at that distance has never been developed. Other land in the Lake area zoned MC is in much closer proximity to the Lake. Without disturbing land already zoned MC, this anomalous language should be deleted.</p>	161-10P
Lake Berryessa Policies			
<p>Policy Ag/LU-74: Pope Creek. Pope Creek is envisioned as a quiet lakeside refuge and should remain a mostly natural area, with lake view residences and limited commercial uses.</p>	<p>Pope Creek. Pope Creek should remain a mostly natural area, with lake view residences and limited commercial uses.</p>	<p>The "quiet lakeside refuge" implies that some sort of resort should be constructed. We don't believe this was intended.</p>	161-11P
<p>Policy Ag/LU-76: The Timing is Right. Upcoming changes at concessions within the BOR's jurisdiction provide an opportunity for the nearby communities of Pope Creek, Spanish Flat, and Moskowite Corners to re-invent themselves. The County invites property owners and others to develop a "vision" for each</p>	<p>[delete this policy]</p>	<p>An invitation is not a policy. This language implies that the Vision for this rural area be driven by the commercial areas. We believe that the vision for this area is included above and in the other policies.</p>	161-12P

6

<p>community that leverages the changes expected within BOR's jurisdiction.</p>			
<p>Policy Ag/LU-78: New Zoning. The County may consider property owner-initiated requests for rezoning of developable land (<30% slope not currently in agricultural use) within areas of Pope Creek, Spanish Flat, and Moskowite Corners that are designated as nonagricultural on the General Plan Land Use Map for recreational mixed-use zoning and development.</p>	<p>New Zoning. The County will consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses which are complementary to recreation activities at Lake Berryessa <u>on commercially zoned parcels</u> in the Spanish Flat and Moskowite Corners areas <u>that have already been developed.</u></p>	<p>The Lake area has more commercially zoned land than it can use, as evidenced by the many boarded-up retail establishments. The last thing that is needed are more failed businesses. Efforts should go into assisting existing business to be successful and helping closed facilities re-open.</p>	161-13P
<p>Policy Ag/LU-85: Local Representation. Community participation is a vital component of good government and the Napa County Board of Supervisors would welcome establishment of a regular community forum or community organization by residents and property owners in the Lake Berryessa area. Recognizing the limited role of government in community stewardship, such a forum or organization could function as a valuable partner in efforts to monitor and understand market conditions at the Lake and market local businesses.</p>	<p>[delete this policy]</p>	<p>This proposal creates a barrier, not to mention a new and costly bureaucracy, between residents and their Supervisor that other county residents won't have. Such a forum or organization may become entrenched and/or dominated by commercial interests to the detriment of residents. A policy that encourages the formation of small ad hoc committees on an issue-by-issue basis and provides, upon application, a small budget (equally to those in support and those opposed to an issue) would be more suitable and encourage broader participation while avoiding the negative aspects of an entrenched organization.</p>	161-14P

7

LETTER 161: WENDY WALLIN, BERRYESSA TRAILS AND CONSERVATION, JUNE 18, 2007

Response 161-1 E/P: Commenter provides background information on the Berryessa Trails and Conservation (BT&C) organization. The commenter states that the General Plan will weaken the mandates of the current General Plan and would weaken existing policies to preserve agricultural heritage. The commenter also notes that the General Plan provides a method for the Board of Supervisors to act in preserving agriculture, but no mechanism to ensure that preservation. The Revised Draft General Plan Update includes many changes intended to address the concerns of the commenter and others about the need to avoid “weakening” current General Plan policies. Agricultural Preservation and Land Use goals and policies have been substantially revised, as has the Conservation Element.

Response 161-2 E/P: Commenter states that the subject of global warming is not handled adequately in the proposed General Plan Update and the Draft EIR. The commenter suggests an approach that anticipates and addresses the effects climate change will have on agriculture, water supply, energy use, housing location, and health and welfare. The commenter is referred to Climate Change Master Response 3.4.4 and to new policies in the final section of the Conservation Element.

Response 161-3 P: Commenter suggests the elimination of urban bubbles, especially for the area around Lake Berryessa. The commenter notes the General Plan should support existing development and not induce further development. Commenter is referred to Alternatives Master Response 3.4.2 for a discussion as to why elimination of all of the urban bubbles is not considered feasible. Also, the Revised Draft General Plan Update proposes to adjust the boundaries of two bubbles (Angwin and Berryessa Estates) and commits the County to a planning effort to systematically address the other bubbles. (See Action Item 114.1 in the Revised Draft General Plan Update.)

Response 161-4 P: Commenter suggests incorporating more information from the Baseline Data Report (BDR) into the proposed General Plan Update. The commenter is referred to Response 153-5 P which discusses the inclusion of recommendations and updates contained in the BDR into the proposed General Plan Update. The Conservation Element has been substantially revised in response to public comments and to incorporate mitigation measures from the Draft EIR.

Response 161-5 E: Commenter notes concern with the lack of choice in the alternatives with respect to protection of biological resources and suggests an alternative should be provided that would decrease impacts to biological resources. The commenter is referred to Alternatives Master Response 3.4.2 regarding the selection of alternatives discussed in the Draft EIR. Also, please note that the Draft EIR determines that all impacts related to natural resources can be mitigated save one which is related to significant natural communities that do not enjoy legal protections at the state or federal level (unlike wetlands and individual listed species).

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 161-6 E: Commenter concurs with previously submitted third-party comments regarding the assertion that the Draft EIR does not recognize the full impacts of potential development under the proposed General Plan policies. The commenter questions the adequacy of mitigation to reduce impacts to a less than significant level.

The draft General Plan and Draft EIR provide land use designations and a programmatic analysis of potential impacts associated with adoption and implementation of the General Plan Update. The EIR does not necessarily provide environmental clearance for specific follow-on projects, and subsequent development within the County will be reviewed for the project's potential to cause environmental impacts. In regard to the specific development assumed under each alternative and included in the analysis of the Draft EIR, the commenter is referred to Alternatives Master Response 3.4.2.

Response 161-7 E/P: The commenter states that the Draft EIR identifies that several roadways cannot be mitigated without roadway widenings that are identified as infeasible, but is concerned that widenings may occur regardless. In addition, the commenter states that these traffic impacts (associated with urban bubbles) result in an internal inconsistency with the General Plan. As identified on Draft EIR page 4.4-53, the roadway improvements identified in Draft EIR Table 4.4-15 are considered infeasible and no mitigation measure is proposed that would include these improvements in the proposed General Plan Update. Thus, the proposed General Plan Update would not support these roadway improvements. It should be noted that in comparing Draft EIR Table 4.4-3 (anticipated year 2030 traffic impacts without changing current land use designations) with Draft EIR Tables 4.4-13 and -14 (traffic impact impacts anticipated for Alternatives A through C), a majority of the traffic impacts are expected occur irrelevant of updating the General Plan. This explains the Circulation Element's focus on alternative modes of transportation and on improvements to local roadways related to safety and local access rather than capacity enhancements. (See Policy CIR-12, -18, and -26 for example.)

Response 161-8 P: Commenter provides recommended changes for the Lake Berryessa commercial area and a matrix of changes to the associated Ag/LU goals and policies. The proposed text changes have been made to the Agricultural Preservation and Land Use Element.

Response 161-9 P: Commenter provides language changes associated with the Draft General Plan Description, Mixed-Use Communities, the Issues and Opportunities related to Lake Berryessa, Moscowite Corners, Pope Creek, and Spanish Flat areas. See Response 161-8 P.

Response 161-10 P: Commenter suggests changes to Policy Ag/LU-40 and Action Item Ag/LU 40.1. The commenter suggests that land around Lake Berryessa is not appropriate for marine commercial zoning and should be removed from policy Ag/LU-40. The commenter also notes that Action Item Ag/LU 40.1 should be deleted. The County appreciates the comments and has revised many policies in the Agricultural Preservation and Land Use Element, although the referenced policy and action item (now numbered Ag/LU-43) have been retained. Marine Commercial zoning at Lake

3.0 COMMENTS AND RESPONSES TO COMMENTS

Berryessa is consistent with the intent of Measure K (2002) and would seem a logical possibility given the recreational resource constituted by Lake Berryessa itself. Please also see Policy Ag/LU-81 and E-22.

Response 161-11 P. Commenter requests the removal of “quite lakeside refuge” from Policy Ag/LU-74 as the term appears to imply that a resort should be developed. The proposed change has been made to the Agricultural Preservation and Land Use Element.

Response 161-12 P. Commenter suggests deleting Policy Ag/LU-76. The commenter states that the vision for the rural area implies change driven by commercial development and that the vision for this area is included in other policies. The policy (now number Ag/LU-81) has been revised per this comment and other comments received on the General Plan Update.

Response 161-13 P. Commenter requests the language of Policy Ag/LU-78 be revised to state the following: “The County will consider amendments to the Zoning Code to allow additional commercial, residential, and mixed-uses which are complementary to recreation activities at Lake Berryessa on commercially zoned parcels in the Spanish Flat and Moskowitz Corners areas *that* have already been developed.” The commenter notes that too much commercially zoned land can lead to boarded up retail establishments. The referenced policy has been deleted from the Revised Draft General Plan Update.

Response 161-14 P. Commenter suggests deletion of Policy Ag/LU-85. The commenter states the policy would become a forum dominated by commercial interests and suggests the formation of small committees on an issue-by-issue basis instead to encourage broader participation. The referenced policy has been deleted as suggested by the commenter.

1 of 2 pages

Director Hillary Getelman
 Planning, Development and Conservation Dept.
 Napa County
 1195 Third Street Suite 210
 Napa, CA 94559

Comments on the proposed Napa Co. Plan.

The General Plan should recognize that increased residential areas put a long term burden on our resources (schools, health care, fire/police, sewer/water etc.) that far exceed initial developers fees & new taxes. It is a fallacy to aim to have every one who works in Napa Co. live in Napa Co. unless people who live here and work in other counties move to those counties. We are allowing developers to overbuild and particularly large houses. Developers should be required to build a much larger percentage of small homes. Allowing home owners to add on small units to their existing homes without high permit fees as if they are developing a new area will help provide the kind of housing needed and wanted with much less burden on the environment and public services. (ABAG should give credit for these smaller units and for those living here and working elsewhere.)

162-1P

The General Plan should recognize that we need to continue to reserve industrial and agricultural zones not yet developed for a time when needed where businesses can thrive and provide jobs for people some of whom will be residents of the county. Napa City should remain zoned for industrial/ag. and should not be rezoned for residential/recreation. American Canyon should remain within its present boundaries and not be allowed to take over areas zoned for agriculture/industry. Other cities in Napa Co. should also not be encouraged to take over industrial/agricultural lands.

162-2P

2 of 2 pages

The General Plan should recognize the need to reduce or at least not increase the number of county employees, consultants, boards, commissioners, etc. County personnel are at a percentage out of proportion to the general population.

162-3P

The General Plan should recognize and make a very strong statement in recognition of and respect for private property rights. The Plan should recognize that people can and desire to properly manage their property without unneeded and unnecessary regulation designed primarily to collect a fee for a permit. Permit fees are prohibitive and a burden and many people are forced to delay or forego maintenance as a result.

162-4P

Thank you for considering public comment and a thank you to the people who gave of their time to work on this proposed general plan.

Evelyn Allen
3252 Silverado Trail
Napa, CA 94558

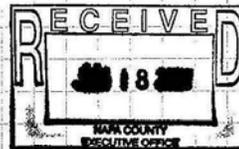
June 17th, 2007

Evelyn Allen

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 162: EVELYN ALLEN, JUNE 17, 2007

Response 162-1 P: Commenter states that the General Plan should recognize that increased residential development will put a long-term burden on Napa County resources. The commenter notes that it is impractical to expect everyone who works in Napa County to live in Napa.

The commenter also notes that developers are overbuilding large houses, and the General Plan should accommodate add-ons to existing homes with lower permit fees, lowering associated environmental impacts.

The County appreciates these comments associated with the General Plan Update. Revisions to the Agricultural Preservation and Land Use Element and Conservation Element include provisions regarding residential development and protection of the County's natural resources.

Response 162-2 P: Commenter notes that the General Plan should preserve undeveloped agricultural and industrial zoned areas by not rezoning the Napa Pipe property and not allowing American Canyon to exceed its current boundaries. The proposed General Plan Update has been revised and now designates the Napa Pipe site as a Study Area designation (under the Preferred Plan) that would require further study prior to consideration of non-industrial uses on the site. The proposed General Plan Update also now proposes an RUL for the City of American Canyon that reflects the current status of negotiations between the City and the County.

Response 162-3 P: Commenter notes that the General Plan should discuss the need to reduce the number of County employees, consultants, boards, commissions, etc., and that County personnel are out of proportion to the general population. The County appreciates these comments on the General Plan Update.

Response 162-4 P: Commenter states the General Plan should make a statement in support and recognition of private property rights and reduce permit fees for the maintenance of property. The County appreciates these comments on the General Plan Update, and the commenter is referred to Policy Ag/LU-108 about property rights and Policy Ag/LU-107 about the permit review process.

Letter 163

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

6 Chateau Lane
Napa, California 94558

June 18, 2007

Napa County
Department of Conservation, Development and Planning
1195 Third Street, Suite 210
Napa, California 94559

Subject: Napa County General Plan

Dear General Plan Committee,

I represent about 50 acres of property in Napa County, roughly half now in American Canyon and the other half in the water supply threatened Milliken, Sarco, Tulocay Basin's Coombsville area.

It is my understanding that the County's General Plan does not effectively address nor provide for safe and adequate water supply in the County near term or long term. Shortfall exists in both quantitative and qualitative measures.

A crystal clear glass of water can be pure unknown poison to life forms of man, fish, bird and animal because of liquid and water soluble organic and inorganic pathogen, carcinogen, disinfectants, radionuclides and other poisons. Most water in the County is rarely if ever tested for many of them. Reasons are economics and technical. It's time to let the public know the facts so they can and will support a fix.

163-1E/P

There are nearly 100 of these poisons. There are quantitative standards for them published by the Federal Department of Homeland Security and Environmental Protection Agency, the California Water Quality Control Board, Department of Human Services and concerns by Fish and Game and others. They are not the same or uniform and subject to turf disputes.

We do have a good procedure to organize a solution to this dangerous situation for Napa County and its cities and affected regions but water has not been a priority to agendize. It should be and is urgent. The NCPTA and NCLOG organizations could bring collective discussions and resources together to provide countywide priority measures to best remedy these economic and technical problems.

Our water supplies are local runoff, groundwater and imported. We have reclaimed water now. All are exposed to residential, commercial, industrial, agricultural, institutional and environmental and season variable runoff prior to treatment. Before safe and adequate treatment can be prescribed we have to know what is in the runoff seasonally and ever changing both locally, regionally and imported. Then we have to have an effective and most economical means to rid our water of these poisons with consistency and certifiable on going quality control and made best under local control.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Water needs your urgent attention. It has life threatening quality implications today and should rise to top rated priority until resolved quality and quantitywise.

163-1E/P
cont'd

Sincerely,


E.S. "Bud" Cain

LETTER 163: E.S. CAIN, JUNE 18, 2007

Response 163-1 E/P: Commenter expresses concern regarding adequate and safe water supply in the County for the long-term and short-term. The commenter states the shortfall is in both qualitative and quantitative concerns. The commenter notes that the County rarely ever tests the water in the County. Commenter is referred to Water Supply Master Response 3.4.1 regarding water supply as well as Draft EIR pages 4.11-23 through -29 regarding applicable water quality standards that are in place to protect water resources and water supply quality. Also, please note that policies in the Conservation Element have been substantially revised and reorganized such that the element now includes a Water Resources section.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 164

Marc Pandone
Wendy Wallin
9481 Steele Canyon Rd.
Napa, CA 94558
(707) 966-1902

June 18, 2007

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Mr. Patrick Lowe
Deputy Planning Director
Napa County Planning, Development and Conservation Department
1195 Third St., Suite 210
Napa, CA 94559

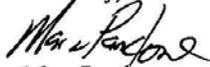
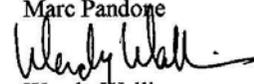
Dear Mr. Lowe,

Attached are our comments on the Draft EIR for the Napa County General Plan Update. We are submitting, in a separate letter, comments on the Napa County General Plan Update.

164-1E/P

Thank you for considering our comments. We hope they serve the process and have some small contribution to the effectiveness of the General Plan.

Sincerely,


Marc Pandone

Wendy Wallin

Marc Pandone
Wendy Wallin

Comments on Draft Environmental Impact Report for Napa County General Plan Update

164-2E

We are limiting our comments on the DEIR to two areas: Agriculture and Transportation. Under Agriculture, our focus is on potential conversion of timberlands to agricultural use. Under Transportation, we will focus on mitigations proposed to address Level of Service impacts.

Conversion of Timberland: The DEIR inadequately addresses potential impacts of permanent conversion of timberland to agriculture or other agricultural activity. Under Impact 4.1.1 at pp. 4.1-22-23, it is determined that, under standards dealing with conversion of agricultural lands to non-agricultural uses, such conversion of timberland to agriculture would not be considered significant because timberland production and agricultural uses are considered similar uses by the County. Although this may be accurate for that particular impact standard, this should have been addressed under changes in the existing environment affecting agriculture. Changes caused by widespread conversion of timberlands to vineyards could ultimately lead to degradation of watershed areas and reduced groundwater availability, and could ultimately conflict with agricultural use. Soil & water retention, as well as water yield and quality are significantly different between vineyard & forest cover crop.

164-3E

Conversion to farmland is addressed in section 4.5, Biological Resources, and in Section 4.11, Hydrology and Water Quality, with proposed mitigations. It is clear from the impacts considered in those sections that permanent conversion to vineyards has the potential to upset the precarious balance of resources that ensures agricultural sustainability. The infrastructure serving timberland has fewer impacts on water discharge and water reserves. Both harvested and unharvested forests contain vegetation which serves the watershed, unlike vineyards, which derive their sustenance from the watershed and can reduce groundwater availability. As our groundwater reserves diminish, our ability to retain successful farmland diminishes as well.

164-4E

The DEIR fails to take into account the long-term effects of widespread conversion of timberland and resultant hydrologic changes on the success and sustainability of agriculture. Permanent conversion of timberlands to vineyards or other agricultural activity involves changes in the existing environment which conflict with agricultural use and could result in ultimate conversion of farmland to non-farmland uses should lack of sufficient water supply impair the success of agriculture. To adequately address this impact, mitigations should be proposed in Section 4.1 requiring adequate data collection and analysis of long-term water availability that will ensure further conversion of timberland to cultivated land does not upset the balance between water retention and water use.

164-5E

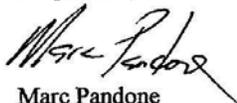
Transportation: The DEIR has not thoroughly addressed possible mitigations relating to Level of Service on county roads. The mitigation measures offered on pp. 4.4-50-51 are appropriate and should be integral parts of the General Plan. However, the only mitigation offered which would succeed in maintaining certain Napa roads at Level of Service D or better is a table (Table 4.4-15) showing extensive widening of Napa County roadways. This possible mitigation is rightfully declared unfeasible because of the environmental effects associated with widening the roadways, and because to do so would be inconsistent with the vision in the General Plan Update.

We believe, if the sort of growth proposed by the General Plan Update creates conditions that are inconsistent with its vision, there is an internal inconsistency in the General Plan. The DEIR has failed to adequately address this inconsistency, and has not proposed a mitigation which would make the County's Plan congruent with its vision and its goal of maintaining Level of Service D or better on all roadways. Even the widening of roads suggested in Table 4.4-15 is questionable as a mitigation. Studies have shown that widening of roads is a temporary fix at best. Widened roads attract more traffic, and the eventual result is more cars on congested roadways and a perceived need for more widening.

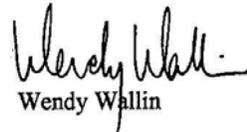
The mitigation that would address the inconsistency would be a General Plan Alternative which limits growth in the unincorporated areas (by applying current zoning rather than an arbitrary "urban bubble"), and which does not exceed the Growth Management System's 1%/year limit. This, in addition to mitigations requiring innovative, proactive alternative transportation planning and community planning, might yield satisfactory results that meet both the vision of the General Plan and the level of service goal, while minimizing the impact of increased traffic on the environment.

164-6E

Respectfully submitted,



Marc Pandone



Wendy Wallin

Dated: June 18, 2007

LETTER 164: MARC PANDONE AND WENDY WALLIN, JUNE 18, 2007

Response 164-1 E/P: Commenters note their attachment of comments that address the Draft EIR. The County will respond to the specific comments provided in the responses below.

Response 164-2 E: Commenters note that their comments will focus on the conversion of timberlands to agricultural uses and the proposed mitigation in the Transportation section of the Draft EIR. The County appreciates the input regarding the General Plan process. The County will respond to the individual comments in the responses below.

Response 164-3 E: Commenters state that the Draft EIR inadequately addresses the impacts associated with the conversion of timberland to agriculture. The commenters refer to potential impacts include degradation of watershed areas, reduced groundwater availability, and soil and water retention.

The loss of sensitive biotic communities, including several types of timberland, was discussed and analyzed as Impact 4.5.2 (starting on page 4.5-63 of the Draft EIR). In order to prepare an analysis of the effects of the Alternatives as well as the various Vineyard scenarios, data on biotic community acreages expected to be converted was compiled in Table 4.5-6 on page 4.5-53. Subsequently, the analysis of loss of sensitive biotic communities discusses the contribution of vineyard expansion under each of the Alternatives. For example, the discussion under Alternative A on page 4.5-64 states (emphasis added) "Urban/rural development and continued vineyard expansion would contribute to direct and indirect impacts to sensitive biotic communities." All three alternatives were analyzed under Impact 4.5.2 for expected impacts due to loss of sensitive communities as a result of various factors including vineyard expansion. In each case the alternatives would be expected to result in a significant and unavoidable impact.

In regard to the groundwater impacts of vineyards versus timberland, the groundwater reserves and recharge areas of the County are primarily areas that contain permeable soils overlying important regional aquifers. Major recharge areas are typically located along valley floors; some are located in community areas where urban and suburban growth would occur. Urban development and the resultant increase in impervious cover over these recharge areas has historically reduced natural recharge opportunities in some areas. The hydrologic impacts of vineyard conversions are addressed on Draft EIR pages 4.11-36 through -75, which include hydrologic modeling of vineyard conversions.

Response 164-4 E: Commenters note that harvested and un-harvested timberlands contain vegetation that serves the watershed. The commenters also note that timberlands are important for the sustainability of agriculture and groundwater reserves. The County appreciates the input regarding the General Plan process. The commenters are referred to Response 164-3 E above.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 164-5 E: Commenters note that the Draft EIR does not consider long-term hydrological impacts resulting from widespread conversion of timberlands. The commenters suggest mitigation measures requiring data collection and analysis of long-term water availability for the conversion of timberlands to agricultural uses. The commenters are referred to Response X-1 E/P for discussion of water discharge from timberland conversion to vineyards, Water Supply Master Response 3.4.1 regarding water supply, and Response 164-3 E above. Also, please see revisions to the Circulation Element which include additional policies and action items related to water resources.

Response 164-6 E: Commenters note that the Draft EIR does not thoroughly address possible mitigation relating to level of service on County roads. The commenters note that the growth proposed in the General Plan would be inconsistent with its Vision. The commenters suggest a mitigation measure for the General Plan that would limit growth in unincorporated areas of the County to a limit of 1% per year. The commenters are referred to the traffic impact analysis provided in the Draft EIR Section 4.4, which provides detailed traffic modeling of traffic impacts county-wide. As identified in Section 2.0 of this document, the Preferred General Plan Update would be consistent with the Measure A growth limits of 1% per year.

Letter 165

Marc Pandone
Wendy Wallin
9481 Steele Canyon Rd.
Napa, CA 94558
(707) 966-1902

June 18, 2007

Mr. Patrick Lowe
Deputy Planning Director
Napa County Planning, Development and Conservation Department
1195 Third St., Suite 210
Napa, CA 94559

Dear Mr. Lowe,

The following are comments on the proposed General Plan Update, submitted by us as residents of Napa County and, in particular, of the Lake Berryessa area. In these comments, we will list the General Plan Goal or Policy, the page number, our comments, and proposed replacement language, if any. We are impressed by the vision for Napa County expressed in the General Plan and its separate elements, and appreciate this opportunity to participate in planning Napa's future.

165-1P

Comments on Draft Napa County General Plan Update

Agricultural Preservation and Land Use Element

Policy AG/LU-16, p. 36 "The county encourages active forest management practices, including timely harvesting to preserve existing forests" lacks sufficient specificity to address current environmental pressures, and gives no clear direction regarding sustainable timber management. In an age when destruction of forests and oak woodlands is a serious threat to water quality, air quality and the future stability of the ecosystem, this policy should include precise, locally-appropriate definitions for "active management practices" and "timely harvesting", as well as referring to specific regulatory agencies and guidelines. The second part of this policy, "encourages timber plantations for fuel wood..." does not reflect current environmental pressures. In order to protect air quality and water quality, and to move toward cleaner, more efficient heating systems, cultivation and sale of wood for fuel should not be encouraged.

165-2P

Suggested Language for Ag/LU-16:

Active, sustainable forest management strategies, which give the forest proper care in order to retain its health, product and value, will be applied in order to achieve goals for timber, fish, wildlife, and forest condition. Best management practices will be identified in order to maintain a healthy, diverse forest and forest ecosystem that produces multiple benefits, and effective, sustainable, environmentally sound land management decisions will be made regarding timber resources and harvesting timber.

3.0 COMMENTS AND RESPONSES TO COMMENTS

<p><u>Policy AG/LU-28, p. 40</u> In proposing strategies to address long-term housing needs, it is unclear what the strategy, "use of county owned land when land is no longer needed to meet County's operational requirements" is referring to. We would like to see this clarified.</p>	165-3P
<p><u>Policy AG/LU-29, p. 41</u> In stating the County will meet housing needs for any new employment in unincorporated areas, this policy shifts the emphasis of the old GP (addressing current housing/employment imbalance) to anticipating new economic development in unincorporated areas. This in effect promises housing development should economic development be achieved in unincorporated areas.</p>	165-4P
<p><u>Policy Ag/LU-40, p. 45</u> This policy confirms the circular planning agenda foreshadowed by Policy Ag/LU 29. We are in agreement that certain lands within four miles of the high water mark of Lake Berryessa are zoned commercial and are appropriate for marine commercial zoning and development. However, we disagree with the suggestion in Action Item AG/LU 40.1, of increasing commercial and "mixed uses" in the Berryessa area by the language, "Consider amendments to the zoning code to allow additional commercial, residential and mixed uses..." in that area. The areas already zoned commercial are not put to best use, and effort must be made to encourage development of desirable commercial establishments within the existing commercial footprint.</p>	165-5P
<p><u>Policy Ag/LU-63, p. 58</u> Simply stating "new development [in Berryessa Estates] shall conform to the General Plan Land Use Map" is inadequate to ensuring that we "recognize character of community and quality of environment in review of future development projects." In order to ensure that, some standards regarding impacts on environment, especially water availability and habitat protection, need to be included in this policy. The description and notations for the satellite image on p. 57 and 58 implies that the apparently arbitrary circle drawn to designate the developable area will be replaced with a more appropriate boundary. We did not see this explicitly stated in any policy about Berryessa Estates. If all new development shall conform to the General Plan Land Use Map, does that map have a boundary that conforms to current zoning?</p>	165-6P
<p><u>Policy Ag/LU-64, p. 60</u> Similarly, the map for Berryessa Highlands development shows a line encircling areas which are largely steep and inappropriate for development. Yet the policy states development shall conform to the General Plan Land Use Map. The Land Use Map needs a more feasible designation for development than the circle currently shown.</p>	165-7P
<p><u>Policy Ag/LU-109, p. 86</u> Environmental equity is minimally addressed in Policy Ag/LU-107 (p. 86), then is contradicted by the more lengthy, yet ambiguous, language in Policy AG/LU-109, which effectively creates a special consideration for an elite group of people (land owners), without any equitable consideration for those who don't own property. The purpose of an "Environmental Justice" section is to ensure equity and fairness in planning, land use, procedures etc., in accordance with established law. Existing language sets a standard which invites future challenges of all future land use decisions. We suggest deleting Ag/LU-109 as written. We propose that goal and policy be included that reflects environmental justice principles.</p>	165-8P

Suggested Language for Ag/LU-109:

Goal: Apply principles of Environmental Justice in promoting policies and procedures which reduce the harmful effects of incompatible land uses and foster community sustainability, and ensure equitable implementation of those policies and procedures.

165-8P
cont'd

Policy: Protect the public health, safety and welfare by planning and ensuring livable communities and smart growth. Take a proactive approach in fostering a level of sustainable development which will meet the needs of current generations without compromising the ability of future generations to meet their own needs. Ensuring a fair balance between individual rights and other common rights and community values shared by all taxpayers will be taken into consideration in land use planning, in accordance with laws.

Circulation Element

Circulation Goal 3, p. 132, and policies The policies reflect this valuable goal of reducing automobile travel and developing alternative modes of transportation. A policy addressing "smart growth" standards for new development would be a good addition.

165-9P

Suggested Language for Circulation Goal 3:

"design and approval of new projects should include public health considerations such as promotion of walking, bike paths, availability of parks and recreation areas, safe routes to school, etc."

Community Character Element

CC Goals 1 & 2, p. 152, and policies

The descriptions of the superior character of Napa County, highlighting the value of natural aesthetics and cultural/historic resources, lay an excellent foundation for some clear and effective policies aimed at preserving the unique character of this county. Therefore, some of the language in certain policies could be amended to more adequately reflect the intentions outlined in the introduction to this element.

165-10P

Policy CC-3, p. 152

As written, this policy does not set a clear standard, and it is unclear what types of signage is permitted in view of roadways. Sign regulations are significant, and should be clearly identified in GP, including reference to any applicable sign regulations in county.

165-11P

Suggested Language for CC-3:

Signs shall be used primarily to provide necessary information and business identification rather than advertisement of goods and services. Aesthetic standards, size limits and location requirements for signs shall be established and followed. Over-proliferation of signs will be prohibited.

3.0 COMMENTS AND RESPONSES TO COMMENTS

<p><u>Policy CC-4, p. 152</u></p>	<p>The wording in this policy inadequately defines “unique circumstances”. Specific reference to noise standards will more effectively convey the intent.</p>	<p>165-12P</p>
<p><u>Suggested Language for CC-4:</u> <u>Consistent with current regulations regarding road setbacks and fences, the county shall preserve the existing significant natural features by requiring any development to retain the visually open, rural character of the county, and by allowing solid sound walls only in circumstances where adjacent noise levels exceed [the required level--EIR 4.7-19] and expose people to levels in excess of applicable noise standards.</u></p>		
<p><u>Policy CC-5, p. 152</u></p>	<p>There needs to be stronger language and a more specific policy than “consider requiring the retention of trees in strategic locations to preserve the forested appearance of the site as seen from public roadways.” We need requirements for vineyard development and/or scenic roadways that provide for retention of trees.</p>	<p>165-13P</p>
<p><u>Policy CC-27, p. 158</u></p>	<p>This policy should provide that scavenging of materials from pre-1920 walls and other structures will be prohibited (not “discouraged”).</p>	<p>165-14P</p>
<p><u>Policies CC-11, CC-14, CC-19:</u> Replace “should” with “shall” in all cases.</p>		<p>165-15P</p>
<p><u>The Arts</u> Art should be viewed as an integral part of a sustainable community, as well as a necessary part of educational and economic development. We would like to see some mention of encouraging the arts, both as it pertains to community character and to tourism. This can be addressed through language similar to the following (found in Marin County’s GPU):</p>		
<p><u>Policy:</u></p>	<p>Encourage the Arts and Cultural Events. Promote the arts through events and marketing.</p>	<p>165-16P</p>
<p><u>Policy:</u></p>	<p>Support Local Artists and Cultural Creativity. Contribute to a community atmosphere and economic framework that appreciates, supports and fosters the work of local artists and performers.</p>	
<p><u>Policy:</u></p>	<p>Install Public Art. Increase the presence of art in public spaces. Consider a public art ordinance (Solano County has adopted one).</p>	
<p><u>Policy:</u></p>	<p>Support local efforts to obtain revenue for the arts.</p>	
<p><u>Conservation Element</u></p>		
<p><u>Water Quality & Availability:</u> Generally, all language in the GPU should support the stated intention to maintain groundwater availability. This means any new development should be predicated on ensuring no net decrease in well levels or groundwater availability. Further development and conversion to vineyards should be predicated on comprehensive data collection and assessment of water use and future water availability.</p>		<p>165-17P</p>

Policy Con-3(g) The wording of this policy is unclear.

Suggested Language for Con-3:

Protecting trees and shrubs in order to retain adequate wildlife habitat, as well as for aesthetic purposes, if grazing is phased out; encouraging alternate uses of the area, such as wildlife preserve and nature-based recreation, and adopting management measures which will minimize environmental damage.

165-18P

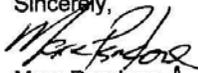
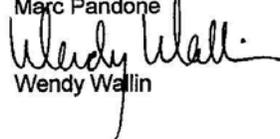
Policy Con-69, p. 214 Please see comments on Policy Ag/LU-16, above. The goal & policies regarding preservation of woodlands and timberland need specificity and wording consistent with DEIR MM 4.5.1, MM 4.5.2. Policies should reflect sustainable forest ecosystem management -- the application of specific practices to attain a desired landscape condition, and to produce and maintain a range of forest stand structures and habitats across the landscape in order to provide for a balance of social, economic, and environmental benefits, including sustainable timber and revenue, diverse habitats for native species, a landscape which contributes to properly functioning aquatic systems, and open spaces that provide for diverse recreational opportunities. Although this is stated and implied in various ways throughout the General Plan, it could be more specifically addressed in the section regarding "Managed Production of Resources."

165-19P

In addition to the above, we are submitting comments on the Draft EIR in a separate letter. Again, we appreciate the diligent efforts of the Steering Committee, Planning Department, Planning Commission and Board of Supervisors to elicit public comment, and thank you for your patience during this process. We feel fortunate to be able to participate in this important endeavor.

165-20E

Sincerely,


Marc Pandone

Wendy Wallin

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 165: MARC PANDONE AND WENDY WALLIN, JUNE 18, 2007

Response 165-1 P: Commenters provide their comments on the proposed General Plan Update as residents of Napa County and the Lake Berryessa area. The County appreciates the input regarding the General Plan process.

Response 165-2 P: Commenters suggest language changes to Policy Ag/LU-16 to promote sustainable forest management strategies. County staff has elected to retain the cited policy in the Agricultural Preservation and Land Use Element (now Ag/LU-17), but has attempted to address the commenters' concerns in revisions to the Conservation Element. (Please see Policy CON-24, for example.)

Response 165-3 P: Commenters suggest further clarification of Policy Ag/LU-28 regarding the "use of County owned lands when land is no longer needed to meet County's operation requirements." The suggested strategy implies that the County will have to consider whether County-owned property can be reused for housing when that property is no longer needed for County operations.

Response 165-4 P: Commenters note that the language in Policy Ag/LU-41 suggests that the policy will promise housing development if economic development occurs in unincorporated areas of the County. The commenters are referred to revisions to the Agricultural Preservation and Land Use Element which have attempted to address this concern. (See Policy Ag/LU-31, for example.)

Response 165-5 P: Commenters note that prior to expansion of commercial uses through Action Item Ag/LU 40.1 the use of the existing commercial properties within four miles of Lake Berryessa should be developed to their best use. While the County appreciates comments on the General Plan Update, these changes were not made for reasons stated in Response 161-10 P.

Response 165-6 P: Commenters request additional language in Policy Ag/LU-63 requiring new development in the Berryessa Estates to conform to standards regarding impacts on the environment, especially water availability and habitat protection, in addition to the General Plan Land Use Map. Commenters also note that the policies applied to the Berryessa Estates area do not mention the formation of more appropriate development boundary than that shown in the bubble. The commenters are referred to the revised map on p. 46 of the Revised Draft General Plan Update, which shows revisions to the Land Use Map that would occur if the General Plan Update is adopted as proposed. (The map would better align the bubble to existing zoning.)

Response 165-7 P: Commenters note that Policy Ag/LU-64 and the General Plan Land Use Map need a more feasible designation for development than the currently shown circle. The commenters also note that the current line encircles areas which are largely steep and inappropriate for development. The commenters are referred to Action Item Ag/LU-114.1, in which the County commits to undertake a systematic planning effort related to the urban bubbles following adoption of an updated General Plan.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response 165-8 P.* Commenters suggest deleting Policy Ag/LU-109 and rewriting the policy to include environmental justice principles. The commenters suggest that the policy as it is currently written reflects special consideration for property owners. The commenters provide suggested language changes for Policy Ag/LU-109 and a new goal regarding environmental justice principles. The commenters are referred to revisions to the Agricultural Preservation and Land Use Element, which has been revised to better address principles of sustainability and environmental justice, but which retains the referenced policy about property rights. County staff believes that the Preferred Plan strikes an appropriate balance between these two ends of the political spectrum and provides a sound basis for future decision making.
- Response 165-9 P.* Commenters suggest that the proposed General Plan Update should include an additional policy under circulation Goal 3 to address “smart growth.” Commenters include suggested language for a revised policy. Subsequent to the releases of the proposed General Plan Update and the Draft EIR, further modification has been made to the General Plan under Goal 3 of the Circulation Element to include additional language for designing new roadways, construction, and renovation projects to promote pedestrian and bicycle use.
- Response 165-10 P.* Commenters suggest including additional language in CC Goals 1 and 2 to adequately reflect the description outlined in the element. The County has adjusted policies in the Community Character Element and feels that they appropriately reflect comments received from the public.
- Response 165-11 P.* Commenters suggest that Policy CC-3 does not reflect clear standards. Commenters provide suggested language for the revision of the policy. The commenters are referred to revisions to the Community Character Element where sign-related policies have been revised.
- Response 165-12 P.* Commenters suggest that Policy CC-4 inadequately defines “unique circumstances.” The commenters provide suggested language revisions to the policy. The commenters are referred to Policy CC-4 that includes a statement that solid sound walls are allowed only in unique circumstances and where acceptable noise levels are exceeded. The reference to unique circumstances is derived from County Code, where further detail is provided along with standards to be used in reviewing special fence permits.
- Response 165-13 P.* Commenters request that Policy CC-5 include stronger language than “consider requiring the retention of trees in strategic locations to preserve the forested appearance of the site as seen from public roadways.” The commenters suggest that requirements should be developed that provide for the retention of trees in vineyard development projects and scenic roadways. This comment is reflected in revised Policy CC-5 of the Community Character Element. Please also see habitat retention policies in the Conservation Element.
- Response 165-14 P.* Commenters request Policy CC-27 be revised to state that the County “shall prohibit scavenging of materials . . .” As currently stated, the policy reads the County “shall discourage . . .” The County does not have the ability to enforce a prohibition on scavenging and feels that the existing language is appropriate.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response 165-15 P.* Commenters request replacing the word “should” with “shall” in Policies CC-11, CC-14, and CC-19. The commenters are referred to changes to the Community Character Element.
- Response 165-16 P.* Commenters suggest including policies that address the arts in Napa County and include example policies from Marin County’s GPU. See Response 20-1.
- Response 165-17 P.* Commenters state that language throughout the Conservation Element should support the stated intention to maintain ground water quality. The commenters suggest all development and conversion to vineyards should be subject to analysis and assessment of water use and future water availability. Commenters are referred to Water Supply Master Response 3.4.1 regarding water supply and to the new Water Resources section of the Conservation Element.
- Response 165-18 P.* Commenters note that the wording of Policy CON-3(g) is unclear and provide suggested language changes. Further modification has been made to the General Plan under CON-3(g) of the Conservation Element, subsequent to the releases of the proposed General Plan Update and the Draft EIR, to include the suggested language changes.
- Response 165-19 P.* Commenters note that Policy CON-69 should be consistent with mitigation measures MM 4.5.1 and MM 4.5.2 of the Draft EIR. The commenters note that Policy CON-69 should include sustainable forest ecosystem management applications. The County deems that the proposed changes to Policy CON-69 cannot be made due to pre-emption.
- Response 165-20 P.* Commenters state a separate letter submitted addresses Draft EIR comments. That letter is recorded as Letter 164, and responses to the comments therein are included under that letter above.

Letter 166



Headquarters: 131A Stony Circle, Suite #850
Santa Rosa, CA 95401-9520
(707) 542-1579 • Fax: (707) 542-1008

Service Center: 2407 California Blvd., Suite #1
Napa, CA 94558-4767
(707) 255-1040 • Fax: (707) 252-5330

June 17, 2007

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Mr. Patrick Lowe
Napa County Conservation, Development and Planning Department
1195 Third St., Suite 210
Napa, CA 94559

Dear Mr. Lowe:

The Napa Chapter of the North Bay Association of REALTORS® (NorBAR), a 3200 member four county trade association, has followed the development of a new draft Napa County General Plan with great interest. We appreciate the opportunity to comment on the draft and wish to thank County Planning staff for their outreach efforts. 166-1P

NorBAR has the following comments:

Page 40 Policy Ag/LU – 28 – Residential Land Uses – NorBAR supports the various strategies outlined to address long term housing needs in Napa County. 166-2P

Page 43 and 74 – Policies related to Transitional Land Use Zoning - NorBAR support the concept of designating the Syar/Boca and Napa Pipe properties as transitional. We understand that these study areas will require much planning and discussion between the County and the City. The land use designation proposed doesn't lock the land into a particular future use and allows the existing land use to continue. 166-3P

Page 43 Policy AG/LU – 37 – Hess Vineyards – NorBAR is supportive of this policy as it recognizes the current use of the property and maintains the ability for an industrial use in the future. However, we are concerned that the rezoning requirements are too restrictive and would recommend eliminating the word "no" and change the policy wording to – "make a specific finding that other suitable industrial land is not readily available." 166-4P



NATIONAL ASSOCIATION OF
REALTORS®
CALIFORNIA ASSOCIATION OF
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www.norbarrealtor.com

3.0 COMMENTS AND RESPONSES TO COMMENTS

Page Two
June 17, 2007
NorBAR

Page 45 Policy AG/LU-40/Action Item AG/LU 40.1- We support considering amendments to allow additional commercial, residential and mixed uses in the Spanish Flat, Moskowitz Corners and southern Pope Creek areas that are complementary to recreation activities at Lake Berryessa. 166-5P

Page 50 through 56 – Angwin – NorBAR has the following thoughts and comments regarding general plan policies related to Angwin:

- Current Angwin residents and businesses must have a significant role in the land use discussion. 166-6P
- NorBAR believes that Pacific Union College is an asset. It is an integral part of Angwin and Napa County – how do various proposed general plan policies impact the long range planning of Pacific Union College?
- NorBAR wants the Angwin airport to thrive and survive. From a policy perspective, how do we sustain and improve the airport?
- In evaluating various growth scenarios for Angwin, which need a Measure J vote and which proposed scenarios do not? Do we need a Measure J vote to accomplish the policy goals and objectives?
- Road and traffic issues need to be considered with any long term Angwin land use strategy.
- The General Plan process is a wonderful and necessary opportunity to “ground truth” – to match current land use with the appropriate land use designation. There are very few opportunities to make general plan changes; where appropriate in Angwin, this opportunity should be used.

Page 63 Policy AG/LU -68 and 69 - We strongly support the policy language as it will allow the extension of public sewer service and the extension of recycled water to the Coombsville area. 166-7P

Further, NorBAR advocates the creation of an additional policy that would “explore the expansion of both public sewer and public water for the Coombsville area.”

Page 69 through 71 – Lake Berryessa Policies – NorBAR advocates the creation of an additional policy which affirms the County's commitment to the sewer district and maintaining/improving sewer service to Berryessa Highlands, Circle Oaks, Berryessa Pines and Berryessa Estates. 166-8P

Page Three
June 17, 2007
NorBAR

Page 73 Policy Ag/LU 87 – NorBAR supports the policy outlining the limitations to residential development within the Silverado area.	166-9P
Page 73 Policy Ag/LU – 88 – We support the policy which would allow the use of recycled water in the Silverado area.	166-10P
Page 93 Policy Ag/LU – 116 - This policy needs to be consistent with Policy Ag/LU – 128. Both day care centers and public/private schools (currently within the County but in the ultimate RUL) should be allowed inside the RUL.	166-11P
Page 94 through 106 – Measure A/Growth Management - We understand the need to include and reference Measure A in the General Plan. However, we strongly suggest that Measure A implementation policies NOT be included in the General Plan text. The implementation policies should be retained in ordinance language and should be allowed to change without a general plan amendment.	166-12P
Page 106 Policy Ag/LU – 120 – NorBAR is supportive of allowing the Board of Supervisors in limited situations, to exceed the annual building permit limits for certain multi-family projects. The thresholds articulated in this Policy are significant and most proposed projects would not meet the policy requirements. It is important to provide the Board of Supervisors limited authority to approve projects that meet the threshold tests and provide significant affordable housing for Napa County.	166-13P
Page 108 – Rural Urban Limit (RUL) and Sphere of Influence – NorBAR would like the County to consider the creation of an additional policy which would allow schools and urban recreational parks to be located in the sphere of influence and/or adjacent to the RUL, if public services can be obtained. If supportive, the County might want to limit this policy to specific jurisdictions and places in the County.	166-14P
Page 131 – Policy CIR-2.7/Action Item CIR – 2.7.1 – Countywide traffic impact fee – While NorBAR understands the mechanism, NorBAR is concerned about the implementation of such an impact fee. The concept will demand much community discussion and involvement. We suggest that the Action Item CIR – 2.7.1 be amended to indicate consideration rather than implementation of such a fee program.	166-15P
Page 153 – Policy CC-7 – We support designation by Resolution or by Ordinance the scenic roadways that will be subject to the Viewshed Protection Program.	166-16P

3.0 COMMENTS AND RESPONSES TO COMMENTS

Page Four
June 17, 2007
NorBAR

Page 194 – Policy CON – 17 through 19 – Stream Setbacks – NorBAR applauds the policy emphasis on existing stream setback regulations and supports the emphasis on education and incentives. | 166-17P

Page 204 – Policy CON – 37 – We strongly support any effort to develop the use of recycled water. | 166-18P

Page 204 – Policy CON-39 – NorBAR does NOT support this policy in its current form. We are concerned about the impact of the proposed triggers – gross square footage or an irrigated landscape area greater than "X." Who would be required to participate? We also believe that the general plan policy emphasis should be on the development of recycled water, rather than requiring business to dual plumb when recycled water is not currently available. | 166-19P

Page 207 – Policy CON-51 – Particulate Emissions – NorBAR supports this policy that emphasizes education regarding particulate matter and emissions. | 166-20P

Page 210 – Policy CON-55 – NorBAR supports establishing incentives for renewable and alternative energy resources. | 166-21P

Page 260 – Policy ROS-22 – Recreational opportunities – As this policy outlines where urban recreation opportunities should be considered for County residents, the County might wish to consider lands in urban spheres for this purpose. | 166-22P

The Napa Chapter of NorBAR wishes to thank the County for the opportunity to comment on the Napa General Plan and looks forward to providing additional comments as this plan moves through the hearing process.

Sincerely,



FRANK TROZZO
President
Napa Chapter



MICHAEL STRONG
Chair
Napa Local Governmental
Relations Committee

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 166: FRANK TROZZO AND MICHAEL STRONG, NORTH BAY ASSOCIATION OF REALTORS, NAPA CHAPTER, JUNE 17, 2007

Response 166-1 P. Commenter provides a description of the North Bay Association of Realtors (NorBAR). The commenter appreciates outreach efforts by County Planning staff. The County appreciates the input regarding the General Plan process.

Response 166-2 P. Commenter notes support for Policy Ag/LU-28 and supports strategies to address long-term housing needs in Napa County. The County appreciates the input regarding this policy (now PolicyAg/LU-30).

Response 166-3 P. Commenter notes support for designating the Syar/Boca and Napa Pipe properties as transitional land use zoning and notes that the proposed land use designation doesn't lock the land into a particular future land use. In response to the majority of comments received regarding the use of "transitional" designation for these properties, the County has replaced the term "transitional" with "study area" although the net effect of this change is simply to require the additional studies referred to by the commenter and allow for continued industrial use until studies are completed and another General Plan amendment is processed.

Response 166-4 P. Commenter requests revision of Policy Ag/LU-37 to eliminate the phrase "no other suitable industrial land is available" and replace with "other suitable industrial land is not readily available." In response to comments received regarding the Hess Vineyards, the Revised Draft General Plan Update now proposes to re-designate this site as Agriculture, Watershed and Open Space (AWOS), consistent with its existing use and zoning.

Response 166-5 P. Commenter supports suggested amendments (Action Item AG/LU 40.1) to allow additional commercial, residential, and mixed use in Spanish Flat, Moskowite Corners, and southern Pope Creek that are complementary to recreation activities at Lake Berryessa. This action item (now Action Item Ag/LU-43.1) is retained in the revised Agricultural Preservation and Land Use Element.

Response 166-6 P. Commenter provides six general comments and questions regarding the proposed General Plan Update's consideration and requirements for Angwin. The commenter is referred to changes to the Agricultural Preservation and Land Use Element, which have attempted to address these comments and others by suggesting a new map and list of policies for Angwin. (See p. 43 et seq. of the Revised Draft General Plan Update.)

Response 166-7 P. Commenter asserts support for Policy Ag/LU-68 and -69, as the policy language will allow the extension of sewer service to the Coombsville area. Commenter further requests that a policy be provided to "explore the expansion of both public sewer and public water for the Coombsville area." The commenter is referred to changes to Policy AG/LU-73 in the Agricultural Preservation and Land Use Element. Also see Policy Ag/LU-92 about the Silverado area.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response 166-8 P.* Commenter suggests an additional Lake Berryessa policy that affirms the County's commitment to the sewer district and maintaining/improving sewer service to Berryessa Highlands, Circle Oaks, Berryessa Pines, and Berryessa Estates. County staff has declined to include the suggested policy given the sewer districts with jurisdiction in these areas.
- Response 166-9 P.* Commenter supports Policy Ag/LU-87, as it places limitations to residential development in the Silverado area. The County appreciates the input regarding the General Plan process.
- Response 166-10 P.* Commenter supports Policy Ag/LU-88, about the use of recycled water in the Silverado area. The County appreciates the input regarding the General Plan process.
- Response 166-11 P.* Commenter notes that Policy Ag/LU-116 should be consistent with Ag/LU-128. Commenter further notes both day care centers and public/private schools should be allowed inside the RUL. County staff believes that the cited policies are sufficiently consistent, particularly when considered together with school siting criteria in Policy Ag/LU-123.
- Response 166-12 P.* Commenter suggests not including Measure A implementation policies in the proposed General Plan Update. The commenter also suggests that the implementation policies should be retained in the ordinance and should be allowed to change without a General Plan amendment. A number of comments received by the County provided the opposing viewpoint, and County staff has elected to retain the growth management system within the General Plan Update (Policy Ag/LU-119) since it is present in the current General Plan (Growth Management Element).
- Response 166-13 P.* Commenter asserts support for Policy Ag/LU-120 and provides the reasons for supporting the policy. The vast majority of comments received by the County on this issue provided the opposing viewpoint, and the County decided to delete this policy so that any projects proposing development in excess of the 1% growth limit will require a General Plan amendment. (This is procedurally similar to Ag/LU-120 as originally crafted, but highlights the seriousness of the issue by requiring a General Plan amendment rather than some other approval action by the Board.)
- Response 166-14 P.* Commenter suggests including an additional policy to allow schools and urban recreational parks to be included in the sphere of influence or adjacent to the RUL, if public services can be obtained. The commenter also notes that the County could limit this policy to specific jurisdictions and locations within the County. County staff believes that the Agricultural Preservation and Land Use element provides a policy framework that would allow for recreational and school uses adjacent to cities if appropriate.
- Response 166-15 P.* Commenter suggests modification of Action Item CIR-2.7.1 to consideration of a traffic impact fee, not necessarily implementation of a fee. The commenter further suggests the county-wide traffic impact fee requires community discussion and involvement. County staff agrees that development and implementation of a fee program like the one envisioned by Action Item CIR-19.1 will require substantial community

3.0 COMMENTS AND RESPONSES TO COMMENTS

discussion and involvement. This action time calls for coordination with NCTPA and would obviously require agreement among affected jurisdictions.

Response 166-16 P. Commenter asserts support for Policy CC-7. The majority of comments received on the viewshed issues expressed an opposing viewpoint, and the County has revised the Community Character Element to include a map of the designated roadways.

Response 166-17 P. Commenter asserts support for Policies CON-17 through -19. The County appreciates the input regarding the General Plan process and the support for retaining existing stream setbacks (now Policy CON-27).

Response 166-18 P. Commenter asserts support for Policy CON-37. The County appreciates the input regarding the General Plan process and the support for policies regarding recycled water (now Policy CON-61 and -62).

Response 166-19 P. Commenter notes that NorBAR does not support Policy CON-39 as presented in the proposed General Plan Update. Commenter questions what parties would be required to participate in such a system. Commenter requests that the General Plan emphasize the development of recycled water rather than the installation of infrastructure without service. The commenter is referred to Policy CON-62(c), which would require new developments to use recycled water for landscape irrigation where that recycled water is available.

Response 166-20 P. Commenter supports Policy CON-51. The County appreciates the input regarding the General Plan process and the support for policies related to education about particulate emissions.

Response 166-21 P. Commenter supports Policy CON-55. The County appreciates the input regarding the General Plan process and the support for renewable energy policies. (These are now located within the last subsection of the Conservation Element.)

Response 166-22 P. Commenter requests that the County consider lands within urban spheres for the placement of recreational uses when implementing Policy ROS-22. The text of Policy ROS-22 specifically calls out the consideration of more developed, non-agricultural areas for consideration as recreation areas, consistent with the request by the commenter.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 167



RECEIVED

JUN 15 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

June 11, 2007

Mr. Patrick Lowe
Napa County Office of Conservation, Development and Planning
1195 Third Street, Suite 201
Napa, CA 94559

Dear Patrick:

The Hess Collection is a family owned winery that has been growing grapes and making wine in the Napa Valley since 1978. We are committed to agriculture and we own all of our Napa Valley vineyards.

I am writing regarding our 230 acre Hess vineyard bordering the east side of Highway 29, north of the city of American Canyon and diagonally across from Green Island Industrial Park.

This vineyard is planted entirely to Chardonnay and supplies the grapes for our single-vineyard Chardonnay – Hess Su’skol Vineyard Estate Grown Chardonnay. This wine is one of the cornerstones of our Napa program and sales have been growing in double digits. The draft review states that our vineyard is zoned agricultural, but is reserved for industrial use to meet the county’s long term needs for industrial space if no other suitable industrial land is available. We fully support this position.

167-1P

Since our Su’skol Chardonnay is so successful and is totally dependent on this one vineyard, we fully intend to keep this land in vineyards. However, if it becomes necessary to convert this parcel to industrial use, we feel that the current designation simplifies this conversion as it would not require a vote of the public under Measure J.

As I stated before, we want to be good stewards of the land and would like to permanently maintain this land in vineyard. In fact, we are currently replanting some of the acreage and installing expensive drainage lines. However, there are two factors that would necessitate a change in use.

- 1) It appears that there will eventually be an extension of South Kelly Road that would pass through our property. Depending on where the road went and how much land it took, it would not be economically feasible or practical to continue to farm the property.

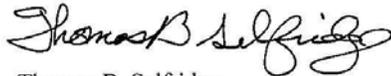
167-2P

The Hess Collection Winery
4411 Redwood Road • P.O. Box 4140 Napa, California 94558 • Telephone (707) 255-1144 • Facsimile (707) 253-1682

2) We recognize the need for the Napa Valley to have an industrial base to support our wine industry, and the area near our vineyard is where this growth is meant to occur. It appears to us that this growth will eventually get to the point where it becomes necessary to rezone our vineyard to industrial use. | 167-3P

To sum up, we fully support Policy Ag/LU-37 in the public review draft of the Agricultural Preservation and Land Use proposal of February 16, 2007. | 167-4P

Sincerely,



Thomas B. Selfridge
President

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 167: THOMAS SELFRIDGE, THE HESS COLLECTION, JUNE 11, 2007

Response 167-1 P: The commenter asserts strong support for the designation of the Hess vineyard as agriculture whiles reserved for industrial land if necessary, as currently proposed under the proposed General Plan Update. The County appreciates the input regarding the General Plan process and based on a multitude of comments received on this issue has proposed re-designating the Hess Vineyard as Agriculture, Watershed and Open Space (AWOS). See Policy Ag/LU-40 in the Revised Draft General Plan Update.

Response 167-2 P: The commenter notes that the extension of South Kelly Road would extend through the Hess vineyard, and the commenter states that the extension of the road could make it infeasible to continue farming the property. The County appreciates the input and has crafted Policy Ag/LU-40 accordingly.

Response 167-3 P: The commenter notes the need for Napa County to have an industrial base to support the wine industry and states that it will eventually be necessary to rezone the vineyard to industrial use. Please see Response 167-1, above.

Response 167-4 P: The commenter supports Policy Ag/LU-37. Please see Response 167-1, above.

Letter 168



**NAPA COUNTY
BICYCLE COALITION**

To Make Bicycling in Napa County Safe, Convenient, and Pleasant

1016 Fabiola Drive, Napa, CA 94558
707-224-6923
NBC@eaglecyclingclub.org

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

6-12-07
Napa County General Plan Steering Committee
1195 Third Street
Napa, CA 94559

RE: Comments on the General Plan

The Napa County Bicycle Coalition would like to thank the members of the steering committee for their efforts to shape the future of our county. We do find The Circulation Element lacking in addressing the needs of cyclists and pedestrians. The plan seems slanted in a way that only automobile traffic is traffic. We also find that the plan does not address alternatives to cars as a viable part of our future. And we find that the plan does not mitigate the level of service (LOS) failures built into the plan. Our concerns are as follows:

168-1P

Circulation

Policy CIR-2-3

- This list of build out projects does not include a single bike project. The Napa County Bike Plan and The South County Bike Plan should be incorporated into the list of projects. The one mention of a bicycle facility is "room for a Class II bike lane" on Jameson Canyon Road. Room for a bike lane does not include a bike lane and shows disregard for the needs cyclists. This very dangerous road is the only link for a bicycle commuter to Fairfield.
- The Department of Transportation, Caltrans and the MTC are using complete streets or routine accommodation language in their design guidance. It is time for the County of Napa to adopt a definition of routine accommodation into the definitions and apply it as a goal in the general plan.

168-2P

Policy Goal 3:

- This entire section does not have wording sufficient to create a guiding light for our county. Terms such as "increase the attractiveness" (Policy CIR -3-2) of energy efficient forms of transportation are too vague to be in a planning document.

168-3P

Policy CIR-3-6

- "Encourage tourists to take public transit" is a nice statement but adding tourist buses, winery shuttles, express buses and bus lanes through congested areas is what gets tourists out of their cars.

168-4P

Policy CIR-3-7, 3-8, 3-9:

- All have the term "should". Should is not good planning documentation because the meaning is vague, "shall" is the term used in the automobile sections of the circulation plan.

168-5P

Steering Committee Lou Penning, Chair; Sandy Houck, Vice Chair; Joel King, Secretary; Terry Tracy, Facilities Committee; Bob Hillhouse, Membership Committee

3.0 COMMENTS AND RESPONSES TO COMMENTS

Objective CIR-3.1

- The number of bicycle lanes installed is not an indicator of success for a bicycle network. A more meaningful measure is number of bicycle trips taken. The plan and EIR contains historical bike trips and current trips, yet the text addresses X as a number of bike lane miles to build. A meaningful plan would have a goal of 12% for the number of bicycle commuter trips (it was 8% in 1980).

168-6P

Recreation

- There is some confusion over the use of bicycles as recreation and as a part of routine traffic flow. Recreational trails are referred to as multi use and often do not benefit cyclists who need a direct route to their work or school. The sight lines are not good; there are a lot of dog walkers, skateboarders and families with small children who do not fit with the safety needs of a bicycle commuter. The document recognizes bicycle trails as one of the largest recreational needs in the county. However there is no further mention of recreational paved bicycle trails. The South County Plan and The Napa County Bike Plan describe and map bike trails in the county. Those plans need to be referenced in the Recreation Element of the General Plan.

168-7P

The goal of an effective circulation system is to benefit all users of the transit system: school children, the elderly, the disabled and people who choose not to drive or have no license. These users of the system need a General Plan that addresses their needs and helps them reduce their car trips. Please incorporate routine accommodation to the General Plan.

168-8P

Sincerely


Louis M Penning
Chair

cc;
Napa County Board of Supervisors
NCTPA

LETTER 168: LOUIS M. PENNING, NAPA COUNTY BICYCLE COALITION, JUNE 12, 2007

Response 168-1 P: The commenter notes that the Bicycle Coalition finds the Circulation Element lacking in addressing the needs of cyclists and pedestrians toward providing alternatives to cars. The commenter also states that the proposed General Plan Update does not mitigate the LOS failures built into the Plan. The commenter includes specific comments to this end, as responded to below.

Response 168-2 P: Commenter notes the lack of bicycle serving projects under Policy CIR-2.3 and requests that the policy include the Napa County Bike Plan and the South County Bike Plan in the list of projects. Commenter further requests County to include "routine accommodation" language into the County's design guidelines, as Caltrans and the MTC have done previously.

Subsequent to the release of the proposed General Plan Update and the Draft EIR, modification has been made under Circulation Goal 3 to require the implementation of the Napa Countywide Bicycle Plan. Additionally, language has been added under Circulation Goal 3 providing a definition of "routine accommodation" and a requirement that the needs of pedestrians and bicyclists be included in all roadway construction and renovation projects.

Response 168-3 P: Commenter states the language under Circulation Goal 3 is insufficient and exceedingly vague. Commenter asserts that such language will not be effective. The commenter is referred to changes to the Circulation Element.

Response 168-4 P: Commenter states that while Policy CIR-3.6 provides a nice statement, providing tourist buses, winery shuttles, express buses, and bus lanes through congested areas is more effective incentive for tourists to use alternative transportation. Subsequent to the release of the proposed General Plan Update and the Draft EIR, modification has been made under Circulation Goal 3 to provide for increased use of public transit through a variety of means, including promoting transit-oriented development and the use of transit by visitors to Napa County.

Response 168-5 P: Commenter requests the word "should" be replaced with "shall" in Policies CIR-3.7 through -3.9. Modification to policies under Circulation Goal 3 has been made subsequent to the release of the proposed General Plan Update to this effect.

Response 168-6 P: Commenter asserts that the number of bicycle lanes is not an indicator of success for a bicycle network. The commenter suggests the use of bicycle trips taken as an effective indicator. Commenter requests that Objective CIR-3.1 include a goal of increasing the number of bicycle commuter trips to 12 percent. Subsequent to the release of the proposed General Plan Update and Draft EIR, further modification has been made to the General Plan under Circulation Goal 3 to increase the percentage of trips by bicycle, walking, transit and/or carpool. However, the County notes that the commenter's suggestion to increase the number of commutes by 12 percent would triple the current share of trips made by bicycles in Napa County (4.1% in 2005, including trips made by walking) to a level more than four times the average for the United States

3.0 COMMENTS AND RESPONSES TO COMMENTS

(approximately 2-3%). The County also notes that the proposed language changes take into account the County's development pattern, the distances between cities and other developed areas, the aging population (which generally walks and bikes less than younger populations), and the financial ability of the County to develop new bicycle and pedestrian facilities. The County and the Napa County Transportation and Planning Agency will have the opportunity over time to review progress toward the objective and, if warranted, suggest a higher proposed share of bicycle/pedestrian trips.

Response 168-7 P: The commenter notes that there needs to be further mention of paved bicycle trails in the Recreation and Open Space Element. The commenter suggests incorporating the Napa County Bike Plan and the South County Bike Plan bike trail maps and plans into the Recreation Element of the General Plan update. Subsequent to the releases of the proposed General Plan Update and the Draft EIR, further modification has been made to the General Plan under Circulation Goal 3 to address the County's commitment to the Napa Countywide Bicycle Plan, which provides for a variety of bicycle travel options.

Response 168-8 P: The commenter notes that an effective circulation system a benefit to all users of the transit system: children, the elderly and disabled, and those people who choose not to drive or have no license. The commenter requests that the General Plan address their needs and help reduce car trips. Subsequent to the releases of the proposed General Plan Update and Draft EIR, further modification has been made to the General Plan under Circulation Goal 3 to provide for the needs of pedestrians and bicyclists and, where possible, accommodate those needs in all roadway construction and renovation projects.

Letter 169

**NAPA VALLEY CHAPTER
CALIFORNIA NATIVE PLANT SOCIETY**

2201 IMOLA AVENUE • NAPA, CA 94559-3600 • 707-253-2665



June 12, 2007

Napa County Department of Conservation, Development and Planning
1195 Third Street, Suite 210
Napa, CA 94559

RECEIVED

JUN 14 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: Draft General Plan Update; April, 2007.

Thanks for providing the California Native Plant Society with the opportunity to comment on this very important planning document. It is the primary goal of the CNPS to help preserve the native flora of the state. This goal is tantamount in the preservation of functioning ecological systems of which mankind is an integral part. As individuals we may play our own part in supporting the preservation of national parks and National forests but it is essential that collectively we play a part in protecting the environment we live in. It is the area that we are most familiar with and understand the best. It is the hope of CNPS that the county planners appreciate that our focus in local flora can help guide the county in managing a sustainable natural environment. Over the last 150 years planners have focused largely on providing infrastructure and services to the population. It is time to effect greater balance between land development and environmental protection. It is just as important as balancing population growth with water availability although more difficult to quantify.

169-1E

We submit the following specific comments for your review:

4.5-1 There should be a short paragraph opening this section stating the rationale for preserving biological resources, i.e. a functional environment is essential for preserving clear air and water, and sustains all life.

169-2E

Local Setting – 3rd paragraph should include a short discussion of geologic/edaphic complexity as a significant contributor to high plant and animal biodiversity in Napa County.

169-3E

4.5-2 2nd paragraph – An updated estimate of native taxa based on the most recent data compiled for the Flora of Napa County (Ruygt, unpublished) includes 1202 entries.

169-4E

3rd paragraph – Salt Marsh Harvest Mouse is a rare species of salt marsh habitat.

169-5E

4th paragraph – Major plant communities should include Mixed Hardwood-Conifer Forests. At the end of the paragraph, urban/suburban uses area is misstated; it encompasses 50.3 sq. miles according to Watershed Task Force documents, equivalent to 6.3% of the county.

169-6E

DEDICATED TO THE PRESERVATION OF THE NATIVE FLORA OF NAPA COUNTY

3.0 COMMENTS AND RESPONSES TO COMMENTS

4.5-5	Chaparral/ Scrub – Include statement about this veg type supporting the highest level of plant species of any type in county including about 50% of sensitive plant species.	169-7E
4.5-6	Riparian Woodland and Forest - Description should stress importance of riparian communities as wildlife corridors for birds and mammals, particularly in fragmented ecosystems. These ecosystems are predominate in Napa Valley and other valleys. Riparian systems were historically highly productive habitats and supported Native American cultures. Coniferous Forest – Utilize second growth to identify the rare vegetation type. Old growth suggests forest that has never been cut. Aquatic – Stress importance of this vegetation type as sequestering winter runoff and hereby controlling stream erosion.	169-8E
4.5-7	2 nd paragraph - Vernal Pools occur in Napa Valley, Pope Valley and on the Napa Range and include annual species adapted to periodic inundation.	169-9E
	6 th paragraph – Even though included in the title of this section, there is no discussion of springs, and the part they play in sustaining streamflow above and below the bed surface.	169-10E
4.5-8	First paragraph – If vineyards occupy the majority of the counties cropland, please state an estimated acreage as you state for other crops and disclose percent of county total area as you have done for other land cover classes.	169-11E
	<u>Rock Outcrop</u> – These should be treated as a biological communities. This report identifies that there are 13 oak woodland types. Rock outcrops plant communities are more dependant on the substrate that they occur on than they are on the surrounding vegetation types. There are very important communities for sensitive plant species and therefore justify recognition. Also note that rock outcrop communities of less than 1 hectare in size were not mapped.	169-12E
	<u>Sensitive Natural Communities</u> - Could you please include these in a table with the identified acreages and county percentages to put rarity into perspective. If acreages are unknown, include an estimate such as less than 100 acres and/or < 0.01 percent.	169-13E
4.5-11	– Biotic Communities of Limited Distribution – Valley Oak Alliance should be included here (3,237 acres). Please include amount of mapped acreages for each type and the percentages for each. Also state that these are estimates determined by ICE (2003) and that only a fraction have been ground truthed.	169-14E
	Special Status Species – Last bullet point - The “local rare” list was developed in the 1980’s and 1990’s and has not been reviewed by county planners in recent years. It is in need of updating and “local rare” criteria needs to be established.	169-15E

4.5-15 - Special Status Plants - I am aware that there may have been a conscious choice to exclude some of the special status species designated by the California Native plant Society. These species should be discussed here in a separate table or in an appendix including rationale for exclusion. Despite the exclusion, they should be included in the planning process where significant populations are identified in the field. The following species were not identified in Table 4.5-1:

Allium fimbriatum var. purdyi
 Antirrhinum virga
 Arabis modesta
 Arabis oregana
 Astragalus breweri
 Astragalus clevelandii
 Calamagrostis ophitidis
 Calandrinia breweri
 Calycadenia micrantha
 Calyptidium quadripetalum
 Ceanothus foliosus var. vineatus
 Colomia diversifolia
 Cordylanthus tenuis ssp. brunneus
 Delphinium uliginosum
 Eleocharis parvula
 Erigeron bioletti
 Fritillaria purdyi
 Gilia sinistra ssp. pinnatisecta
 Harmonia nutans
 Helianthus exilis
 Hesperis matronalis
 Iris longipetala
 Lasthenia burkei
 Limnanthes floccosa ssp. floccosa
 Linanthus latisectus
 Lomatium repostum
 Malacothamnus helleri
 Micropus amphibolus
 Mimulus nudatus
 Monardella viridis ssp. viridis
 Navarretia heterandra
 Navarretia jepsoni
 Navarretia subuligera
 Orobanche valida ssp. howellii
 Packera clevelandii ssp. clevelandii
 Pityopus californicus
 Ribes victoris

169-16E

Paragraph 2 – There are 8 species identified as federally endangered. *Lasthenia burkei* was identified as historically occurring in Napa County based on recent discovery of a herbarium collection from Calistoga dated 1924.

169-17E

3.0 COMMENTS AND RESPONSES TO COMMENTS

Paragraph 3 – This states there are 55 documented occurrences of 2089 rare plants. This cannot be correct because there is at least one documented occurrence of each of the 81 species tracked by CNDDDB. This does not agree with data in Figure 4.5-5.

169-18E

Corrections and Updates to Table 4.5-1:

Amsinckia lunaris – Add Napa Quad to known locations.

Astragalus claranus – Correct spelling “claranus”. Add Calistoga Quad for known locations.

Calochortus uniflorus – Add Aetna Springs Quad to known locations.

Castilleja ambigua ssp. *ambigua* – This species is locally rare. Occurs on Cuttings Wharf, Yountville Quads at elevation 1-1540 ft.

Cryptantha clevelandii ssp. *dissita* - Correct spelling is Capell Valley Quad. Note this mis-spelling appears in other locations.

Equisetum palustre – One record in Jericho Valley Quad; may occur elsewhere.

Erigeron angustatus – Add Mt. George Quad to known locations.

Eriogonum umbellatum bahiiforme – North Napa Range only (north-central county) in Detert Reservoir Quad. Does not occur in eastern county.

169-19E

Erythronium helenae – Add Calistoga and Aetna Springs Quad to known locations.

Hesperolinon bicarpellatum – many locations should be referred to *H. serpentinum*. All locations outside of Aetna Springs, Walter Springs Quads are suspect.

Lasthenia burkei – Add data in all fields. Historic collection in Calistoga Quad.

Lasthenia conjugens – Historic locally in north Napa Quad.

Lessingia hololeuca – Add Calistoga Quad to known locations.

Linanthus acicularis – Add Napa and Mt. George Quads to known locations.

Lomatium hooveri – Given full species status; occurs in northeast Napa County only.

Lupinus sericatus – Add volcanic to soil affinities.

Navarretia leucocephala ssp. *bakeri* – Add Calistoga Quad to locations (historic)

Perideridia gairdneri ssp. gairdneri – Add Calistoga, St. Helena, Capell Valley and Yountville Quads to known locations.	
Pogogyne douglasii – Change known localities to Calistoga, St. Helena, Rutherford, Aetna Springs, Walter Springs and Knoxville Quads.	
Ranunculus lobbii – Change known localities to Napa Valley, Pope Valley.	169-19E
Sidalcea oregana ssp. hydrophila – St. Helena Quad only for known location.	cont'd.
Trichostema sp. published as Trichostema ruygtii in 2006 – Lake, Napa Counties. 90-2000 ft. Napa, Mt. George, Yountville, Capell Valley, St. Helena Quads.	
Triteleia lugens – Occurs throughout county; populations highly localized.	
4.5-28 First paragraph - Examples of species that were probably more common historically are: showy Indian clover (Trifolium amoenum), Contra Costa goldfields (Lasthenia conjugens), Baker’s Navarretia (Navarretia leucocephala ssp. bakeri) and dwarf downingia (Downingia pusilla). The examples used in the narrative have probably not changed much in distribution, occurring in remote or serpentine soils.	169-20E
Add to this section – A discussion of exotics species competing with native species. Changes in land use from grazing to more intensive agriculture and use of herbicides have promoted increased encroachment of invasive plant species. Roadways and roadside management in particular are avenues of rapid pest plant invasions.	169-21E
Add to this section – A discussion of exclusion fencing that prevents wildlife interaction with native plant communities. Long term impacts are unknown at this point but are expected to be negative. Herbivores are essential for seed dispersal thus supporting biodiversity. Fencing along migration corridors may have a significant impact on wildlife and plant distribution in the future without proper planning.	169-22E
4.5-42 – Section 18.108.025 General provisions, Intermittent/ Perennial Streams. Second bullet point – We recommend clarifying the statement to read “Any unmapped watercourse” which has a well defined channel.... There is no scientific basis for using the definition provided in this section. There is no government agency that recognizes this random definition. Particularly where there is rocky terrain, there are perennial streams in this county that do not fit the requirements. There should be some discretion given to the project engineer and biologist to determine erosion control values and biological importance of a stream on a site specific basis.	169-23E
- Section 18.108.027 Sensitive Domestic Water Supply. 1. This provision should be clarified to insure preservation of 40 % of herbaceous plant communities. Habitats that	169-24E

3.0 COMMENTS AND RESPONSES TO COMMENTS

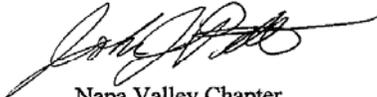
support native grassland plants and animals are perhaps the most threatened in Napa County. 2. The rainfall season in Napa County does not taper off until late April; in fact on average April is wetter than October. Over 11 inches of rain was once recorded in April and over 6 inches fell in April 2006. Runoff of recent disturbed lands in a wet April scenario poses a serious threat to riparian communities.	169-24E cont'd.
4.5-43 -Section 18.108.070 Erosion Hazard Areas – Use Requirements – This segment of the code does not ensure that projects don't have an adverse effect on rare plants that occur on slopes of less than 5 %. Four of the eight species that are listed as Endangered by the federal government occur only on slopes of less than 5 %.	169-25E
Section 18.108.135 – Third bullet point has an incomplete statement.	169-26E
4.5-45 Clarify permitted on first line of page. Is this an approved county permit that is referred to? Allowing structures to within ten feet of top of bank is inadequate. Clarify type of structures allowed in riparian zones.	169-27E
4.5.3 Impacts and Mitigation Measures – Standards of Significance b) This general plan update will continue to permit significant destruction of riparian systems by upholding the current definition of streams. As further destruction of capillary streams continues, erosive forces in secondary streams will increase and natural nutrient flow from vegetative and woody organic debris will decline.	169-28E
4.5-49 Table 4.5-3 This table does not agree with earlier statements on page 4.5-8. Mixed Willow Woodland, Salt Marsh, Serpentine Grassland and Serpentine Chaparral are listed as sensitive communities and as priorities for conservation. They are inappropriate for vineyard development due to adverse soil and water conditions.	169-29E
Table 4.5-4 Under Scenario 3 and 4 you have 5,044 and 4,578 acres of Douglas Fir/Redwood Forest to be developed. ICE data estimated only 2,878 acres of this vegetation type in the county. This type occurs on about 0.75 % of the county and should be monitored to avoid over-development.	169-30E
4.5-50 Table 4.5-4 Freshwater Marsh, Mixed Willow Woodland (Forest), Serpentine Grassland, and Serpentine Woodland are considered sensitive according to the list on page 4.5-8. Impacts to these vegetation communities should not be permitted. Additionally, Valley Oak Alliance should be considered sensitive, particularly in the Napa River watershed. ICE estimated 3,237 acres in the county or about 0.6%. Most of this occurs in east county where a high percentage of blue oak in the stands may have led to an overestimate of valley oak acreages. The average stand size is about ten acres according to ICE. Permitted development under Scenario 1 is excessive.	169-31E

<p>4.5-52 Table 4.5-5 Data in the table does not address the cumulative losses to the Land Cover Types. In the case of Saltgrass/Pickleweed, 60-80% of the type has already been lost. Considering that fact, a 4 % loss of the remaining cover is significant and should be avoided. A similar argument can be made for Upland Annual Grassland and Forbs although historic cover may be only crudely estimated.</p>		169-32E
<p>4.5- 53 Table 4.5-6 development of 7% Redwood forest, 22% of Douglas Fir/Ponderosa Pine, 9% of Upland Annual Grassland, and 24% of Carex-Juncus Wet Meadow Alliance should be considered significant losses and reduced.</p>		169-33E
<p>4.5-54 Table 4.5-6 Development of 9% of Riverine, Lacustrine and Tidal Mudflats and 6% of Tanbark oak should be considered significant losses and reduced.</p>		169-34E
<p>4.5-56 There should be some language in this section that recognizes that the list of known sensitive plant and animal species in the county is dynamic and because a species is not discussed in the text, it may be added to the county planning process as seen necessary.</p>		169-35E
<p>4.5-57 First bullet point – Expand description of setbacks already in place. This description is too vague. Second bullet point – Include the rationale that determined that 60% tree canopy is adequate to preserve our municipal water supplies from degradation. Site the scientific analysis that brought the county planners to this conclusion.</p>		169-36E
<p>Table 4.5-7 State and Federal Listed <i>Astragalus claranus</i> should not be included in any development scenario. There is less than 5 acres of habitat for this species in the county and it should be avoidable under all scenarios.</p>		169-37E
<p>4.5-59 Navarretia cotulifolia, Navarretia leucocephala ssp. bakeri, Trifolium depuaperatum ssp. hydrophilum and Viburnum ellipticum are not included in the analysis in Table 4.5-7 despite the threatened habitat they occur in. Streptanthus morrisonii should be excluded from the list because it occurs on steep unstable serpentine barrens, hardly a risk to agricultural or even residential development.</p>		169-38E
<p>4.5-62 MM 4.5.1a This measure should clarify that biological resource evaluation shall be conducted regardless of slope, thus including slopes < 5 %. This is essential to protect Poa napensis, Plagiobothrys strictus, Navarretia leucocephala ssp. bakeri, Navarretia leucocephala ssp. pauciflora, Lasthenia conjugens and others from extirpation.</p>		169-39E

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MM 4.5-1c This policy proposal should include a definition of what a noxious weed is and the threat they pose to natural environments.	169-40E
4.5-63 Valley Oak Alliance should be added to the list of significant losses expected under planning scenarios.	169-41E
4.5-65 MM 4.5.2c The policy needs to allow discretion in identifying substantial streams based on vegetation, gradient, season of flow and not arbitrarily by depth and slope. This county is geologically diverse and diversity warrants site-specific analysis.	169-42E
4.5-66 Impact 4.5.3 Please provide narrative about plant dispersal, relating importance of animal mobility to plant dispersal.	169-43E

John Pitt, President



Napa Valley Chapter
California Native Plant Society

Jake Ruygt, Conservation



LETTER 169: JOHN PITT AND JAKE RUYGT, CALIFORNIA NATIVE PLANT SOCIETY, NAPA VALLEY CHAPTER, JUNE 12, 2007

Response 169-1 E: The commenter states that the primary goal of the California Native Plant Society (CNPS) is to help preserve the native flora of the state. The commenter provides further explanation on the importance of protecting the environment and the organization's intent to assist the County in achieving a sustainable natural environment through their involvement with local flora. The County appreciates CNPS's participation in the process. As expressed in the General Plan goals and policies, the County supports environmental protection and shares the organization's goals of achieving a sustainable natural environment.

Response 169-2 E: The commenter requests that additional information be added to the introduction of Section 4.5 providing a rationale for preserving biological resources.

The following revisions have been made to the opening paragraph, page 4.5-1 in Section 4.5:

- Biological resources are the essential building blocks to a functioning environment supporting essential processes necessary for sustaining life and preserving clean air and water. The Biological resources section provides background information on ~~sensitive~~ biological resources within Napa County, the regulations and programs that provide for their protection, and an assessment of the potential impacts to biological resources of implementing the Napa County General Plan Update. This section is based upon information presented in the Biological Resources Chapter of the Napa County Baseline Data Report (Napa County, BDR 2005). Additional information on the topics presented herein can be found in these documents. Both documents are incorporated into this section by reference.

Response 169-3 E: The commenter requests that the Local Setting presented in Section 4.5 include a discussion of how local geologic/edaphic condition contributes to the high plant and animal diversity in Napa County.

The following revisions have been made to page 4.5-1, paragraph 3:

- The County covers approximately 507,438 acres and has a high natural level of biodiversity relative to California as a whole (Napa County, BDR 2005). This high level of biodiversity is attributable to a combination of topographic diversity, the relatively wide range of elevations present, complex geologic and edaphic conditions, and the numerous microclimates found, thereby creating an unusually diverse array of habitats.

Response 169-4 E: The commenter provides new information on the number of plant taxa present in Napa County.

The following changes have been made on page 4.5-2:

3.0 COMMENTS AND RESPONSES TO COMMENTS

- The County is particularly diverse from the standpoint of plants. Napa County is an area of overlap for many species and unique ecotones at the limit of their ranges. Although the County as a whole comprises only 0.5% of California, it contains at least 1,102 native plant taxa, or 32% of the state's native flora (Thorne et al. 2004). Ruygt reports in the *Flora of Napa County* (unpublished) that as many as 1,202 plant species occur in Napa County. This floristic diversity is a function of the County's diverse topographic and geologic landscape, reaching from marshes at sea level to the peak of Mt. St Helena, as well as the County's large variations in climate conditions.

Response 169-5 E: The commenter states that the salt marsh harvest mouse is a rare species in salt marsh habitat.

The following revisions have been made on page 4.5-2:

- The County is also home to many wildlife species, including many rare, threatened and endangered species. Coniferous forests in the northwest part of the County support populations of the threatened Northern spotted owl (*Strix occidentalis caurina*). The County's baylands, at the mouth of the Napa River, are a component of the largest estuarine system on the west coast of North or South America—the San Francisco Bay-Delta—which supports a wealth of aquatic flora and fauna. The low-lying baylands of the County serve resident and migratory waterfowl and are home to the endangered California clapper rail (*Rallus longirostris obsoletus*). The salt marsh harvest mouse (*Reithrodontomys raviventris*) is a rare species (as well as a state and federally listed species) of the salt marsh habitat of the County. The County's rivers and streams provide habitat for many species of plants, invertebrates, and amphibians, including the threatened California red-legged frog (*Rana aurora draytonii*) and endangered California freshwater shrimp (*Syncaris pacifica*). Fisheries associated with streams and rivers are discussed separately in Section 4.6.

Response 169-6 E: The commenter states that a major plant community, Mixed Hardwood-Conifer, should be included in the discussion of major plant communities. The commenter also identifies that the areal extent of urban/suburban uses is 50.3 sq miles (6.3%) of the County according to Watershed Task Force documents. The Draft EIR equates the term "land cover type" to the term "plant community." Though land cover type is a class of plant community, the EIR has been revised as follows to be consistent with the BDR use of these terms:

- Major land cover types ~~plant communities~~ within the county include grassland, chaparral/scrub, oak woodland, riparian woodlands, coniferous forest, wetlands, open water, and agricultural cropland.

The nomenclature of land cover types and biotic communities identified in the Draft EIR is derived from the vegetation classification system forwarded in the Manual of California Vegetation (MCV) and referenced in the BDR. Mixed Hardwood Conifer corresponds to the Evergreen Oak Woodland biotic community of the MCV. This biotic community is a component of the Oak Woodland land cover type (please see Table 4.4 of the BDR). No further revision is necessary.

The Draft EIR states that approximately 2% of the unincorporated area of Napa County is in urban/suburban and rural residential uses. The conclusion is based upon the land cover map created by the University of California, Davis, Information Center for the Environment (ICE). The BDR identifies that approximately 5.6% of the total area of Napa County (unincorporated and incorporated) is in urban/suburban and rural residential uses. There is not sufficient detail in the comment to allow an evaluation of the data presented (i.e., names and locations of the referenced Watershed Task Force documents, consideration of unincorporated vs. incorporated). Therefore, the suggested revisions were not incorporated into the EIR.

Response 169-7 E: The commenter requests that the a statement be added to the Local Setting presented in Section 4.5 reflecting the diversity of plant life in the Chaparral/Scrub communities of the County.

Text on page 4.5-5 has been revised as follows:

- Chaparral/scrub is the second most common land cover/biotic community in the County, covering approximately 107,000 acres or 21% of the County (see **Figure 4.5-1**). This community is dominated by woody shrubs, with less than 10% cover of trees, and generally occurs in settings that are too hot, dry, rocky, and steep to support tree-dominated habitats. They occur especially on south and southwest-facing slopes. In addition, chaparral/scrub supports the highest plant species diversity of any land type in the County. Approximately 50% of the sensitive plant species in the County are associated with this land cover.

Response 169-8 E: The commenter requests that the description of Riparian Woodland and Forest should include a discussion of the importance of these communities as wildlife corridors. The commenter also states that the riparian corridors are predominant in Napa County, were historically productive habitats, and supported Native American cultures.

The following text revisions have been made on page 4.5-6:

- Valley oak woodlands are the most common riparian woodland type in the County, followed by Coast redwood-Douglas-fir/California bay forests. In addition to being important productive habitats, riparian woodlands and forests are also important movement corridors for many aquatic and upland wildlife species. In fragmented habitats, undeveloped riparian corridors may provide the best means for species movement between habitat patches.

The commenter also suggests the use of second growth to identify “the rare vegetation type” and states that old growth suggests the forest has not been cut.

The commenter’s intent is unclear. The referenced section of the Draft EIR describes the differing biotic communities in the County that are classified as coniferous forests and identifies that the DFG considers old growth Douglas-fir/Ponderosa Pine forest as a sensitive natural community. The term “old growth” has many definitions. Most current definitions are

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based upon stand characteristics and not stand history per se. The California Department of Forestry defines “old growth” stands as stands where 70% or more of the countable trees are over 36 inches diameter at breast height and are more than 200 years old (CDF, California Forest Practice Rules, 2005).

Finally, the commenter requests that the description of aquatic land cover stress the importance of the community for sequestering winter runoff and controlling stream erosion.

The functions of aquatic features in flood attenuation and erosion control are discussed in Section 4.11, Hydrology and Water Quality.

Response 169-9 E:

The commenter states that vernal pools occur in Napa Valley, Pope Valley, and on the Napa Range and include annual species adapted to periodic inundation.

The information provided in the comment is consistent with information provided in the BDR. The following text has been inserted where indicated on page 4.5-7:

- Vernal pools are a subset of freshwater wetlands. As identified in the BDR, the County’s mapped vernal pools are principally located in Pope Valley, the Eastern Mountains, and on the Napa Valley floor (Napa County, BDR 2005). Vernal pools support a distinctive community of short-lived annual native plants adapted to the annual cycle of flooding and desiccation (Napa County, BDR 2005).

Response 169-10 E:

The commenter identifies that springs and spring functions are not discussed in the Aquatic section.

The following addition has been made to the section:

- The County contains approximately 6,650 miles of stream channels, including ephemeral washes with a bed and bank but no riparian vegetation or feeder streams (see **Figure 4.5-2** for water features associated with the Napa River Watershed and **Figure 4.11-3** for hydrologic features of the entire County). Springs can be integrally connected to functioning streams, providing groundwater discharges essential in maintaining minimum flows.

Response 169-11 E:

The commenter requests that the estimated acreage of vineyards in the County be included under the Agricultural Cropland.

The following insert has been added:

- Agricultural cropland, including vineyard, walnut orchard, olive orchard, and hay, occupies over 64,000 (Napa County, BDR 2005, p.4-38) acres of the County (see **Figure 4.5-1**). Neither pasture, rangeland nor timberland is included in this total. Vineyards occupy over 90% of the County’s cropland, totaling over 40,000 acres in 2004 (Napa County Agricultural Commissioner 2005).

Response 169-12 E: The commenter states that rock outcrops should be considered a biological community and should be recognized for their importance to sensitive plant species. The commenter also recommends that the Draft EIR be revised to state that rock outcrop communities less than 1 hectare in size were not mapped.

As identified in the Draft EIR and supported in the BDR, rock outcrops are not identified as a separate biotic community because the species composition of rock outcrops vary depending on the surrounding biotic community (Draft EIR, p. 4.5-9), but are included as a component in many MCV Biotic Communities presented in Table 4-4 of the BDR. Page 4.5-9 of the Draft EIR acknowledges that rock outcrops provide important habitat for special-status wildlife and plant species (p. 4.5-9).

The following insert has been added to on page 4.5-2:

- Fifty-nine different natural and human-influenced biotic communities have been identified in the County. For planning and mapping purposes, the fifty-nine communities have been aggregated into eleven land cover types and are displayed in **Figure 4.5-1**. Please note that the areal extent of land covers presented below was derived from a land cover mapping methodology which employed a minimum mapping unit of 2.5 acres (1 ha). While this minimum mapping unit was applied to most vegetation types, smaller polygons, down to approximately 0.6 acres, were delineated for sensitive communities including seeps, riparian corridors, and other wetlands (Thorne et al. 2004). For more information on the land cover mapping, please see pages 4-9 and 4-10 of the BDR.

Response 169-13 E: The commenter requests that the Draft EIR include a table identifying the acreages and proportional distribution of sensitive natural communities present in the county, including a rough estimate of acreage for unmapped communities.

The commenter's requested information is readily available in the BDR. Table 4-5 of the BDR presents the areal extent and proportional distribution of sensitive biotic communities within the County's 13 evaluation areas (http://www.co.napa.ca.us/gov/departments/29000/bdr/pdfs/Ch04_BiologicalResources.pdf). Many of these communities could not be mapped utilizing the methodologies identified in the BDR due to many factors including lack of clear signatures on aerial photography, small patch size (less than 2.5 acres), community delineation can only be ascertained during field evaluation, etc. To provide an estimate of the unmapped resources would be speculative.

Response 169-14 E: The commenter states the Valley Oak Alliance should be included as a Biotic Community of Limited Distribution and requests acreages for each Biotic Community of Limited Distribution be provided in the Draft EIR. The commenter also states that a note should be provided in the Draft EIR that the acreages are estimates and only a fraction have been ground truthed.

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As identified on page 4.5-12 of the Draft EIR, a Biotic Community of Limited Distribution is a classification for communities with less than a 500-acre distribution in the County. This classification was established in the BDR to focus regulatory protection on the rarest communities. The commenter does not provide an explanation to substantiate a change in the methodology or create an exception for Valley Oak Woodland which has a 3,237-acre distribution in the County.

Though the Valley Oak Alliance is not classified as a Biotic Community of Limited Distribution, the County recognizes the sensitivity of this resource and other oak resources in Impact 4.5.2 of the Draft EIR and has provided many policies in the Draft General Plan that will ensure that oaks are protected in the County. Policy provisions include:

- Preserve, to the maximum extent feasible, oak trees and other significant vegetation that occur near the heads of drainages or depressions to maintain diversity of vegetation type and wildlife habitat as part of agricultural projects.
- Comply with the Oak Woodlands Preservation Act (PRC Section 21083.4).
- Provide replacement or preservation of lost oak woodland and native vegetation at a 2:1 ratio when retention of existing vegetation is found to be infeasible. Oak species limited in distribution shall be avoided to the maximum extent feasible.
- Support hardwood cutting criteria that require retention of adequate stands of oak trees sufficient for wildlife, slope stabilization, soil protection, and soil production be left standing.
- Maintain to the maximum extent feasible a mixture of oak species which is needed to ensure acorn production. Black, canyon, live, and brewer oaks as well as blue, white, scrub, and live oaks are common associations.
- Encourage and support the County Agricultural Commission's enforcement of state and federal regulations concerning Sudden Oak Death.

For information on the acreages and proportional distribution of Biotic Communities of Limited Distribution, please see Table 4-5 of the BDR (http://www.co.napa.ca.us/gov/departments/29000/bdr/pdfs/Ch04_BiologicalResources.pdf).

The Draft EIR clearly states that the acreages presented in the document are estimates. It is unclear how the commenter defines "a fraction" when discussing the ground truthing component of the land cover mapping methodology. The land cover mapping presented in the BDR and used in the Draft EIR is the most accurate vegetation mapping of the County available. Field reconnaissance for the mapping exercise consisted of documenting 221 vegetation stands.

<http://cain.ice.ucdavis.edu/regional/napavegmap/Madronopub.doc>.
No change to the Draft EIR is required.

Response 169-15 E: The commenter states that the County's local rare species list should be updated and criteria for inclusion on the list should be established.

The County recognizes the importance of updating biological information in its dataset and making the information available to the public, project planners, and decision makers. The County has provided action items in the General Plan Update that ensure that the County will maintain and update the Biological Resources chapter of the BDR as necessary, and maintain and update Napa County's Biological Database (through the use of the California Department of Fish and Game's CNDDDB and information from the California Native Plant Society - CNPS), including the addition of biological data to expand and improve the accuracy of the database and its usefulness to the public.

Response 169-16 E: The commenter identifies several CNPS-designated special-status plant species and recommends that these species be incorporated into Table 4.5-1 of the Draft EIR and included in future planning purposes. If excluded purposely from these lists, the commenter requests that an explanation of the exclusion be provided.

Table 4.5-1 was based upon information provided in the BDR and reflects the best available information available at the time of preparation. The County agrees to amend Table 4.5-1 to include CNPS recommendations. Please see Response 169-18E for complete Table 4.5-1 amendments. Please note that *Gilia sinistra* ssp. *pinnatisectais* is a synonym to *Navarettia sinistra* ssp. *pinnatisecta*.

Response 169-17 E: The commenter requests that the Draft EIR reflects that there are eight endangered plant species in Napa County. A historic herbarium record (1924) of *Lasthenia burkei* (an endangered species) was recently discovered. *Lasthenia burkei* was one of the species identified in Response 169-16 E.

The Draft EIR has been amended on page 4.5-15 as follows:

- ~~One hundred seventeen~~ ~~Eighty one~~ special-status plant species occur, or are thought to occur, in the County (see **Table 4.5-1**). ~~Seventy eight species have been observed, while suitable habitat exists for the remaining three.~~ Of these 117 ~~81~~ plants, ~~108~~ ~~73~~ are forbs, ~~7~~ ~~six~~ are shrubs, 1 is a grass, and 1 is a tree. Documented occurrences of these plant species are shown throughout the County as illustrated in **Figure 4.5-4** (Napa County, BDR 2005).

~~Eight Seven~~ of the County's special-status plant species are federally endangered, while one additional species is a federal species of concern. ~~Three Two~~ of these species are recognized under CESA as state endangered, ~~five four~~ are listed as state threatened under CESA, and two are listed under the California Native Plant Protection Act as rare.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 169-18 E: The commenter indicates there is at least one documented occurrence for the 81 species tracked by the CNDDDB, thus the Draft EIR is in error for stating that there are only 55 occurrences. The commenter also states that the text and Figure 4.5-5 are in disagreement.

There is an error in the Draft EIR as it exchanges the term occurrences with number of species. A current evaluation of the California Natural Diversity Database June 2007 identifies that there are 341 records for 55 special-status plant species.

The following edit has been added to the third paragraph on page 4.5-15:

- The County contains 341 ~~55~~ documented occurrences for 55 of the 2,089 rare plant species in California that are tracked by the CNDDDB (California Natural Diversity Database 2007~~6~~; CDFG 2003b).

Response 169-19 E: The commenter provides additional location data to the data provided in Table 4.5-1.

Table 4.5-1 has been edited as follows:

TABLE 4.5-1
SPECIAL-STATUS PLANT SPECIES POTENTIALLY OCCURRING IN NAPA COUNTY

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<u>Allium fimbriatum</u> var. <u>Purdyi</u> Purdy's onion	~/~/4	Chaparral and cismontane woodland	serpentinite, clay	between 980 – 1,970 meters	Endemic to California. Found in Colusa, Lake, Napa and Yolo counties.	There is more than one population in Napa County. Exact location is unknown.
<i>Amorpha californica</i> , var. <i>napensis</i> Napa false indigo	SC/-1B	Broadleaf upland forest (openings), chaparral, cismontane woodland		between 450–6,250'	Cascade Range and Central Western California, in Monterey, Marin, Napa, Shasta, and Sonoma Counties	Western Napa County; Rutherford, Kenwood, Sonoma, Detert Reservoir, and St. Helena quads
<i>Amsinckia lunaris</i> Bent-flowered fiddleneck	SLC/-1B	Cismontane woodland, valley and foothill grassland		between 160–1,650'	San Francisco Bay Area, Inner North Coast Ranges, Cascade Range, Klamath Range, in Alameda, Contra Costa, Lake, Marin, Napa, Santa Cruz, Shasta, and Siskiyou Counties	Napa quad. Aetna Springs quad, near Napa-Lake County Line
<u>Antirrhinum virga</u> Tall snapdragon	~/~/4	Chaparral and lower montane coniferous forest /rocky, openings,	often serpentinite	between 330 – 6,610 meters	Endemic to California. Found in Lake, Mendocino, Napa, Sonoma and Yolo counties.	There is more than one population in Napa County. Exact location is unknown.
<u>Arabis modesta</u> Modest rock cress	~/~/4	Chaparral and lower montane coniferous forest		between 390 – 2,625 meters	Lake, Napa, Siskiyou, Solano, Trinity and Yolo counties.	There is more than one population in Napa County. Exact location is unknown.
<u>Arabis oregana</u> Oregon rock cress	~/~/4	Chaparral and lower montane coniferous forest	serpentinite	between 1,970 – 6,000' meters	Lake, Modoc, Napa, Siskiyou, and Trinity counties	There is more than one population in Napa County. Exact location is unknown.
<i>Arctostaphylos manzanita</i> ssp. <i>Elegans</i> Konocti manzanita	-/-1B	Chaparral, cismontane woodland, lower montane coniferous forest (volcanic)	Volcanic soils	1,000–5,000'	Colusa, Glenn, Lake, Mendocino, Napa, Sonoma, and Tehama Counties	Northwestern Napa County; Detert Reservoir and Mt. St. Helena quads
<i>Asclepias solanoana</i> Solano milkweed	-/-4, LR	Serpentine chaparral	Serpentine soils		North Coast Ranges-Napa to Trinity	Northern Napa County- Knoxville
<i>Aster lentus</i> Suisun Marsh aster	SC/-1B	Brackish and freshwater marsh		below 500'	Sacramento - San Joaquin delta, Suisun Marsh, Suisun Bay; Contra Costa, Napa, Sacramento, San Joaquin, and Solano Counties	Southern Napa County, near mouth of Napa River; Cuttings Wharf quad
<u>Astragalus breweri</u> Brewer's milk-vetch	~/~/4	Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland (open, often gravelly)	often serpentinite, volcanic	between 295 – 2,395 meters	Colusa, Lake, Mendocino, Marin, Napa, Sonoma and Yolo counties	There is more than one population in Napa County. Exact location is unknown.
<i>Astragalus clarianus</i> <u>claranus</u> Clara Hunt's milk-vetch	E/T/1B	Serpentine grassland and open grassy areas in oak woodland, on thin volcanic or serpentinite soils	Thin volcanic or serpentine soils	between 330–500'	Southern north Coast Ranges, endemic to Napa and Sonoma Counties	Central-Western Napa County (Rutherford and St. Helena, Calistoga quads)
<u>Astragalus clevelandii</u> Cleveland's milk-vetch	~/~/4	Chaparral, cismontane woodland, and riparian forest	serpentinite seeps	between 656 – 4,920 meters	Endemic to California. Colusa, Lake, Napa, San Benito, Tehama and Yolo counties.	There is more than one population in Napa County. Exact location is unknown.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Astragalus rattanii</i> var. <i>jepsonianus</i> Jepson's milk-vetch	SLC/-/1B	Grasslands and open grassy areas in chaparral, on serpentinite soils	Serpentine soils	between 1,140–2,000'	Southern inner north Coast Range, Colusa, Glenn, Lake, Napa, Tehama, and Yolo Counties	Northern Napa County, in Knoxville and Walter Springs quad
<i>Astragalus tener</i> var. <i>tener</i> Alkali milk-vetch	SC/-/1B	Grassy flats and vernal pool margins, on alkali soils	Alkali soils	below 200'	Merced, Solano, and Yolo Counties; historically more widespread	Southern Napa County, in Cuttings Wharf quad
<i>Atriplex joaquiniana</i> San Joaquin spearscale	SC/-/1B	Alkali grassland, alkali scrub, alkali meadows, saltbush scrub	Alkali soils	below 1,000'	West edge of Central Valley from Glenn County to Tulare County	Southern Napa County, in Cuttings Wharf and Napa quads
<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i> . Big-scale balsamroot	SLC/-/1B	Rocky annual grassland and fields, foothill woodland hillsides, sometimes serpentine	Rocky soils, sometimes serpentine	below 4,600'	San Francisco Bay region, Sierra Nevada foothills, Coast Ranges, eastern Cascade Ranges, Sacramento Valley	Southern Napa County, in Cordelia quad
<i>Brodiaea californica</i> var. <i>leptandra</i> Narrow-anthered California brodiaea	SC/-/1B	Broadleaved upland forest, chaparral, lower montane coniferous forest	Often on serpentine	300–3,000'	Lake, Napa, and Sonoma Counties	Mainly in Western Napa County, in Sonoma; St. Helena, Mt. St. Helena, Aetna Springs and Detert Reservoir quads; also in Mt. George, Capell Valley in Eastern Napa County
<i>Calamagrostis ophitidis</i> Serpentine reed grass	~/~/4	Chaparral (open, often north-facing slopes), lower montane coniferous forest, meadows and seeps and valley and foothill grassland	Serpentinite, rocky	between 295 – 3,490 meters	Endemic to California. Lake, Mendocino, Marin, Napa, and Sonoma counties.	There is more than one population in Napa County. Exact location is unknown.
<i>Calandrinia breweri</i> Brewer's calandrinia	~/~/4	Chaparral and coastal scrub	Sandy or loamy, disturbed sites and burns	between 32 – 4,000 meters	Contra Costa, Los Angeles, Mendocino, Monterey, Mariposa, Marin, Napa, Orange, Riverside, Santa Barbara, San Bernardino, Santa Clara, Santa Cruz, Santa Cruz Isl., San Diego, Shasta, San Luis Obispo, San Mateo, Sonoma, Santa Rosa Isl., Ventura, as well as Baja California.	There is more than one population in Napa County. Exact location is unknown.
<i>Calycadenia micrantha</i> Small-flowered calycadenia	~/~/1B	Chaparral, meadows and seeps (volcanic), and valley and foothill grassland	Roadsides, rocky, talus, scree, sometimes serpentinite, sparsely vegetated areas	between 16 – 4,920\ meters	Endemic to California. Colusa, Lake, Monterey, Napa, and Trinity Counties.	In the Yountville quad.
<i>Calochortus uniflorus</i> Large-flowered pink star tulip	-/-/LR	Seeps and swales in serpentine chaparral, low wet meadows in grassland and woodland	Sometimes on serpentine soils		Coast Ranges-Monterey to Oregon border	Aetna Springs quad, Calistoga, St. Helena, Conn Valley
<i>Calyptridium quadripetalum</i> four-petaled pussypaws	-/-/4	Chaparral, Lower montane coniferous forest/sandy or gravelly, usually serpentinite		315-2040 meters	Glenn, Lake, Mendocino, Napa, Sonoma, Tehama, Trinity counties.	

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Calystegia collina</i> ssp. <i>oxyphylla</i> Mt. Saint Helena morning-glory	SLC/-/4	Chaparral, lower montane coniferous forest, valley and foothill grasslands (serpentine)	Sometimes on serpentine soils	900-3,500'	Lake, Mendocino, Napa, and Sonoma Counties	Northwestern Napa County
<i>Castilleja affinis</i> ssp. <i>Neglecta</i> Tiburon Indian paintbrush	E/T/1B	Serpentine grasslands	Serpentine soils		Southern inner north Coast Ranges, northwestern San Francisco Bay region, Marin, Napa and Santa Clara Counties	Southern Napa County, in Cordelia quad
<i>Castilleja ambigua</i> ssp. <i>ambigua</i> Salt marsh owl's clover	SLC/-/-	coastal bluffs and grassland		between 0 and 1540 328 '	Alameda, Contra Costa, Del Norte, Humboldt, Lake, Mendocino, Monterey, Marin, Napa, Santa Cruz, San Luis Obispo, San Mateo, Solano, Sonoma, and Yolo Counties	Central Napa County, in Yountville, <u>Cuttings Wharf, Yountville, Napa</u> and St. Helena quads; most recent observation in Napa is from 1964
<i>Castilleja rubicundula</i> ssp. <i>rubicundula</i> Pink creamsacs	SLC/-/1B	Chaparral (openings), cismontane woodland, meadows and seeps, valley and foothill grassland / serpentine	Sometimes on serpentine soils		Butte, Colusa, Glenn, Lake, and Napa Counties	Knoxville quad, in Northern Napa County
<i>Ceanothus confusus</i> Rincon Ridge ceanothus	SC/-/1B	Chaparral, on volcanic or serpentine substrates	Volcanic or serpentine soils		Inner North Coast Range, Lake, Mendocino, Napa, and Sonoma Counties	Western Napa County; Rutherford, Aetna Springs, Detert Reservoir, and St. Helena quads
<i>Ceanothus divergens</i> Calistoga ceanothus	SC/-/1B	Chaparral on serpentine or volcanic, rocky substrate	Rocky volcanic or serpentine soils		North Coast Ranges, Lake, Napa, and Sonoma Counties	Western Napa County, in St. Helena, Calistoga, Detert Reservoir, Mt. St. Helena and Rutherford quads
<i>Ceanothus foliosus</i> var. <i>vineatus</i> Vine-Hill ceanothus	-/-/1B	Chaparral, dry, rolling hills		0-300 meters	Sonoma and Mendocino counties	
<i>Ceanothus purpureus</i> Holly-leaf ceanothus	SLC/-/1B	Chaparral on volcanic, rocky substrate	Rocky, volcanic soils		Inner North Coast Ranges, Napa and Solano Counties	Central and Eastern Napa County, in Capell Valley, Mt. George, St. Helena, and Yountville quads
<i>Ceanothus sonomensis</i> Sonoma ceanothus	SC/-/1B	Chaparral on sandy, serpentine or volcanic soils	Sandy, volcanic, or serpentine soils		Outer North Coast Ranges, Hood Mountain range, Napa and Sonoma Counties	Western Napa County, in Sonoma, Rutherford, and Detert Reservoir quads
<i>Clarkia gracilis</i> ssp. <i>tracyi</i> Tracy's clarkia	C	Chaparral, usually on serpentine soils	Usually serpentine soils	200-2,000'	Inner North Coast Ranges, Colusa, Humboldt, Lake, Mendocino, Napa, Tehama, and Trinity Counties	Eastern Napa County
<i>Collomia diversifolia</i> <u>serpentine collomia</u>	-/-/4	<u>Chaparral, Cismontane woodland/serpentine, rocky or gravelly</u>		<u>300-600 meters</u>	<u>Contra Costa, Colusa, Glenn, Lake, Mendocino, Napa (NAP), Shasta, Stanislaus, and Yolo Counties</u>	
<i>Cordylanthus mollis</i> ssp. <i>mollis</i> Soft bird's-beak	E/R/1B	Tidal salt marsh			San Francisco Bay region, Suisun Marsh, Contra Costa, Marin*, Napa, Solano, Sacramento*, and Sonoma* Counties	Southern Napa County, in Cuttings Wharf quad
<i>Cordylanthus tenuis</i> ssp. <i>brunneus</i> <u>serpentine bird's-beak</u>	-/-/4	<u>Closed-cone coniferous forest, Chaparral, Cismontane woodland/usually serpentine</u>		<u>475-915 meters</u>	<u>Lake, Napa, and Sonoma Counties</u>	
<i>Cryptantha clevelandii</i> var. <i>dissita</i> Serpentine cryptantha	SLC/-/1B	Serpentine chaparral	Serpentine soils		Lake and Napa Counties	Eastern Napa County, in Cappel Valley quad
<i>Cuscuta howelliana</i> Boggs Lake dodder	-/-/LR	Volcanic vernal pools in chaparral	Volcanic		Napa, Ranges surround; Sacramento Valley and Northern California	Eastern Napa County, in Mt. George, Cappel Valley quads

3.0 COMMENTS AND RESPONSES TO COMMENTS

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Delphinium uliginosum</i> swamp larkspur	-/-/4	Chaparral, Valley and foothill grassland/serpentinite seeps		340-610 meters	Colusa, Lake, Napa, and Siskiyou Counties	
<i>Downingia pusilla</i> Dwarf downingia	-/-/2	Vernal pools and mesic valley and foothill grasslands	Clay soils	1,500'	California's central valley	Southeastern Napa County, in Capell Valley, Yountville, Mt. George and Cuttings Wharf quads
<i>Eleocharis parvula</i> small spikerush	-/-/4	Marshes and swamps		to 3,020 meters	Butte, Contra Costa, Glenn, Humboldt, Mono, Napa, Orange, Plumas, Shasta, Siskiyou, San Luis Obispo, Sonoma, and Ventura Counties	
<i>Equisetum palustre</i> Marsh horsetail	-/-/3, LR	Freshwater marsh			Lake, Napa, San Francisco, San Mateo Counties	One occurrence in Jericho Valley quad, may be throughout County
<i>Erigeron angustatus</i> Narrow-leaved daisy	SLC/-/1B	Serpentine chaparral	Serpentine soils		Lake, Napa, and Sonoma Counties	Central and western Napa County, in Yountville, Detert Reservoir, Chiles Valley, Mt. George, and St. Helena quads
<i>Erigeron biolettii</i> Streamside daisy	-/-/3	Broadleafed upland forest, Cismontane woodland, North Coast coniferous forest/rocky, mesic		30-1,100 meters	Humboldt, Mendocino, Marin, Napa, Solano, and Sonoma Counties	
<i>Eriogonum luteolum</i> var. <i>caninum</i> Tiburon buckwheat	SLC/-/3	Chaparral, coastal prairie, valley and foothill grassland, on serpentine	Serpentine soils	30-1,600'	Central Inner North Coast Range, northern Central coast, and northern San Francisco Bay area; Alameda, Colusa, Lake, Marin, Napa, Santa Clara, San Mateo, and Sonoma* Counties	Capell Valley, Mt. George, Walter Springs and Detert Reservoir quads
<i>Eriogonum nervulosum</i> Snow Mtn. buckwheat	SC/-/1B	Serpentine chaparral	Serpentine soils		North Coast Ranges: Colusa, Lake, Napa, Sonoma, Yolo, and possibly Glenn Counties	Northern Napa County, in Jericho Valley quad
<i>Eriogonum tripodum</i> Tripod buckwheat	-/-/4, LR	Rocky slopes in serpentine chaparral	Serpentine soils		Central Coast Range to Sierra Foothills	Northern Napa County (Knoxville)
<i>Eriogonum umbellatum</i> var. <i>bahiiforme</i> Bay buckwheat	-/-/4	Cismontane woodland, lower montane coniferous forest, rocky or serpentine areas	Sometimes on serpentine soils	2,100-6,600'	Southern North Coast Ranges, Northern South Coast Ranges, and San Francisco Bay Area; Alameda, Contra Costa, Colusa, Glenn, Humboldt, Lake, Mendocino, Monterey, Napa, San Benito, Santa Clara, Siskiyou, San Joaquin, Stanislaus Counties	Northern and Eastern Napa County in Detert Reservoir quad
<i>Erodium macrophyllum</i> Round-leaved filaree	-/-/2	Open sites, dry grasslands, and shrublands	Clay soils, often friable clay soils	below 4,000'	Sacramento Valley, northern San Joaquin Valley, Central Western California, South Coast, and northern Channel Islands (Santa Cruz Island)	Northern Napa County, in Jericho Valley quad
<i>Erythronium helenae</i> St. Helena fawn lily	SLC/-/4	Chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland on volcanic or serpentinite soils	Volcanic or serpentine soils		Lake, Napa and Sonoma Counties	Western Napa County, in Detert Reservoir Calistoga, Aetna Springs, and Mt. St. Helena quads, possibly elsewhere
<i>Fritillaria pluriflora</i> Adobe-lily	SC/-/1B	Adobe soil, chaparral, woodland, valley and foothill grassland	Adobe soils		Northern Sierra Nevada foothills, inner Coast Range foothills, Sacramento Valley, Butte, Colusa, Glenn, Lake, Napa, Plumas, Solano, Tehama, and Yolo Counties	Northern Napa County, in Jericho Valley, Knoxville and Aetna Springs quads
<i>Fritillaria purdyi</i> Purdy's fritillary	-/-/4	Chaparral, Cismontane woodland, Lower montane coniferous forest/usually serpentinite		175-225 meters	Colusa, Glenn, Humboldt, Lake, Mendocino, Napa, Tehama, Trinity, and Yolo Counties	

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Harmonia hallii</i> Hall's harmonia	SC/-/1B	Serpentine chaparral	Serpentine soils	1,500–3,000'	Colusa, Lake, Napa and Yolo Counties	Northern Napa County, in Jericho Valley, Knoxville and Detert Reservoir quads
<i>Harmonia nutans</i> nodding harmonia	-/-/4	Chaparral, Cismontane woodland/rocky or gravelly, volcanic		75-975 meters	Lake, Napa, Sonoma, and Yolo Counties	
<i>Helianthus exilis</i> serpentine sunflower	~/~/4	Chaparral, cismontane woodland / serpentinite seeps		150 - 1525 meters	Colusa, Glenn, Lake, Napa, Santa Clara), Shasta, Siskiyou, Sonoma, Tehama, and Trinity Counties	
<i>Hesperovax caulescens</i> Hogwallow starfish	~/~/4	Valley and foothill grassland (mesic, clay) and vernal pools (shallow)	Clay	between 0 – 1,660 meters	Endemic to California. Alameda, Amador, Butte, Contra Costa, Colusa, Fresno, Glenn, Kern, Merced, Monterey, Napa, Sacramento, San Diego, San Joaquin, San Luis Obispo, Solano, Stanislaus, Sutter, Tehama, and Yolo counties.	This species may have been extirpated from Napa County.
<i>Hesperolinon bicarpellatum</i> Two-carpellate western flax	SC/-/1B	Serpentine chaparral	Serpentine soils		Lake, Napa, and Sonoma Counties	Central Napa County, in Capell Valley, Yountville, St. Helena, Chiles Valley, Walter Springs and Aetna Springs quads
<i>Hesperolinon breweri</i> Brewer's western flax	SC/-/1B	Serpentine slopes in chaparral, oak woodlands, and grasslands, often at transition between grassland and chaparral, or in openings in chaparral	Rocky soils on serpentine, sandstone or volcanic substrates	100–2,300'	Southern North Inner Coast Range, northeast San Francisco Bay region, especially Mt. Diablo; known only from Contra Costa, Napa, and Solano Counties	Eastern Napa County, in Capell Valley, Mt. George, and Monticello Dam quads
<i>Hesperolinon drymarioides</i> Drymaria-like western flax	SC/-/1B	Closed-cone coniferous forest, chaparral, cismontane woodland, valley and foothill grassland on soils derived from serpentinite	Serpentine soils		Colusa, Glenn, Lake, Napa, and Yolo Counties	Northern Napa County, in Jericho Valley and Knoxville quads
<i>Hesperolinon serpentinum</i> Napa western flax	SC/-/1B	Serpentine chaparral	Serpentine soils		Alameda, Lake, Napa and Stanislaus Counties	Northern and Central Napa County, in Detert Reservoir, Aetna Springs, Walter Springs, Chiles Valley, Yountville, Capell Valley, and St. Helena quads
<i>Iris longipetala</i> coast iris	-/-/4	Coastal prairie, Lower montane coniferous forest, Meadows and seeps/mesic		to 600 meters'	Alameda, Contra Costa, Humboldt, Mendocino, Monterey, Marin, Napa, San Benito, Santa Clara, San Francisco, San Mateo, Solano, and Sonoma Counties	
<i>Juglans californica</i> var. <i>hindsii</i> a.k.a. <i>Juglans hindsii</i> Northern California black walnut	SC/-/1B	Canyons, valleys, riparian forest, riparian woodland,		160–660'	Last two native stands in Napa and Contra Costa Counties; historically widespread through southern north inner Coast Range, southern Sacramento Valley, northern San Joaquin Valley, San Francisco Bay region	Southern and Central Napa County, in Capell Valley and Napa quads
<i>Lasthenia burkei</i> Burke's goldfields	E/E/1B	Meadows, seeps, vernal pools		15 - 600 meters	Lake, Mendocino, and Sonoma Counties	Historic occurrence in Calistoga quad
<i>Lasthenia conjugens</i> Contra Costa goldfields	E/-/1B	Alkaline or saline vernal pools and swales	Alkali or saline soils	below 700'	Scattered occurrences in Coast Range valleys and southwest edge of Sacramento Valley, Alameda, Contra Costa, Mendocino, Napa, Santa Barbara*, Santa Clara*, and Solano Counties; historically distributed through the north coast, southern Sacramento Valley, San Francisco Bay region and the south coast	Southern and Central Napa County, in Capell Valley and Cuttings Wharf quads. <u>Historically located on Napa quad.</u>

3.0 COMMENTS AND RESPONSES TO COMMENTS

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Lathyrus jepsonii</i> var. <i>jepsonii</i> Delta tule pea	SC/-/1B	Coastal and estuarine marshes		below 1,000'	Central valley, especially the San Francisco Bay region, Alameda, Contra Costa, Fresno, Marin, Napa, Sacramento, San Benito, Santa Clara, San Joaquin, and Solano Counties	Southern Napa County, in Cuttings Wharf and Napa quads
<i>Layia septentrionalis</i> Colusa layia	SLC/-/1B	Sandy or serpentine soils in grasslands and openings in chaparral and foothills woodlands	Sandy or serpentine soils	300–3,600'	Inner north Coast Range; Colusa, Glenn, Lake, Mendocino, Napa, Sonoma, Sutter, Tehama, and Yolo Counties	Northern and Central Napa County, in Detert Reservoir, Knoxville, Walter Springs, Chiles Valley, Aetna Springs, and St. Helena quads
<i>Legenere limosa</i> Legenere	SC/-/1B	Deep, seasonally wet habitats such as vernal pools, ditches, marsh edges, and river banks		below 500'	Primarily located in the lower Sacramento Valley, also from north Coast Ranges, northern San Joaquin Valley and the Santa Cruz mountains	Southern Napa County, in Cuttings Wharf quad
<i>Lessingia hololeuca</i> Woolly-headed lessingia	-/-/3, LR	Dry, grassy areas in foothill woodland			Central California, Coast Ranges	Eastern and Central Napa County, in Mt. George, <u>Calistoga</u> , and Napa quads
<i>Lilaeopsis masonii</i> Mason's lilaeopsis	SC/R/1B	Freshwater and intertidal marshes, streambanks in riparian scrub		generally at sea level	Southern Sacramento Valley, Sacramento - San Joaquin River delta, northeast San Francisco Bay area, Alameda, Contra Costa, Marin*, Napa, Sacramento, San Joaquin, and Solano Counties	Southern Napa County, in Cuttings Wharf and Napa quads
<i>Lilium rubescens</i> Chaparral lily	-/-/4, LR	Slopes in chaparral and mixed evergreen forest on volcanic soil	Volcanic		North Coast Range Counties	Mt. St. Helena to Hogback Mtn, Mt. George Area
<i>Limnanthes floccosa</i> ssp. <i>floccosa</i> Woolly meadowfoam	-/-/4	<u>Chaparral, Cismontane woodland, Valley and foothill grassland, Vernal pools/vernally mesic</u>		<u>60–1095 meters</u>	<u>Butte, Lake, Napa, Shasta, Siskiyou, Tehama, and Trinity Counties</u>	
<i>Limnanthes vincularis</i> Sebastopol meadowfoam	E/E/1B	Vernal pools and wet meadows			Napa and Sonoma Counties	Central Napa County, in Yountville quad
<i>Linanthus acicularis</i> Bristly linanthus	-/-/4, LR	Grassy slopes in foothill woodlands			North Coast Ranges	Central and Eastern Napa County
<i>Linanthus jepsonii</i> Jepson's linanthus	SLC/-/1B	Grassy slopes, on volcanics or periphery of serpentine soils	Volcanic or periphery of serpentine soils		Napa, Sonoma, and Lake Counties	Western and Central Napa County, in Rutherford, Chiles Valley, Calistoga, Mt. St. Helena, <u>Napa</u> , <u>Mt. George</u> , and St. Helena quads
<i>Linanthus latisectus</i> (<i>Leptosiphon jepsonii</i>) Jepson's leptosiphon	~/~/1B	<u>Chaparral and cismontane woodland</u>	<u>Usually volcanic</u>	<u>between 328 – 1,640'</u>	<u>Endemic to California. Lake, Napa, and Sonoma Counties.</u>	<u>This species is found in the following quads within Napa County Calistoga, Mount St. Helena, Rutherford, St. Helena, and Chiles Valley</u>
<i>Lomatium ciliolatum</i> var. <i>hooveri</i> Hoover's wild parsnip	-/-/4, LR	Rocky slopes and ridgetops in serpentine chaparral	Serpentine soils		Napa, Lake, Colusa, Yolo	Northeast Napa County
<i>Lomatium repostum</i> Napa lomatium	-/-/4	<u>Chaparral, Cismontane woodland / serpentinite</u>		<u>90-830 meters</u>	<u>Lake, Napa, Solano, and Sonoma Counties</u>	
<i>Lupinus sericatus</i> Cobb Mtn. lupine	SLC/-/1B	In knobcone pine-oak woodland, chaparral, on open wooded slopes in gravelly soils	Gravelly soils, <u>volcanic</u>		Inner North Coast Ranges, Colusa, Lake, Napa, Sonoma	Western Napa County, in Detert Reservoir, Rutherford, Aetna Springs, Calistoga, Sonoma, and St. Helena quads

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Lythrum californicum</i> California loosestrife	-/-LR	Freshwater marsh			Coast Ranges and Central Valley, Lake County south to Mexico	Calistoga Geysers field and Jericho Valley
<i>Malacothamnus helleri</i> Heller's bush mallow	-/-/4	Chaparral(sandstone)		305-635 meters	Colusa, Glenn, Lake, Napa, Tehama, and Yolo Counties	
<i>Micropus amphibolus</i> Mt. Diablo cottonweed	3	Broadleafed upland forest, Chaparral, Cismontane woodland, Valley and foothill grassland/rocky		45- 825 meters	Alameda, Contra Costa, Colusa, Lake, Monterey, Marin, Napa, Santa Barbara, Santa Clara, Santa Cruz, San Joaquin, San Luis Obispo, Solano, and Sonoma Counties	
<i>Mimulus nudatus</i> bare monkeyflower	-/-/4	Chaparral, Cismontane woodland/serpentinite seeps		250-700 meters	Lake, Mendocino, and Napa Counties	
<i>Monardella villosa</i> ssp. <i>globosa</i> Robust monardella	SLC/-/1B	Openings in northern coastal scrub, chamise chaparral, serpentine chaparral, and mixed evergreen forest; also occurs in grasslands adjacent to these plant communities	Sometimes serpentine soils, sometimes rock outcrops		North Coast Ranges and Eastern San Francisco Bay Area; Alameda, Contra Costa, Humboldt, Lake, Marin, Napa, San Mateo, and Sonoma Counties	Eastern Napa County, in Cappel Valley quad
<i>Navarettia cotulifolia</i> Cotula navarettia	-/-/4, LR	Chaparral, foothill woodland, grassland	Adobe (heavy) soils		Reported from 16 counties in coastal and interior North-Central California	Northern Napa County, in Aetna Springs and Walter Springs
<i>Navarretia heterandra</i> Tehama navarretia	-/-/4	Valley and foothill grassland(mesic), vernal pools		30-1010 meters	Butte, Colusa, Lake, Napa, Shasta, Tehama, Trinity , and Yuba Counties	
<i>Navarretia jepsonii</i> jepson's navarretia	-/-/4	Chaparral, Cismontane woodland, Valley and foothill grassland/serpentinite		175-855 meters	Colusa, Glenn, Lake, Napa, Tehama , and Yolo Counties	
<i>Navarretia leucocephala</i> ssp. <i>bakeri</i> Baker's navarretia	SC/-/1B	Vernal pools and swales in woodland, lower montane coniferous forest, mesic meadows, and grassland		generally below 5,600'	Inner north Coast Range, western Sacramento Valley, Colusa, Lake, Mendocino, Marin, Napa, Solano, Sonoma, and Tehama Counties	St. Helena, Calistoga quad
<i>Navarretia leucocephala</i> ssp. <i>pauciflora</i> Few-flowered navarretia	E/T/1B	Volcanic ash/mud flow vernal pools	Volcanic soils		Lake and Napa Counties	Central and Eastern Napa County, in Capell Valley and Yountville quads
<i>Navarretia rosulata</i> Marin County navarretia	SLC/-/1B	Rocky areas in chaparral, Sargent cypress forest	Rocky or serpentine soils		Marin and Napa Counties	North and Central Napa County, in Chiles Valley and Aetna Springs quads
<i>Navarettia sinistra</i> ssp. <i>pinnatisecta</i> <i>Gilia sinistra</i> Jones ssp. <i>pinnatisecta</i> (Mason & A. Grant) Day Pinnate-leaved gili	-/-/4	Chaparral, lower montane coniferous forest (serpentine or red volcanic)	Serpentine or volcanic	900-6,600'	Inner North Coast Ranges, Glenn, Humboldt, Lake, Mendocino, Napa, Tehama, and Trinity Counties	Collected in 1943 on east side of Mt St Helena
<i>Navarretia subuligera</i> awl-leaved navarretia	-/-/4	Chaparral, Cismontane woodland, Lower montane coniferous forest/rocky, mesic		150-1100 meters	Amador, Butte, Del Norte, Lake, Mendocino, Modoc, Napa, Shasta , and Tehama Counties	
<i>Orobanche valida</i> ssp. <i>howellii</i> Howell's broomrape		Chaparral (serpentinite or volcanic)		180-1740 meters	Glenn, Lake, Mendocino, Napa , Sonoma , Tehama and Counties	
<i>Packera clevelandii</i> var. <i>clevelandii</i> Cleveland's ragwort	-/-/4	Chaparral(serpentinite seeps)		365-900 meters	Colusa, Lake, Napa, Trinity, and Yolo Counties	

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Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Penstemon newberryi</i> var. <i>sonomensis</i> Sonoma beardtongue	-/-1B	Rocky areas in chaparral	Rocky soils		Lake, Napa, and Sonoma Counties	Central and northwestern Napa County, in Detert Reservoir, Aetna Springs, and Yountville quads
<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i> Gairdner's yampah	SC/-/4	Broad-leaved upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools, in mesic areas			Kern, Los Angeles*, Mendocino, Monterey, Marin, Napa, Orange*, San Benito, Santa Clara, Santa Cruz, San Diego*, San Luis Obispo, San Mateo*, Solano, and Sonoma Counties	Unknown Calistoga, St. Helena, Capell Valley and Yountville quads
<i>Pityopus californicus</i> California pinefoot	-/-/4	Broadleafed upland forest, Lower montane coniferous forest, North Coast coniferous forest, Upper montane coniferous forest/mesic		15-2,225 meters	Del Norte, Fresno, Humboldt, Mendocino, Mariposa, Marin, Napa, Siskiyou, Sonoma (SON), Trinity, and Tulare Counties	
<i>Plagiobothrys strictus</i> Calistoga popcorn-flower	E/T/1B	Alkaline areas near thermal springs	Alkali soils		Napa County, near Calistoga	Western Napa County, in Calistoga quad
<i>Poa napensis</i> Napa blue grass	E/E/1B	Alkaline areas near thermal springs	Alkali soils		Napa County, near Calistoga	Western Napa County, in Calistoga quad
<i>Pogogyne douglasii</i> ssp. <i>parviflora</i> Small-flowered pogogyne	-/-/3, LR	Serpentine swales in chaparral and grasslands	Sometimes in serpentine soils		Napa, Sonoma, Lake, and Mendocino Counties	Central and western Napa County Calistoga, St. Helena, Rutherford, Aetna Springs, Walter Springs, and Knoxville quads
<i>Polygonum marinense</i> Marin knotweed	SC/-/3	Coastal salt marsh, brackish marsh			Coastal Marin, Napa, Solano, and Sonoma Counties	Southern Napa County, in Cuttings Wharf quad
<i>Ranunculus lobbii</i> Lobb's aquatic buttercup	-/-/4, LR	Vernal pools, ditches, and ponds in grassland and woodland			Coast Ranges-Alameda, Contra Costa, Mendocino, Napa, Santa Clara, Sonoma, and Solano Counties	Throughout Napa County Napa Valley, Pope Valley
<i>Rhynchospora californica</i> California beaked-rush	-/-/1B	Freshwater marshes and seeps, bogs and fens, and in lower montane coniferous forest			Scattered occurrences in Northern California, including Butte, Mariposa, Marin, Napa, and Sonoma Counties	Southeastern Napa County, in Mt. George quad
<i>Ribes victoris</i> Victor's gooseberry	-/-/4	Broadleafed upland forest, Chaparral / mesic, shady		100-750 meters	Mendocino, Marin, Napa, Solano, and Sonoma Counties	
<i>Sidalcea hickmanii</i> ssp. <i>Viridis</i> Marin checkerbloom	SLC/-/1B	Serpentine chaparral	Serpentine soils		Sonoma County to San Mateo County	In Mt. George and Calistoga quads
<i>Sidalcea oregana</i> ssp. <i>hydrophila</i> Marsh checkerbloom	SC/-/1B	Meadows and moist areas in perennial grassland, riparian forest			Inner north coast range, Glenn, Lake, Mendocino, and Napa Counties	Northwestern Napa County, in Detert Reservoir quad St. Helena quad
<i>Streptanthus barbiger</i> Bearded jewelflower	-/-/4, LR	Serpentine chaparral	Serpentine soils		Lake, Mendocino, Napa, Sonoma, and Tehama Counties	St. Helena quad
<i>Streptanthus brachiatus</i> ssp. <i>brachiatus</i> Socrates Mine jewel-flower	SC/-/1B	Chaparral, cypress forest, on serpentine	Serpentine soils		Napa and Sonoma Counties	Northwestern Napa County, in Detert Reservoir quad
<i>Streptanthus brewerii</i> var. <i>hesperides</i> Green jewel-flower	SC/-/1B	Chaparral (openings), cismontane woodland (serpentinite, rocky)	Sometimes rocky, serpentine soils		Lake and Napa Counties	Northern, Central and Western Napa County, in Yountville, Chiles Valley, Detert Reservoir, Rutherford, Aetna Springs, Walter Springs, Knoxville, Jericho Valley, Mt. St. Helena, and St. Helena quads

Scientific and Common Names	Status: Federal/State/CNPS or Other ¹	Habitat			Distribution	
		Biotic Community	Soil Affinity ²	Elevation Limitations	California Distribution	Known Napa County Locations ³
<i>Streptanthus morrisonii</i> ssp. <i>elatus</i> Three peaks jewel-flower	SC/-/1B	Serpentine chaparral	Serpentine soils		Lake, Napa, and Sonoma Counties	Northern Napa County, in Detert Reservoir, Aetna Springs, Knoxville, and Jericho Valley quads
<i>Streptanthus morrisonii</i> ssp. <i>kruckebergii</i> Kruckeberg's jewel-flower	SC/-/1B	Cismontane woodland on serpentine	Serpentine soils	700–3,400'	Lake, Napa, and Sonoma Counties	Northern Napa County, in Detert Reservoir, Aetna Springs, Knoxville, and Jericho Valley quads
<i>Thelypodium brachycarpum</i> Short-podded thelypodium	-/-/4, LR	Open flat serpentine seeps in chaparral	Serpentine soils		Napa, Colusa, Lake (?), Shasta, Siskiyou, and Trinity Counties	Northern Napa County, in Knoxville quad
<i>Trichostema</i> spp. (was <i>rubisepalum</i> , may be renamed <i>napaensis</i>) Hernandez turpentine weed	-/-/4, LR	Grassy flats in chaparral, foothill woodland, and yellow pine forest	Volcanic	<u>90-2 000'</u>	Napa, Tuolumne, Mariposa, and San Benito Counties	<u>Napa, Mt. George, Yountville, Capell Valley and St. Helena quads of Central Napa County</u>
<i>Trifolium amoenum</i> Showy Indian clover	E/-/1B	Low elevation grasslands, including swales and disturbed areas, sometimes on serpentine soils	Sometimes serpentine soils		Coast Range foothills, San Francisco Bay region, Mendocino County to Santa Clara County	Southern Napa County, in Cuttings Wharf and Napa quads
<i>Trifolium depauperatum</i> var. <i>hydrophilum</i> Saline clover	SC/-/1B	Marshes and swamps, vernal pools, valley and foothill grassland (mesic, alkaline)	Sometimes alkali soils	0–1,000'	Alameda, Colusa, Monterey, Napa, San Benito, Santa Clara, San Luis Obispo, San Mateo, Solano, and Sonoma Counties	Western Napa County, in Calistoga quad
<i>Triteleia lugens</i> Dark-mouthed triteleia	-/-/4, LR	Broadleaved upland forest, chaparral, lower montane coniferous forest			Lake, Monterey, Napa, San Benito, Solano, and Sonoma Counties	<u>Occurs throughout County, highly localized St. Helena quad</u>
<i>Viburnum ellipticum</i> Oval-leaved viburnum	-/-/2	Chaparral, cismontane woodland, lower montane coniferous forest		650–4,500'	Contra Costa, Fresno, El Dorado, Glenn, Humboldt, Mendocino, Napa, Shasta, and Sonoma Counties	Southeastern Napa County, in Mt. George quad
<i>Zigadenus micranthus</i> var. <i>fontanus</i> Marsh zigadenus	-/-/4	Vernally mesic areas in chaparral, cismontane woodland, lower montane coniferous forest, meadows and seeps, marshes and swamps	Often serpentine		North Coast Ranges, San Francisco Bay Area, Inner South Coast Ranges; Lake, Mendocino, Monterey, Marin, Napa, San Benito, Santa Cruz, San Luis Obispo, San Mateo, and Sonoma Counties	Northern Napa County

Notes: 1 Status explanations:

Federal

E = listed as endangered under the federal Endangered Species Act.

T = listed as threatened under the federal Endangered Species Act.

PE = proposed for federal listing as endangered under the federal Endangered Species Act.

PT = proposed for federal listing as threatened under the federal Endangered Species Act.

C = candidate species (species for which USFWS has on file sufficient information on biological vulnerability and threat(s) to support issuance of a proposed rule to list).

SLC = species of local concern; species whose status is being monitored by the local USFWS district office, but which has no formal protected status under the federal Endangered Species Act.

SC = species of concern; species for which existing information indicates it may warrant listing but for which substantial biological information to support a proposed rule is lacking.

- = no listing.

State

E = listed as endangered under the California Endangered Species Act.

T = listed as threatened under the California Endangered Species Act.

R = listed as rare under the California Native Plant Protection Act. This category is no longer used for newly listed plants, but some plants listed before the California Native Plant Protection Act was enacted retain this designation.

CE = candidate species for listing as endangered under the California Endangered Species Act.

SSC = species of special concern in California.

- = no listing.

California Native Plant Society

1A = List 1A species: presumed extinct in California.

1B = List 1B species: rare, threatened, or endangered in California and elsewhere.

2 = List 2 species: rare, threatened, or endangered in California but more common elsewhere.

3 = List 3 species: plants about which more information is needed to determine their status.

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4 = List 4 species: plants of limited distribution. A watch list.

– = no listing.

* = known populations believed extirpated from Napa County.

? = population location within Napa County uncertain.

Other

LR = considered by local experts to be rare in the Napa County portion of its range, although it may be more common elsewhere.

2 Affinity to a particular soil type provided only when known or applicable.

3 General occurrence information is based on incomplete survey data for Napa County. Species may occur in other areas where surveys are lacking.

4 Source: Special Status Species Occurrences Layer developed for this report. See Methodology section for sources. Data are based on voluntary reporting of incomplete surveys and likely underestimate actual numbers in the field. Occurrences do not necessarily equal populations.

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Response 169-20 E: The Draft EIR presents generalized information regarding rare plant species that were once more common. The commenter provides an alternative list of species that would be more suitable to the presented scenario.

The following edit has been made to the Special-Status Plants subsection on page 4.5-28:

- Other rare species in the County tend to occur on sites that have historically been attractive for either agricultural or urban development, such as level or gently sloping grasslands. These species were probably once more common. Examples of such species include showy Indian clover, Contra Costa goldfields, Baker's navarretia, and dwarf downingia. Tiburon buckwheat (*Eriogonum luteolum* var. *caninum*), round-leaved filaree (*Erodium macrophyllum*), and adobe lily.

Response 169-21 E: The commenter identifies concerns and suggests a discussion of the impact of exotic and invasive species be included in the Draft EIR. The commenter is referred to Biological Resources Master Response 3.4.3 regarding the treatment of such species in the Draft EIR and Conservation Element of the proposed General Plan Update.

Response 169-22 E: The commenter requests that the EIR provide additional discussion on exclusionary fencing and impacts to seed dispersal.

The following additions have been made to the Special-Status Plants subsection on page 4.15-28:

- Special-status species in these communities that can not tolerate high-intensity fires are threatened by the increased likelihood of such fires.

The spread of noxious weeds is also threatening plant populations and biotic communities. They can out-compete native species, suppress native species recruitment, alter community structure, degrade or eliminate habitat for native animals, and provide food and cover for undesirable non-native animals. Grasslands in the County are threatened by the spread of noxious weeds. While non-native annual grasses have dominated much of the grassland in the County for over a century, noxious weeds such as yellow star-thistle (*Centaurea solstitialis*) and Harding grass (*Phalaris aquatica*) may further reduce the cover of native species and degrade habitat for wildlife. Of particular concern is the spread of barbed goatgrass (*Aegilops triuncialis*) in serpentine grasslands, which have in the past had lower cover of non-native annual grasses and which are critical to the special-status plant species that are endemic to this habitat. Roadway management and altered grazing regimes can create increased opportunities for noxious weed establishment and rate of spread.

Herbivory is essential to many plant population dynamics. Many plant communities evolved with grazing by native ungulates as part of their disturbance regime. Grazing creates disturbed areas where colonization and regeneration can occur and provides opportunities for grazing-tolerant plant species to persist, and herbivores and other

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wildlife groups can act as vectors for seed dispersal. However, overgrazing by livestock or native browsers can destabilize streambanks by removing vegetation, introduce and favor invasive species, and reduce regeneration of tree species. On the other hand, removing grazing processes through exclusionary fencing can result in reduced seed dispersal opportunities and create circumstances that favor invasive species.

Response 169-23 E: The commenter refers to Napa County Code Section 18.108.025, General Provisions, Intermittent/Perennial Streams. The commenter requests that the section be amended to include any unmapped watercourse.

The information presented in this subsection of the Draft EIR is intended to provide a discussion of the existing regulatory framework. Amendment of County Code is outside the scope of the Draft EIR. This comment will be forwarded to the decision makers for consideration.

Response 169-24 E: The commenter refers to Section 18.108.027, Sensitive Domestic Water Supply Drainages. The commenter requests that the section be amended to ensure preservation of 40% of the herbaceous plant communities. The commenter also states that runoff from disturbed lands poses threats to riparian communities.

The information presented in this subsection of the Draft EIR is intended to provide a discussion of the existing regulatory framework. Amendment of County Code is outside the scope of the Draft EIR. This comment will be forwarded to the decision-makers for consideration.

Response 169-25 E: The commenter refers to Section 18.108.070, Erosion Hazard Areas – Use Requirements. The commenter states that the code does not protect rare plants that occur on slopes with less than 5 % slopes.

The information presented in this subsection of the Draft EIR is intended to provide a discussion of the existing regulatory framework. Amendment of County Code is outside the scope of the Draft EIR. This comment will be forwarded to the decision makers for consideration.

Response 169-26 E: The commenter identifies a typographic error in the Draft EIR.

The following amendment is made to combine bullet points three and four:

- The property owner must implement a permanent, on-going self-monitoring program of the groundcover conditions and erosion control facility operations. The groundcover monitoring shall conform to the NRCS standards for determining rangeland conditions.

Response 169-27 E: The commenter refers to Section 16.04.750, requests clarification of the term "permitted," and states that structures should not be allowed with 10 feet of top of bank.

The information presented in this subsection of the Draft EIR is intended to provide a discussion of the existing regulatory framework. Amendment of County Code is outside the scope of the Draft EIR. This comment will be forwarded to the decision makers for consideration.

Response 169-28 E: The commenter states the opinion that the General Plan update will allow significant destruction of streams by restricting the definition of streams and not considering capillary or second order streams.

Since release of the Draft EIR and the public draft of the General Plan Update, the Conservation Element has been revised to include the following additional policy provisions that further provide protection to stream habitat in the county including:

- Identification of buffering and/or setbacks to protect sensitive biotic communities, biotic communities of limited distribution (including riparian corridors), special-status species, and nesting birds.
- Retention of 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 and flood protection where appropriate, site-specific setbacks shall be established 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
- Prohibition of construction within waterways that may contain spawning habitat during certain seasons.
- Maintenance of habitat connectivity and movement corridors.
- Encourage the maintenance and restoration of waterways for fishery resources.
- Require mitigation for projects that results in no net adverse effects to waterway attributes (e.g., temperature, habitat, water quality, gravels, pools, and woody debris).

Response 169-29 E: The commenter states that Table 4.5-3 (Biotic Communities that Could Be Converted to Urban Or Rural Land Use Under Alternatives A, B, or C Land Use Maps) is inconsistent with page 4.5-8 (Sensitive Natural Communities subsection). The commenter also identifies that sensitive communities are inappropriate for vineyard development.

Table 4.5-3 identifies all biotic communities (including sensitive biotic communities) that could be affected by urban and rural land use associated with implementation of proposed General Plan Update. Vineyard development is not reflected in the table. The list provided on Draft EIR page 4.5-8 is setting information on what sensitive biotic communities exist in the County.

Response 169-30 E: The commenter states that Table 4.4-3 misstates the potential impact to Douglas Fir/Redwood Forest. The table states the projected impact to Douglas Fir/Redwood Forest under vineyard scenarios 3 and 4 are 5,044

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and 4,578 acres respectively. The commenter identifies that based upon the ICE maps, there are only 2,878 acres of this type in the county.

Page 4-4 of the BDR identifies that there are 17,282 acres of Douglas Fir/Redwood Forest Alliance in the County (referenced to the ICE maps.)

Response 169-31 E:

The commenter states that impacts should not be allowed to freshwater marsh, mixed willow woodland, serpentine grassland, and serpentine woodland, and development under Scenario 1 should not be allowed.

It is unknown at this time if future vineyard will result in conversion of these biotic communities. Vineyard scenarios were developed to provide some context to impacts that could be expected during future vineyard development on a landscape scale. The analyses presented in the Draft EIR acknowledge that these are predictive models, not definitive alternatives to vineyard development. As such, Table 4.5-4 is presented in the Draft EIR as an illustration of potential impact. The vineyard scenarios do not address specific on-site physical, regulatory, or policy restrictions that may constrain the conversion of natural habitats.

Since release of the Draft EIR and the public draft of the General Plan Update, the Conservation Element has been revised to include the following additional policy provisions that further address sensitive biotic communities in the County. 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 including:

- Ensure that projects mitigate impacts to sensitive biotic communities and biotic communities of limited distribution are mitigated at a no net loss or that preservation of existing communities occurs at a 2:1 ratio.
- Provide replacement or preservation of oak woodlands and native vegetation at a 2:1 ratio.
- Identification of buffering and/or setbacks to protect sensitive biotic communities, biotic communities of limited distribution, special-status species, and nesting birds.
- Implementation of programs to protect and enhance biodiversity in the County.
- Require projects to conduct biological resource evaluations in areas known or suspected to contain special-status species.
- Work with other governmental and non-governmental entities to conserve and improve wildlife habitat; work with land owners to encourage private conservation efforts.
- Coordinate with local resource and land management agencies to develop a comprehensive approach to reducing and/or controlling non-native invasive species.

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- Require projects to conduct biological resource evaluations in areas known or suspected to contain special-status species.

The Draft EIR concludes that loss of these communities could be significant but there may be situations in which avoidance of these communities would make projects infeasible.

The commenter also states that valley oak woodland should be a sensitive community. Please see Response 169-14 E.

Response 169-32 E: The commenter states Table 4.5-5 does not address cumulative impacts to land cover types.

Many sensitive biotic communities have received this designation based upon historic losses which have significantly restricted their range. In the Draft EIR, any loss of these communities is considered significant. Thus previous losses of these communities are inferred in the analysis.

Response 169-33 E: The commenter states that as identified in Table 4.5.6, development of specific sensitive communities should be considered significant and reduced. Please see Response 169-31 E and -32 E.

Response 169-34 E: The commenter states that as identified in Table 4.5.6, development of specific sensitive communities should be considered significant and reduced. Please see Response 169-31 E and -32 E.

Response 169-35 E: The commenter states that the section should reflect that the County's Biological Database is dynamic, and updated resource lists should be considered in future planning processes.

The requested information is provided in the current version of the General Plan Update. The Conservation Element includes the following additional policies that specifically address database updates including:

- The County shall maintain and update the Biological Resources chapter of the BDR as necessary to provide the most current data. Updates shall be provided online and made available for review at the Conservation, Development and Planning Department.
- The County shall require a biological resources evaluation for discretionary projects in areas identified to contain or possibly contain special-status species based upon data provided in the Baseline Data Report (BDR), California Natural Diversity Database (CNDDDB), or other technical materials. This evaluation shall be conducted prior to the review and approval of any earthmoving activities.

Response 169-36 E: The commenter remarks on existing County policy. Justification of the existing policy is beyond the scope of the EIR. Since the EIR analysis does not rely upon existing policy to reach significance conclusions, no additional response is required.

Response 169-37 E: The commenter states that impacts should not be allowed to *Astragalus claranus*.

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Please see Response 169-31 E for an understanding of the vineyard scenario analyses. The scenario analyses are not definitive statements of future impacts and only provide a snapshot of what they could be. Draft EIR mitigation measures, which are now reflected in the General Plan Update, provide protections for all special-status species and not only those reflected in Table 4.5-7. No revision to the EIR is necessary.

In addition, it should be noted that since *Astragulus claranus* is federally and state listed, impacts to this species will be ultimately regulated by the USFWS and CDFG.

Response 169-38 E: The commenter requests revisions to Table 4.5-7 to include additional sensitive species.

Please see Response 169-31 E for an understanding of the vineyard scenario analyses. The scenario analyses are not definitive statements of future impacts and only provide a snapshot of what they could be. Draft EIR mitigation measures, which are now reflected in the General Plan Update, provide protections for all special-status species and not only those reflected in Table 4.5-7. No revision to the EIR is necessary.

Response 169-39 E: The commenter requests clarification that a biological resource evaluation will be required for all development, regardless of slope.

There is no stated restriction for mitigation measure MM 4.5.1a or General Plan Update policy. This measure as incorporated into the General Plan Update will apply to projects regardless of slope. No change in the Draft EIR is necessary.

Response 169-40 E: The commenter requests a definition of noxious weeds be added to mitigation measure MM 4.5-1c.

Please see Biological Resources Master Response 3.4.3. A noxious weed definition will be provided in the Noxious Weed Ordinance.

Response 169-41 E: The commenter states that Valley Oak Alliance should be included in the impacts projections.

The Land Cover Map did not identify the presence of Valley Oak Alliance in the area identified for urban and rural development or within the modeled vineyard scenario, though mitigation for potential impacts to all oak woodland alliances is provided in mitigation measure MM 4.5.2a.

Response 169-42 E: The commenter requests that mitigation measure MM 4.5.2c be amended to allow discretion in identifying streams that will be protected with setbacks.

Current General Plan Update policies provide that:

- 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. Site-specific setbacks shall be established in coordination with Regional Water Quality Control Boards, California Department of Fish and Game, U.S. Fish and Wildlife

3.0 COMMENTS AND RESPONSES TO COMMENTS

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.

- Appropriate measures will be applied 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.

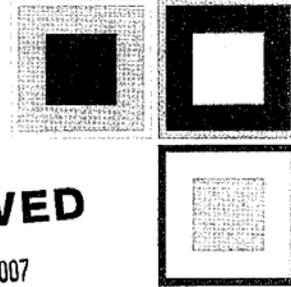
Response 169-43 E: The commenter requests narrative in Impact 4.5.3 that discusses the importance of animal mobility to plant dispersal. This information has been added to the setting (see Response 169-22 E).

Letter 170



NAPA COUNTY LANDMARKS

1030 First Street | Napa, CA 94559 | 707.255.1836 | www.napacountylandmarks.org



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JUN 15 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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Napa County Landmarks protects a living record of the past for the edification and enjoyment of future generations by promoting the saving and appreciation of irreplaceable historic buildings and sites through educational programs, public policy advocacy, research, and technical assistance.

Landmarks is a 501(c) [3] non-profit corporation.

PRESERVING OUR ARCHITECTURAL HERITAGE & CULTURAL LANDSCAPES



June 15, 2007
Memorandum

To: Napa County Board of Supervisors
Napa County Conservation Development
and Planning Commission
Napa County General Plan Update Steering Committee
Office of Conservation, Development and Planning Staff

From: Napa County Landmarks Board of Directors

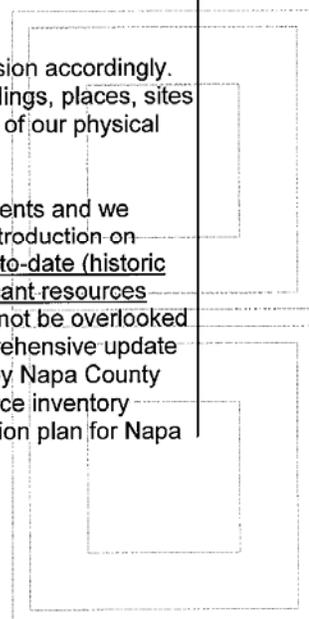
Regarding: Comments on the Community Character Element of the Draft Napa County General Plan and Draft Environmental Impact Report

For over 30 years, Napa County Landmarks has served the Napa Valley by educating the community and working to preserve irreplaceable historic buildings and other landmarks in the County. The charm and character of the many stone bridges, wineries, Victorian homes and other architectural gems throughout the Valley are an integral part of the quality of life that we and our many visitors enjoy. The Napa Courthouse is the 5th oldest continuously operating courthouse in the State of California, and we are proud to have supported the process which led to the recent restoration of this architectural masterpiece.

The following remarks are oriented toward our mission accordingly. We encourage the preservation of our historic buildings, places, sites and landscapes to provide for the economic vitality of our physical and cultural environment.

We have reviewed the Community Character Elements and we applaud the statement in the Historic Resources introduction on page 140 that "The absence of a complete and up-to-date (historic resources) inventory makes preservation of significant resources difficult." The importance of this statement should not be overlooked or trivialized. The County has not initiated a comprehensive update to the first county-wide survey conducted in 1978 by Napa County Landmarks, Inc.; and we support an historic resource inventory update as an important part of an overall preservation plan for Napa County.

170-1E/P



To: County of Napa
 Re: Draft General Plan and DEIR
 June 15, 2007
 Page 2 of 3

In our previous comments dated October 25, 2006 we made several recommendations that have not been incorporated into the language of the Draft General Plan, and repeat some of those comments here for inclusion in the comments on the Plan and Draft Environmental Impact Report (DEIR). 170-2E/P

We also applauded the Goal CC-3 and Goal CC – 4 on page 155, which encourage preservation and rehabilitation of historic resources. In the supporting policy CC-17 and action items 1 and 2 we recommend the addition of a clear timeline for an inventory update, the addition of standards for inventory preparation, standards for nomination of County landmarks, and reference to current California State inventory format (DPR 523 series forms) for recordation of inventory updates and landmark designations. 170-3P

We encourage the addition of a policy noting that Napa County standards for projects affecting historic resources shall include the Secretary of the Interior Standards, and for discretionary permits: "Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995 or latest edition), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource. " 170-4P

Items repeated from our previous list of recommendations include:

- That the County go through the process of forming a Certified Local Government (and establish a Landmarks Commission), which is needed to receive grants and locally certify EIR's. In order to have a properly constituted CLG, the duties of the Landmarks Commission can be performed by a sitting commission (such as the County Planning Commission), which dedicates some of its public review time to the responsibilities of the Landmarks Commission. (Staff time and expenses are therefore conserved.) 170-5E/P

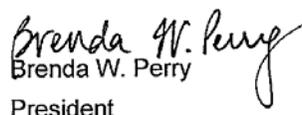
- That the County adopt and publish standards for landmark designation in the county, each year publishing the expanding designated properties list so that if plans are presented which affect listed properties environmental review shall be conducted. 170-6P

3.0 COMMENTS AND RESPONSES TO COMMENTS

To: County of Napa
Re: Draft General Plan and DEIR
June 15, 2007
Page 3 of 3

- That the County work with local non profit organizations to develop a system of plaques and markers that add credibility to designated landmarks through pride of place and possible economic value to property owners. 170-7P
 - That the County adopt policies to provide for economic use of qualified historic resources under both public and private ownership in order to avoid demolition and neglect. That the County will work with Napa County Landmarks to provide a list of acceptable compatible uses and modify existing zoning ordinances to permit these uses. 170-8P
 - That the County provide language in the plan that educates the public as to the value of such ordinances in maintaining the authenticity of Napa County's rural character. 170-9P
 - That the County, with input from owners of these historic landmarks, develop an emergency response plan outlining mitigation measures for flood, earthquake, weather, pending development and pending demolition impacts. 170-10P
- Napa County Landmarks also supports the use of the property tax reduction regulations in the Mills Act as an incentive for appropriate restoration and rehabilitation projects and recommends the use of this legislation to support the preservation goals of the County. 170-11P
- We encourage the addition of language in Policy CC-23 noting the importance of historic and pre-historic trails such as the Silverado Trail, Old Sonoma Road, Glass Mountain Road and others. 170-12P
- Regarding Policy CC-25, we support the reuse of historic resources for their original use or for alternative uses, contingent upon compliance with current health and environmental standards and where intensity of use does not exceed historical uses. We also encourage some flexibility for rehabilitation projects where new construction may be proposed that meets the Secretary of the Interior Standards and the goals and policies of this General Plan. 170-13P

Sincerely,


Brenda W. Perry
President

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 170: BRENDA W. PERRY, NAPA COUNTY LANDMARKS, JUNE 15, 2007

Response 170-1 E/P: Commenter provides background on the Napa County Landmarks organization. The commenter notes support for an update of a comprehensive historic resources inventory. The County appreciates the input regarding the General Plan process and the referenced policy.

Response 170-2 E/P: Commenter remarks that several comments previously submitted by Napa County Landmarks have not been incorporated into the language of the draft General Plan and the Draft EIR. Commenter states they are repeating those prior comments. The following responses concern those comments.

Response 170-3 P: Commenter asserts support for Goal CC-3 and Goal CC-4. The commenter also asserts support for Policy CC-17 and Action Items 1 and 2. The commenter requests the addition of a clear timeline for the preparation of an inventory update, standards for nomination for County landmarks, and a reference to the current State inventory format (DRP 523 series forms). Revisions to the Community Character Element are forthright in indicating that preparation of an updated inventory will depend on funding. Please also see the Implementation section of the Revised Draft General Plan Update.

Response 170-4 P: Commenter suggests including a policy requiring future projects affecting historic resources to follow the Secretary of the Interior standards for discretionary permits. New Policy CC-26 has been added to the Community Character Element to address this comment.

Response 170-5 P: Commenter suggests forming a Certified Local Government which can establish a Landmarks Commission. The commenter also suggests that the County Planning Commission could dedicate some of its public review time to the responsibilities of the Landmarks Commission. The County has declined to support pursuit of Certified Local Government status due to the personnel changes (or substantial training efforts for the staff and commission) that such a designation would require, as well as the substantial code changes that would be needed.

Response 170-6 P: Commenter suggests that the County adopt and publish standards for landmark designation. The commenter is referred to Action Item 19.2 of the Community Character Element.

Response 170-7 P: Commenter suggests that the County work with non-profit organizations to develop a system of plaques and markers to be installed at designated landmarks. The commenter is referred to Policy CC-20 of the Community Character Element.

Response 170-8 P: Commenter suggests that the County adopt policies to provide for economic use of historic resources under both public and private ownership, in order to avoid demolition and neglect. The commenter suggests that the County work with Napa County Landmarks to provide a list of compatible uses and that the County modify zoning to permit these uses. The commenter is referred to changes to the Community Character Policy CC-28 which includes the historic preservation incentive referred to with some adjustments to permit greater flexibility regarding adaptive reuse.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response 170-9 P:* Commenter suggests that the County provide language in the General Plan Update that educates the public about the value of ordinances that protect Napa County's rural character. County staff believes that the revised Community Character Element addresses this concern.
- Response 170-10 P:* Commenter requests that the County develop an emergency response plan for historic landmarks with input from owners of historic resources. The commenter is referred to Cultural Resource policies (specifically Policy CC-29) related to this issue.
- Response 170-11 P:* Commenter supports the use of the Mills Act as an incentive for restoration and rehabilitation of historic resources and in support of the preservation goals of the County. County staff has declined to recommend the Mills Act due to the absence of local regulations and the prominence of similar property tax relief for agricultural properties under the Williamson Act.
- Response 170-12 P:* Commenter suggests additional language in Policy CC-23 noting the importance of historic and pre-historic trails such as the Silverado Trail, Old Sonoma Road, Glass Mountain Road, and others. This comment is reflected in revised Policy CC-25 of the Community Character Element.
- Response 170-13 P:* Commenter asserts support for Policy CC-25 where projects are compliant with health and environmental standards and where intensity does not exceed historical uses. The commenter also asserts support for flexibility where rehabilitation meets the Secretary of Interior Standards and the goals and policies of the General Plan. The commenter is referred to Policy CC-28 of the Community Character Element, which had added additional flexibility with regard to use.

Letter 171

Napa County Department of Conservation,
Development & Planning
1195 Third Street, Suite 210
Napa, California 94559
Attn. Planning Commission,
Board of Supervisors,
General Plan Steering Committee

RECEIVED

JUN 15 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

6/13/07

Dear fellow Napans,

As a citizen of Napa since 1999, I have seen some tremendous changes and all the effects both positive and negative of a sustained growth. It is my hope that the visionaries that have the awesome task and responsibilities to prepare for all our futures, will make decisions that are balanced and thoughtful.

My hope for the future lies with the realization that economic viability in our wine industry is imperative to our County and State. Agriculture is the engine that drives the final result, a great bottle of wine from Napa County.

The Napa River has the extraordinary opportunity to serve as a major transportation corridor for world travelers wishing to visit our Napa Valley.

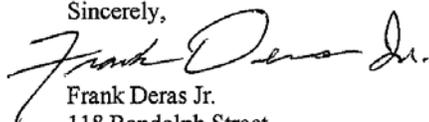
San Francisco is the perfect city from which to link this corridor. A ferry service from the San Francisco Ferry Building to downtown Napa is not impossible, even with a possible connection to the Vallejo Ferry Terminal. The infrastructure already exists.

With the current development of the downtown district, a ferry terminal at the downtown promenade would be a positive addition to the coming changes. Currently the old Napa Pipe area has been discussed as another possibility, but would require another level of transportation to arrive at the heart of the Napa Valley.

The positive dent in traffic issues, drunken driving, air pollution etc., is to important to overlook in the planning process. Especially now that the Napa River is undergoing major infrastructure changes by the Corps of Engineers.

I hope this idea has been discussed before, but I think the time is right to seriously look into the idea as a win-win solution for both continued economic health and the preservation of a healthy agricultural region. I look forward to your comments and insights on this subject.

Sincerely,



Frank Deras Jr.
118 Randolph Street
Napa, California 94559

171-1P

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 171: FRANK DERAS JR., JUNE 13, 2007

Response 171-1 P. The commenter suggests extending ferry service to the City of Napa from San Francisco. The commenter also suggests constructing a ferry terminal at the downtown Napa promenade and notes the environmental benefits of providing ferry service. Subsequent to the release of the proposed General Plan Update and the Draft EIR, further modification has been made to Circulation Goal 3 to include requirements for the County to work with other transit agencies to develop connections between regional transportation networks, although there are substantial constraints (e.g., costs, wake restrictions) associated with establishment of regular ferry service to downtown Napa.

Letter 172

RECEIVED

DATE: JUNE 18, 2007

JUN 18 2007

TO: PLANNING COMMISSION, STEERING COMMITTEE AND COUNTY OFFICIALS

NAPA CO. CONSERVATION
DEPARTMENT & PLANNING DEPT.

FROM: BETTY FOOTE, as spokes person for many local neighbors



SUBJECT: CONSIDERATION OF A SPECIAL STUDIES DISTRICT FOR URBAN/RURAL BORDER PROPERTIES

Ladies and Gentlemen:

I respectfully submit the following comments to be included in the "written comment" file for your careful consideration.

There are a few very precious land locations that are situated adjacent or close to the City limits of St. Helena. They "slip between the cracks" being neither urban nor rural, OR they could be either. They are a neutral "no man's land" which should be subject to interpretation as to the viability of the projected use. The point is to allow economic viability to the long-term local landowners who, for decades, have made positive contributions to the community at large.

In many cases, it is not economically feasible to develop roadways to home sites or to plant vineyards. There are projects, however, which would positively contribute to the historical heritage, natural conservation, and community character of the County.

There are certain projects, educational and/or recreational in character, which would enhance and enrich the quality of life for locals and visitors, alike. We believe these projects are worthy of a "site by site" consideration. We feel that neither a special amendment nor a ballot initiative should be necessary for this review.

172-1P

In many cases, there is a new NIMBY, very wealthy group of newcomers to the valley who are using the General Plan as a "weapon" and the County Staff as "henchmen" and "pawns" to extend and add to their lands. They, unfortunately, view their neighbors' lands simply to be their own front yards or driveways.

Since diversity of heritage, both cultural and social, is part of the Napa Valley, we ask that you preserve this by allowing some protection for these "border" properties by allowing economic viability and preservation on a case by case basis, knowing that their will be great neighbor outcry by the newcomers' groups who are sophisticated and monied in matters of control. We simply ask that you leave these special lands and people open to a special studies zoning interpretation. The heart and spirit of the Napa Valley and this Plan depends on it!

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 172: BETTY FOOTE, JUNE 18, 2007

Response 172-1 P. The commenter suggests that "border" properties that are neither urban nor rural and are located adjacent to City limits should be preserved by allowing project consideration on a "site by site" basis. The commenter is referred to changes to the Agricultural Preservation and Land Use Element which retains policies related to urban centered growth and regional planning issues.

Letter 173

To: Patrick Lowe
Deputy Planning Director
Napa County Office of Conservation, Development and Planning
1195 Third Street, Suite 210
Napa, CA 94559

From: Kellie Anderson
445 Lloyd Lane
Angwin, CA 94508 

Subject: Draft EIR Comments

Thank you for the opportunity to comment on the Draft Environmental Impact Report for The Napa County General Plan. I have reviewed the DEIR, the Draft General Plan, technical appendices, Base Line Data Report, Keyser Marsten Associates Inc. Study, the 2050 Napa Valley Water Resources Study Project, Measure J and the Measure A (Growth Management System), in order to understand the content of the DEIR and the assumptions it is based on.

173-1E/P

In addition, I have attended County sponsored General Plan Workshops and NOP meetings starting in 2005. I have participated in all Angwin area study groups attended General Plan Steering Committee Meetings and corresponded with County Staff and Consultants in order to understand and fully participate in this process.

Several areas of concern within the DEIR include the following:

5.0 Commutative Impacts Summary The cumulative impacts of the project even after mitigations state that the cumulative impacts for 10 of the 15 environmental issues areas are **significant and unavoidable**. The cumulative impacts of these critical environmental areas are not adequately addressed in the DEIR for the following areas: 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 and utilities.

173-2E

The conclusion that these major issues are simply significant and unavoidable mandates the development of an environmentally superior version of the DEIR.

7.0 Long Term Implications This includes "discussions of significant irreversible environmental changes/irretrievable commitment to resources, significant and unavoidable environmental impacts and growth-inducing impacts." The conclusion of the DEIR (pg. 7.0-5 to 7.0-9) note that 19 impacts (project and cumulative) are significant and unavoidable and that the remaining 11 impacts are commutatively considerable.

173-3E

3.0 COMMENTS AND RESPONSES TO COMMENTS

My overriding impression of the DEIR is that it has steered away from and does not reflect the goals of the Draft General Plan. The DEIR reflects a very different vision for Napa County and abandons the long held commitment of preservation of agricultural land and the focus on city centered growth.

173-4E

The Draft General Plan (pg. 31) promotes "policies which are collectively intended to perpetuate a policy framework that sets agricultural preservation as the immovable foundation for sound decision making within Napa County.", however, the DEIR seems to have lost sight of these long held community values and standards. An environmentally superior EIR version must be developed which reflects the goals and policies of the Draft General Plan.

173-5E/P

I have included additional comments on the following pages and look forward to your response to my comments.

5.0 Cumulative Impacts

Under all alternatives, A-E, the cumulative impacts of proposed project are not adequately addressed. Sections 15155 through 15132 of the State CEQA Guidelines identify the content requirements for Draft and Final EIRs. Page 1.0-3 of DEIR states "The environmental issues addressed in the Draft EIR were established through review of environmental documentation developed for the project, environmental documentation for nearby projects, and public agency response to the Notice of preparation.

However, cumulative impacts of projects or proposed projects, which were reasonably known, and not addressed in the DEIR include the Aetna Springs Resort complex, development of Juliana Vineyards, The Pacific Union College Master Plan, including some private/public office space, and The Angwin Airport under new ownership. Nor do any of the alternatives address the cumulative impacts of pending or proposed developments in Lake County including the Guenoc Ranch.

173-6E

The DEIR, under all alternatives, does not meet the requirements noted on page 5.0-1 "that an Environmental Impact Report contain an assessment of the cumulative impacts that could be associated with the proposed project." And further notes "Section 15130 (b) identifies that the following elements are necessary for an adequate cumulative analysis: 1 (A) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary those projects outside of the control of the agency."

The cumulative impacts of the project under all alternatives in conjunction with other approved, pending or potential impacts is not adequately addresses in the DEIR.

4.11 Hydrology and Water Quality

The Cumulative impacts of continued ground water usage under all alternatives are noted to be "significant and and unavoidable." (pg. 4.11-62 DEIR), "...leading to groundwater decline and over draft." Further (pg. 5.0-19) notes "the county is projecting that future growth projected in Napa Valley is anticipated to exceed current and projected water supply sources."

The 2050 Napa Valley Water Resources Study Project, upon which the ground water assumptions of the Baseline Data Report and the DEIR alternatives are based, does not address ground water usage in the Angwin/Pope Valley areas and does not include analysis of the hillside sub region ground water supply or demands.

173-7E

The conclusions that over draft of ground water is a forgone, unavoidable consequence of growth under all plan alternatives, necessitates the development of an environmentally superior EIR alternative that limits growth to levels that would not result in depletion of ground water. In addition ground water studies in the Angwin/Pope Valley area are needed in order to adequately develop reasonable EIR alternatives. The existing ground water data is inadequate to develop reasonable EIR alternatives and mitigation measures.

4.3 Population/Housing/Employment

Impacts of the project under all alternatives rely on data provided, in part, by the Keyser Marston Associates Report. Table VI-1 of this study indicate no increase in jobs or population is projected under DEIR Scenario A-E, under any possible land uses: manufacturing, warehouse, office/R&D, retail, other, in the Angwin area.

This study appears inaccurate and does not reasonably identify and address the jobs/housing growth potential in the Angwin area (or Pope Valley) including PUC's Master Plan (including 270,000 Sq. Ft. of office/R & D space), the increase of activity at the Angwin Air Port under new ownership, and the development of the Aetna Springs complex with it's ancillary 18 hole golf course at Juliana Vineyard, where reasonable increases in jobs are anticipated to occur.

173-8E

Assumptions for population/housing/employment growth shown in the KM Study indicate 0 Sq. Ft. of building space and 0 job growth under all categories for Angwin, and are therefore incomplete. Growth potential in the Angwin/Pope Valley areas is not correctly reflected in DEIR and not adequately addressed under all alternatives.

3.0 Project Description

Under Alternative B (Figure 3.0-5) three possible maps for the Angwin Urban area are considered. Map Scenario 1 is the current bubble boundary with no change and is accurate as far as the current General Plan land uses designation and it's estimated boundary is known. Scenario 2 reflects the outline of a reconfiguration of the bubble with parcels zoned AWOS removed from the bubble boundary which accurately reflects *existing zoning*, and protects AWOS zoned parcels by removing them from the bubble.

However, Scenario 3 (Fig. 3.0-5) takes complete editorial liberty, creating a fictionalized zoning scheme, based on an unknown paradigm, inaccurately conveying the false impression that mixed use and residential zoning currently exist on lands zoned AWOS. This scenario is highly inaccurate and must be removed from Final EIR.

173-9E

Changing the boundaries of the Angwin Urban area to reflect existing land uses is the assignment during the GP update process. No where is the speculative, hypothetical, growth inducing re-zoning of AWOS lands within the existing Urban Bubble, to more intense urban uses the assignment. Suggest including only existing zoning designations and potential changes to Urban Area boundaries. Speculation on future zoning changes is not the assignment of the General Plan update.

In addition (pg. 3.0-18) the text referring to Figure 3.0-5 is incorrect in both it's content and conclusions offered. The text referring to Fig 3.0-5 Scenario 3 states "the current organization of land uses is used to guide map development". This is inaccurate as large parcels of actively producing agricultural land with AWOS zoning are shown on this map as

173-10E

residential and mixed use zoning. These inaccuracies appear to be *opinions* of future zoning schemes must be corrected and removed from Final EIR.

Similarly under alternative C (Figure 3.0-7) Angwin map Scenarios 5, is inaccurate and misleading. While Existing Scenario 1 is accurate in it's depiction of the Angwin Urban Area in the current General Plan, and Scenario 4 depicts a alternative version based on existing PD, RSB-5 and AWOS zoning, Scenario 5 is a fictionalized urban zoning scheme, which has no basis in reality and conveys inaccurately to the reader the impression that portions of Angwin are urbanized i.e. residential and mixed use, when in fact they are zoned AWOS and currently have hay and alfalfa production and cattle grazing as their uses.

173-10E
cont'd.

Suggest limiting the Angwin Urban Area maps specifically to reflect existing zoning and potential changes to the boundaries of the Urban Bubble/Urban Area. Hypothetical opinions and speculations of future, potential zoning chances are not the assignment under the Draft General Plan update.

4.1 Agriculture Alternative C

Some text in this section is highly editorial in nature and *opinions* should be removed from this text. One example of *opinion* is the statement (pg. 41-28) "provide **logical** development opportunities," which is highly subjective and removal of the word logical is requested. The text goes on to state " This adjustment could result in a decrease of approximately 40 acres of designated agricultural land." (Which appears to differ from DGP. Map pg. 52 Scenario 2) which shows a total of 134 acres of AWOS zoned lands within the bubble.

173-11E

In the *opinion* of the residents of Angwin, this in not a *logical* development alternative, but rather, a clear example of productive agricultural land that must me removed from within any future urban land use designation.

4.2 Land Use

Page 4.2-19 Notes "land use impacts are considered significant if implementation of the project would result in any of the following (Based on State CEQA Guidelines Appendix G):
1) Physically divide community or create conflict between land uses."

Physical division of the Angwin area would occur under all alternatives where the Angwin Urban Area is left in it's current configuration, modified to include additional AWOS lands, or where zoning changes as shown on Maps (Figure 3.0-5 & 3.0-7) are implemented in the following manner:

173-12E

By allowing the Angwin Urban Area to continue under it's current configuration, (which allows for conversion of AWOS zoned parcels to urban uses with out a Measure J Vote), increases in urban development would result in major traffic impacts to Howell Mountain Road.

Currently traffic along Howell Mountain Road is regulated and moderated by the presences of pedestrians. Students crossing between the PUC campus and market area across Howell Mountain Road, on the three cross walks are *the* factor controlling traffic.

Pedestrian waiting at cross walk are yielded to by traffic and allowed to safely pass across road. This pedestrian dominated local tradition would be lost under DEIR alternatives that perpetuate the current Urban Area boundaries or infer higher density urban uses through some re-zoning scheme.

173-12E
cont'd.

Currently no major traffic controls, such a stop lights, street widening or realignment, curbs and gutters, rumble strips, speed bumps or road re-striping are needed as pedestrians use control traffic! Increased Urban development under any DEIR alternative would necessitate **vehicularly oriented improvements** to Howell Mountain Road. These **improvements would act to physically divide the Angwin Community by elimination the small town character and pedestrian oriented flow between the PUC campus and market area.**

The impact of increased urban development under all EIR alternatives could (pg. 4.2-19) "divide established communities by establishment of a land use pattern that divide existing communities." This is listed under Alternative B & C as less than significant and under Alternative C as Significant and Mitigable. However under all alternatives where AWOS land is not specifically removed from Angwin Urban land use designations this impact will occur and Mitigation Measures are inadequate.

4.4 Transportation

Under Alternatives A-C the Mitigation Measures (Table 4.4-15) propose to widen certain 2 lane roads to 4 lanes and 4 lane roads to 6 in order to mitigate traffic impacts to LOS D or better.

This magic bullet mitigation to the impacts of traffic increase due to growth under these alternatives is infeasible. Some of the roadway listed in this table have special protections as Designated Public Roads and have view shed protections which would restrict their being widened. In addition the negative cultural and environmental impacts of, and fiscal improbability of these roads being widened make these mitigation measures infeasible and inadequate to address traffic impacts under all scenarios. The traffic consequences identified under all DEIR alternatives are unacceptable.

173-13E

Figure 3.0-4 Alternative B

This map alternative states the following "re-designate area within Angwin Bubble as a mix of Urban Residential and Institutional uses." Text on Pg. 3.0-18 further notes "Angwin would be represented differently on the land use map than it is in the current General Plan, better recognizing current land uses and institutions."

173-14E

The concept of an *Institutional* land use, which could include Pacific Union College and its related educationally related facilities, needs to be considered. Currently no land use designation appropriate for this facility exists. (see Table Ag/LU-B). However, page 288 of D.P. (glossary) includes a definition of Institutional Uses which could be the basis for development of an Institutional land use designation for the core Pacific Union College Campus.

173-14E
cont'd.

Additionally, removing parcels zoned AWOS from Urban designation is in keeping with the agricultural character of the Angwin community and the DGP's stated goals to (pg. 2.0-1 DEIR) "adopt a plan that will not only preserve, but enhance the quality of life for Napa County residents."

6.6 Project Alternatives

Page 6.0-67 notes " An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated." and concludes " Based upon the evaluation described in this section, the Alternative D (Resource Preservation Alternative) would be the environmentally superior alternative."

Despite the discussion in Project Alternatives section 6.0, of the fact that equivalent level of detail in analyzing alternatives is not required by CEQA, and that the DEIR attempts to bracket potential outcomes of the DGP, it is unclear why the environmentally superior alternative would receive lesser level of consideration by County Staff and Consultants when evaluating DEIR alternatives.

Page 1.0-1 of DEIR states "As described in State CEQA Guidelines section 15121 (a), an EIR is a public informational document that assess potential environmental effects of the proposed project, as well as identifies alternatives and mitigation measures to the proposed project that could reduce or avoid its adverse environmental impacts. Public agencies are charged with the duty to consider and minimize environmental impacts of proposed development where feasible, and an obligation to balance a variety of public objectives, including economic, environmental and social factors."

173-15E

The inclusion of alternatives A-C in a higher level of evaluation noted as "a convenient way to present a variety of policies being considered as part of the General Plan update," coupled with the environmentally superior alternative being "evaluated at a lesser level of detail" appears to be an editorial assumption from the growth based viewpoint that urbanization of Napa County is inevitable.

If the purpose of the DEIRs goal is to bracket potential outcomes of the Final General Plan, it would seem reasonable to include and evaluate the DEIR alternative which is noted to be environmentally superior to an equal level of detail with alternatives A-C.

Additional Comments on DEIR:

1) I Support the development of an additional EIR alternative based on the established 1% **Growth Management System** of the current Napa County General Plan as the basis for jobs/housing assumptions.

173-16E

3.0 COMMENTS AND RESPONSES TO COMMENTS

- 2) I Support the recognition of **Farm Lands of Local Importance**, as defined by the Farmland Mapping and Monitoring Program (DEIR pg. 41-6) as being significant contributors to the local character and economies of specific regions of the county necessitating additional text and area specific maps of a reasonable scale to define the extent size and specific location of these unique, important areas of agricultural activity. 173-17E
- The Baseline Data Report and Figure 4.1-2 of DEIR which evaluate State Designated Farmlands, are produced on a scale inadequate to define these unique, discrete areas of crop production and are lacking in completeness and level of adequacy.
- 3) I support the **elimination of all so called Urban Bubbles** throughout Napa County. 173-18E
- 4) I **oppose any County sponsored Measure J votes** in the Angwin or Pope Valley areas as part of the General Plan update process. 173-19E
- 5) I Support development of a **superior EIR alternative** that encompass the stated purpose of the project (pg. 2.0-1 DEIR) "to adopt a plan that will not only preserve but enhance the quality of life for Napa County Residents" and meets the Project Objectives (pg. 3.0-11) including a commitment to the statement: "Longstanding community values reflected in the plan include agricultural preservation, resource conservation, and urban centered growth". 173-20E

LETTER 173: KELLIE ANDERSON, [UNDATED]

Response 173-1 E/P: Commenter provides an overview of the documents and workshops that were reviewed for providing comments. The County appreciates the input regarding the General Plan process.

Response 173-2 E: Commenter states that the cumulative impacts were not adequately addressed in several sections of the Draft EIR. The commenter has not provided specific data and/or analysis that demonstrates that the cumulative impacts analysis in the Draft EIR is inadequate. The commenter is referred to Alternatives Master Response 3.4.2 for a discussion of the environmentally superior alternative.

Response 173-3 E: Commenter notes concern with the number of significant and unavoidable impacts and cumulatively considerable impacts. Any general plan will result in significant impacts because CEQA requires future growth that may occur under the general plan to be compared to the existing environmental baseline. Please see the Alternatives Master Response 3.4.2 for further discussion of this issue and impacts found to be unmitigable.

Response 173-4 E: Commenter notes concern that the Draft EIR does not reflect the goals of the General Plan. The commenter also notes that the Draft EIR reflects a very different vision for Napa County. The commenter has not provided specific data and/or analysis to support this assertion, and is reminded that the purpose of an EIR is to disclose the potential impacts of a proposed action and to identify appropriate mitigation and alternatives. The County believes that the Draft EIR has done this and that its analysis is appropriately conservative (i.e., it tends to overstate impacts rather than understate them).

Response 173-5 E/P: Commenter suggests that an environmentally superior version of the Draft EIR should be developed. The Draft EIR analyzed the expected environmental effects of each of the Alternatives. The commenter is referred to Alternatives Master Response 3.4.2 for adequacy of the range of alternatives considered in the Draft EIR and a discussion of Alternative D, the environmentally superior alternative.

Response 173-6 E: Commenter notes that the cumulative impacts are not adequately addressed under all of the alternatives. The commenter provides a list of projects not addressed in the Draft EIR, including projects located in Lake County.

The list of projects presented in the Draft EIR was compiled according to Section 15125(a) of the CEQA Guidelines which requires that an EIR include a description of the physical environmental conditions in the vicinity of a project, as they exist at the time the Notice of Preparation (NOP) is published. The commenter should note, however, that the analysis of cumulative effects used a projections-based approach as envisioned by CEQA Guidelines 15130(b)(1)(B). In other words, the cumulative effects of growth occurring in Napa County and elsewhere has been factored in by using growth projections prepared for this specific purpose. Growth projections for Napa County have been crafted with the knowledge of projects included on the list presented as

3.0 COMMENTS AND RESPONSES TO COMMENTS

well as knowledge of historic growth rates and development potential. Growth projections for the incorporated cities and other counties have been based on regional projections incorporated into NCTPA's travel forecasting model and presented by ABAG. 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.

Response 173-7 E: Commenter suggests development of an environmentally superior alternative that would not result in the depletion of groundwater. The commenter also notes that groundwater studies in the Angwin/Pope Valley area are needed to develop alternatives in the Draft EIR and that the existing groundwater data is inadequate to develop Draft EIR alternatives. The commenter is referred to Alternatives Master Response 3.4.2 for adequacy of the range of alternatives considered and the environmentally superior alternative. Also see Water Supply Master Response 3.4.1.

Response 173-8 E: Commenter notes that the KMA study of jobs and population does not adequately portray the growth potential in the Angwin or Pope Valley areas. The commenter provides examples of increases in activity in these areas including PUC's Master Plan, the development of Aetna Springs, and others.

The residential and non-residential development forecasts for the year 2030 are based on the technical analysis conducted by Keyser Marston Associates (KMA) in the "Industrial Land Use Study, Napa County General Plan Update" provided in Appendix B of the Draft EIR. This analysis is an expansion of previous market analyses that have been prepared in the County (e.g., for the Napa Airport Industrial Area) and utilizes land use data and growth projections from the County, land use inventories from the cities of American Canyon and Napa, the Napa County Economic Development Corporation business survey, ABAG projections and U.S. Census data. This data was used to develop Napa County-specific projections for residential and non-residential development between the years 2005 and 2030. These projections are higher than current ABAG 2005 projections and are considered conservative for use in the Draft EIR. The projections for several of the Draft EIR Alternatives are sufficiently large so as to encompass the projects listed by the commenter.

Response 173-9 E: Commenter notes that Scenario 3 for the Angwin urban area should be removed from the Final EIR. The commenter suggests changing the boundaries of the Angwin urban area to reflect existing zoning designations and potential changes to urban area boundaries. The commenter also notes that the text in Figure 3.0-5 which states "the current organization of land use is used to guide map development" is inaccurate because large parcels of AWOS zoning are shown as residential and mixed-use zoning.

The Angwin scenario maps show potential scenarios for the boundaries of the area of Angwin which would be designated for non-agricultural uses. The scenario maps show alterations of the existing bubble to be used to guide map development. The Scenario 3 map, which includes the existing residential area west of Pacific Union College in an urban

designation, would require ratification by voters Countywide through Measure J. This is due to the fact that Scenario 3 would result in the addition of new areas of land designated for non-agricultural use in lands currently zoned AWOS. Therefore, adoption of Scenario 3 for Angwin would not result in the loss of AWOS parcels without voter approval. Please see the Revised Draft General Plan Update which includes a map of Angwin that has been developed based on comments from the public and deliberations by the Planning Commission and the Board of Supervisors. If adopted, the proposed map would eliminate agriculturally zoned land from the Urban Residential designation, change some of the remaining Urban Residential designation to Rural Residential, and identify an additional area that could be designated Rural Residential in the future if approved by the voters pursuant to Measure J.

Response 173-10 E: Commenter notes that the text referring to Figure 3.0-5 and Figure 3.0-7 for Scenario 3 is incorrect in content and conclusions. The commenter notes that the text stating “the current organization of land uses is used to guide map development” is inaccurate because large parcels of actively producing agricultural land with AWOS zoning are shown on the map as residential and mixed-use schemes. The commenter provides reasons why the text is incorrect.

The commenter is referred to Response 173-9 E for the discussion on Scenario 3 of the Angwin maps for the Alternatives of the Draft EIR.

Response 173-11 E: Commenter notes that Alternative C is too editorial and opinions should be removed, specifically the term “logical development opportunities.” The commenter also notes that Alternative C is not a logical alternative. The County appreciates the input regarding the General Plan process and refers the commenter to the map provided in the Revised Draft General Plan Update. The Draft EIR contains the following text to define logical development for Angwin “...provide logical development opportunities (i.e., expansion of the so called “urban bubble”).” This example defines in what context the term logical development can be used for development in Angwin.

Response 173-12 E: Commenter notes that physical division of the Angwin area would occur under all of the proposed alternatives. The commenter also notes on the regulation of traffic along Howell Mountain Road and states that improvements to Howell Mountain Road would divide the community of Angwin.

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 new physical features (e.g., development of a new highway through an existing community) that would result in the physical division of these communities. Additionally, the General Plan does not propose any specific improvements for Howell Mountain Road, although it does suggest that roads throughout the county may see improvements focused on safety and local access. Any subsequent improvements to Howell Mountain Road would be just that – improvements or changes to an existing facility – and would not involve development of a new physical feature that would divide the community.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 173-13 E: Commenter notes that the traffic consequences under all of the alternatives are unacceptable. The County appreciates the input regarding the General Plan process and refers the reader to Section 4.4 of the Draft EIR for a full analysis of transportation impacts and Response 173-3, above.

Response 173-14 E/P: Commenter suggests that Figure 3.0-4 Alternative B and the General Plan Angwin map include an institutional land use for PUC and related facilities. The commenter also suggests removing AWOS parcels from urban designations. The commenter is referred to changes to the Agricultural Preservation and Land Use Element which remove agriculturally zoned parcels from the Urban Residential designation as requested, but do not re-designate areas as Institutional.

Response 173-15 E: Commenter notes that the environmentally superior alternative received less consideration than other alternatives. The commenter is referred to Alternatives Master Response 3.4.2 for the adequacy of the range of alternatives. CEQA does not require that all alternatives be analyzed at equal level of detail.

Response 173-16 E: Commenter suggests a Draft EIR alternative based on the 1% growth management system as the basis for jobs/housing assumptions. The commenter is referred to Alternatives Master Response 3.4.2 for the adequacy of the range of alternatives. Draft EIR Alternatives A and D are consistent with the 1% growth limit, as is the Revised Draft General Plan Update (the "Preferred Plan" described in Section 2.0 of this Final EIR).

Response 173-17 E: Commenter notes support for the recognition of Farm Lands of Local Importance as being contributors to the local character and economics of an area. The commenter suggests additional text and maps to define these areas.

The Draft EIR includes the following text for Farmland of Local Importance: "Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland. This land may be important to the local economy due to its productivity or value. In Napa County, Farmland of Local Importance includes areas of soils that meet all the characteristics of Prime Farmland or of additional Farmland of Statewide Importance with the exception of irrigation. These farmlands include dryland grains, haylands, and dryland pasture." The County has deemed that this language is adequate to categorize the recognition of Farm Lands of Local Importance in Napa County.

Response 173-18 P: Commenter notes support for the elimination of urban bubbles. The County appreciates the input regarding the General Plan process and refers the commenter to the Alternatives Master Response 3.4.2 for a discussion as to why elimination of all urban bubbles is not considered feasible.

Response 173-19 E: Commenter opposes the use of Measure J votes in Angwin and Pope Valley. The County appreciates the input regarding the General Plan process. The Revised Draft General Plan Update no longer suggests a Measure J vote for Pope Valley and does not commit to any given time frame for a vote in Angwin.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 173-20 E: The commenter supports the development of an environmentally superior alternative that meets the stated purpose of the General Plan Update. The commenter is referred to Draft EIR Section 6.0 as well as Alternatives Master Response 3.4.2 regarding the process of developing alternatives for the General Plan Update and the identification of the environmentally superior alternative. Section 2.0 of this document also provides a comparison of the alternatives to the Preferred Plan.

Letter 174

Comments on the Draft Environmental Impact Report
for the Draft Napa County General Plan

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

To Patrick Lowe
Deputy Planning Director
Napa County Office of Conservation,
Development and Planning
1195 Third Street, Suite 210
Napa, CA 94559



From Kellie Anderson
445 Lloyd Lane
Angwin, CA 94508

Dear Mr. Lowe,

The following is a petition signed by residents of the Angwin Community who seek to protect the rural, agricultural character and economy of Angwin. We have proposed an alternative map for the Angwin area, as suggested on page 50 of the Draft Napa County General Plan (see map attached which shows parcels suggested for removal from 'Urban' land use designation).

Key to this map is the removal of parcels of agricultural and forest land that are zoned AWOS but are partially within the 'Urban' land use designation. Protection of these lands by re-defining the map in the final General Plan meets the goals of Ag/LU-4 "reserve agricultural lands for agricultural use including lands used for grazing", and AG/LU Goal 1 "Preserve existing agricultural land uses." This map is similar to Alt B Figure 3.0-5 Scenario 2 in the DEIR.

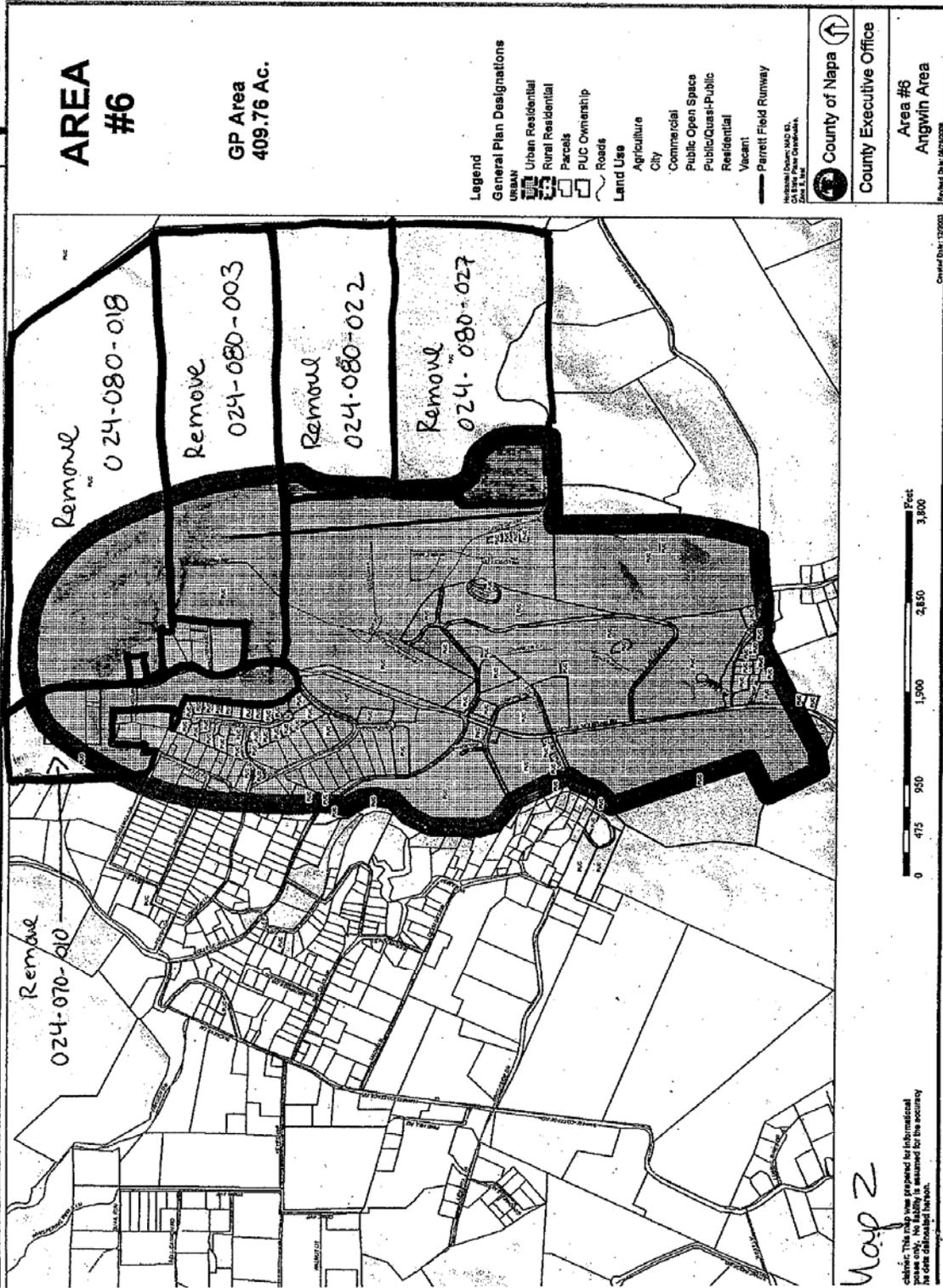
Please accept this map as a reasonable alternative that will protect agricultural lands, while at same time allow the development of the approved 191 units of affordable housing, provide PUC with areas on campus for needed educational facilities, and allow upgrading to the existing market area. We support an EIR alternative which uses this map as a basis for a revised Land Use Map for the Angwin area.

Sincerely,


Kellie Anderson
445 Lloyd Lane
Angwin

174-1E/P

MAP C



Petition to remove parcels zoned Agriculture Watershed and Agriculture Watershed Airport Comparable from the Angwin Urban Bubble

We the undersigned, seek the support of Angwin Community Council, The Napa County General Plan Steering Committee, the Napa County Conservation, Development & Planning Department, the Napa County Planning Commission and the Napa County Board of Supervisors in making changes to the current Napa County General Plan (text and Land Use Map) that remove the following parcels from within the existing 'Angwin Urban Bubble' as defined in the current Napa County General Plan:

- APN# 024-070-010
- APN# 024-080-018
- APN# 024-080-003
- APN# 024-080-022
- APN# 024-080-027

174-2P

We support the preservation of Angwin's rural character, its surrounding forests, agricultural land and watershed. We support the protection from development of all lands within the 'Angwin Urban Bubble' west and east of Howell Mountain Road and north of College Avenue. We oppose the change, development or use of the above parcels for any use other than the existing AW and AW:AC zoned uses.

Signature	Name	Address
	David Osborne	1423 Howell Mtn, Angwin, CA 94508
	Angela Winit	62 Brookside Park Angwin, CA 94508
	Stephanie Dillon	430 Manzanita Dr. Angwin, CA 94508
	Eva Torres	17 Mobile Home Angwin
	Deborah Aguilar	21 Brookside Park Angwin CA 94508
	SYLVIA GELFAND	333 DIOGENES DR. Angwin CA 94508
	RONALD GELFAND	333 DIOGENES DR. Angwin CA 94508
	HAN PATTERSON	469 Newton Way, Angwin CA 94508
	Travis Mitchell	312 Clark Way, Angwin CA 94508
	CHAD Hole	150 Olive Ave, Angwin CA 94508

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Signature	Name	Address
	Robert Fisher	500 Allen Ave
	Shawn Snodgrass	499 N White Cottage Rd
	Vera Powell	420 Mendocino
	CHRIS FRANK	385 CLAY WAY
	BRUCE FRANK	385 CLAY WAY
	GEORGE GOSLING	500 EASTERN AVE Angwin
	Betty Hopperstad	900 Ink Grade Cape Valley
	JOHN FISHER	1415 Howell Mt. Rd. Angwin
	John Hall	1150 Deputy Dr. Copeland
	Michele Dillon	260 Brookside Dr.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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Signature	Name	Address
<i>Lynn Sanders</i>	Lynn Sanders	467 Manzanita Dr. Angwin CA
<i>April Davis</i>	April Davis	465 Howell Mt Rd Angwin Ca
<i>David Wesmer</i>	David Wesmer	425 College Ave
<i>CHRISTIAN DOELGER</i>	CHRISTIAN DOELGER	755 N. Braddeenside Ln
<i>Kara Dunn</i>	Kara Dunn	1955 Summit Lake Dr. Angwin CA.
<i>E G Blackburn</i>	E G BLACKBURN	Box 499 Angwin, CA 94508
<i>Sandra Dawood</i>	SANDRA DAWOOD	850 KEXES AVE. ANGIN, CA
<i>Walter G. Manuel</i>	Walter G. Manuel	84 Court Place Angwin, CA
<i>John Cutervo</i>	John A CUTERVO	660 White Cottage Rd N ANGIN CA
<i>PAUL CARSON</i>	PAUL CARSON	1175-1176 Grade Angwin CA
<i>Debra Teesdale</i>	Debra Teesdale	350 Buckalle LA ANGIN 94508
<i>Tom Diaz</i>	Tom Diaz	P.O. Box 912 Angwin Cal 94508

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Signature	Name	Address
<i>MARVA RARDER</i>	MARVA RARDER	Box 6, Hwy 9457
<i>Dorothy</i>	Ryan M. Bial	830 Las Posadas Rd.
<i>S. HERRIC</i>	Sandy HERRIC	335 BROOKSIDE DR ANGIN
<i>Mary E. Moody</i>	MARY E. MOODY	320 Brookside Dr. Angwin
<i>Sharon Erickson</i>	Sharon Erickson	219 Colt Court. Pope Valley
<i>Sharon P. BUSHNIE</i>	SHARON P. BUSHNIE	275 TOBIN AVE ANGIN
<i>Marsa Tully</i>	Marsa Tully	1515 Howell Mtn Rd Angwin
<i>Carlyle T. Benson</i>	CARLYLE T. BENSON	595 SUNSET DR. Angwin
<i>Johanna Tully</i>	Johanna Tully	1515 Howell Mtn Rd. Angwin
<i>Delbert L. Morel</i>	DELBERT L. MOREL	450 SKY OAKS DR. ANGIN
<i>Karen Warner</i>	Karen Warner	14 Bishop Pl. Angwin
<i>Karen M. Han</i>	Karen M. Han	752 Linda Terrace Falls

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Signature	Name	Address
	Alison Greene	40 Clark Way Angwin
	JON LAIRD	320 Stone Ridge Road, Angwin
	Russell Laird	420 Manzanita Dr. Angwin
	Dennis Hunt	445 Sky Oaks Dr. Angwin
	Chelsea Hunt	" "
	Edie Kausch	220 Cold Springs Rd
	RANDY GRADY	" "
	JOHN F. HEMPHILL	1325 SUMMIT LAKE DRIVE
	Valerie Laird	420 Manzanita Dr. Angwin
	Michael Bock	415 COLLEGE AVE ANGIN
	Kathleen Oliver	567 Linda Falls Terrace
	Brent Gjost	301 Clark Way, Angwin

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Signature	Name	Address
<i>Scott Haysgood</i>	Scott Haysgood	P.O. Box 435 Angwin
<i>June Ferguson</i>	June Ferguson	P.O. Box 733 Angwin
<i>Marilyn Smith-McK</i>	Marilyn Smith-McKinney	250 Clark Way Angwin
<i>Betty L. Westfall</i>	Betty L. WESTFALL	1245 CRESTMONT DR. Angwin
<i>Berta</i>	Berta	577 Lipaite Dr. Angwin Box 511
<i>Lyleen Henderson</i>	Lyleen Henderson	2335 Ly. Oaks Angwin, CA 94508
<i>Battistini</i>	Battistini	445 Clark Way Angwin, CA
<i>James Berty</i>	James Berty	PO Box 928 Angwin CA 94508
<i>Heather Griffin</i>	Heather Griffin	7000 Summit Lake Angwin CA 94508
<i>Kick Neal</i>	Kick Neal	510 KEES AVE Angwin.
<i>Grove Pelia</i>	Grove Pelia	615 Hill Rd Angwin CA
<i>Stephen Rimmer</i>	Stephen Rimmer	447 Hoyle Dr.

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Signature	Name	Address
<i>James Daniels</i>	James Daniels	500 Viewridge Dr.
<i>Alfonse A. Venturini</i>	ALFONSE A VENTURINI	1039 Brandwood Napa
<i>Keira Scowcroft</i>	Keira Scowcroft	55 Brookside Park
<i>Amie Minnick</i>	Amie Minnick	350 WCRN
<i>Thomas J. Ward</i>	TOM WARD	570 STANTON DRIVE SAINT HELENA
<i>Alex Young</i>	Alex Young	PO Box 772 Angwin
<i>Jeff Hanson</i>	Jeff Hanson	203 Sky Oaks Angwin
<i>Paula J. Peterson</i>	Paula J Peterson	160 Cold Spring Rd Angwin
<i>Bernard Adrian</i>	BERNARD ADRIAN	225 Brookside Dr, Angwin PO Box 296
<i>Jorge J. Perez</i>	Jorge J Perez	11 Lukens Place, Postle Canyon
<i>Marilyn Ellis</i>	Marilyn Ellis	421 Manzanita Dr Angwin
		25 Lukens Pl. Angwin

**Petition to remove parcels zoned Agriculture Watershed and
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Signature	Name	Address
<i>Alexandro Maldonado</i>	Alexandro Maldonado	6307 pope valley Rd Pope Valley
<i>Elizabeth Zelle</i>	Elizabeth Feltner	271 White Cottage Rd. S. Angwin
<i>Ron Feltner</i>	Ron Feltner	271 White Cottage Rd. Angwin
<i>Dave Barrode</i>	Dave Barrode	440 Sky Oaks Dr.
<i>Lucinda LaMarter</i>	Lucinda LaMarter	850 Deen Park Rd. St Helena
<i>Norman Skeels</i>	Norman Skeels	600 Linda Falls Tr. Angwin
<i>Zahid Nahien</i>	Zahid Nahien	423 Manzanita Dr. Angwin
<i>Isabell Zadden</i>	Isabell Zadden	423 Manzanita Dr. Angwin
<i>Chris Kliven</i>	Chris Kliven	1215 Summit Lake Dr. Angwin
<i>Shelle Kliven</i>	Shelle Kliven	1215 Summit Lake Dr. Angwin
<i>C.P. CHRISTIANSON</i>	C.P. CHRISTIANSON	600 SUNNYSIDE RD S.#
<i>Carolyn Sanders</i>	Carolyn Sanders	465 Manzanita Dr. Angwin

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Signature	Name	Address
	Vick E. Long	502 WHITE COTTAGE RD. SO. ANGIN
	BRIAN CAPENER	315 WHITE COTTAGE RD S. ANGIN
	LISA ORIAN	4100 MADIA LANE, ANGIN, CA 94508
	Beverly A. Jones	330 College Ave, Angwin
	Larry E. Jones	330 College Ave, Angwin, Ca
	Sharon Dunsing	P.O. Box 886
	MIRENA OVCIN	1430 HOWELL Mtn Rd Angwin
	Nikki Bullock	1475 CRESTVIEW
	Nikki Bullock	467 Howell Mtn Rd. Angwin
	PAUL M. GAGNE	215 Aberton way
	Winsome Gane	315 Newton way
	STEPHANIE SILOUSS	555 LIPARITA

Petition to remove parcels zoned Agriculture Watershed and Agriculture Watershed Airport Comparable from the Angwin Urban Bubble

We the undersigned, seek the support of Angwin Community Council, The Napa County General Plan Steering Committee, the Napa County Conservation, Development & Planning Department, the Napa County Planning Commission and the Napa County Board of Supervisors in making changes to the current Napa County General Plan (text and Land Use Map) that remove the following parcels from within the existing 'Angwin Urban Bubble' as defined in the Current Napa County General Plan:

- APN# 024-070-010
- APN# 024-080-018
- APN# 024-080-003
- APN# 024-080-022
- APN# 024-080-027

We support the preservation of Angwin's rural character, its surrounding forests, agricultural land and watershed. We support the protection from development of all lands within the 'Angwin Urban Bubble' west and east of Howell Mountain Road and north of College Avenue. We oppose the change, development or use of the above parcels for any use other than the existing AW and AW:AC zoned uses.

Signature	Name	Address
	Rene Green	525 Howell Mnt Rd South
	Peggy Smith	255 Brookside Dr #0 Angwin CA
	Caleb LeBrun	424 Howell Mtn. Rd. N. Angwin
	JAMES P. HOFFMAN	1265 Summit Lake Dr Angwin
	BART MESCHER	430 SKY OAKS, ANGIN
	Janet Davis	700 Las Posadas Rd. Angwin
	CLIFF BLANC	#40 MOBILE MANAGER ANGIN
	Sarah Reim	315 White Cottage Rd. N, Angwin
	James J Lee	185 SKY OAK DR Angwin
	Adriana Bardoux	P6 Box 9261 Angwin CA
	Amanda Doyle	Craf 205, Angwin, CA
	KENNERLY COX	485 SUNSET DR ANGIN CA

3.0 COMMENTS AND RESPONSES TO COMMENTS

Petition to remove parcels zoned Agriculture Watershed and Agriculture Watershed Airport Comparable from the Angwin Urban Bubble

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Signature	Name	Address
<i>Duane L. Cronk</i>	DUANE L. CRONK	605 Hill Road
<i>Kellie Anderson</i>	Kellie Anderson	445 Lloydham Angwin CA 94508
<i>DAN CHRISTENSEN</i>	Dan Christensen	290 Sky Oaks, Angwin, CA.
<i>Amice Wink-Brown</i>	Amice Wink-Brown	130 Neilson Ct Angwin -
<i>Bobbi Titus</i>	Bobbi Titus	320 Douglas Ave Angwin
<i>Aneka Henderson</i>	ANEKA HENDERSON	1400 Ink Grade Pope Valley.
<i>Patrick Cochran</i>	Patrick Cochran	450 Eastern Ave. Angwin
<i>Jacklyn Lewis</i>	Jacklyn Lewis	95 College Ave. Angwin
<i>Glenice Strat</i>	Glenice Strat	295 Clark Ln, Angwin
<i>Valerie Stewart</i>	Valerie Stewart	265 Cold Spring Rd Angwin

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Signature	Name	Address
<i>Gail Hamilton</i>	Gail Hamilton	1777 Howell mt Angwin
<i>Douglas A Hamilton</i>	Douglas A Hamilton	1777 Howell mt rd Angwin
<i>Susan Dineen</i>	Susan Dineen	383 Circle Dr ANGLIN
<i>Scott Griskey</i>	Scott Griskey	383 Circle Dr. Angwin
<i>Lisa Avina</i>	Lisa Avina	907 Howell mt Rd, Angwin
<i>Victor Avina</i>	Victor Avina	907 Howell Mt. Rd, Angwin
<i>Kathy Nelson</i>	Kathy Nelson	905 Howell Mt Rd, Angwin
<i>Sharon Christensen</i>	Sharon Christensen	1085 Summit Lake Dr, Angwin
<i>Jan Falconer</i>	Jan Falconer	320 Smith Way Angwin
<i>Jacalyn Spence</i>	Jacalyn Spence	920 Whit Cottage Rd Angwin

3.0 COMMENTS AND RESPONSES TO COMMENTS

Petition to remove parcels zoned Agriculture Watershed and Agriculture Watershed Airport Comparable from the Angwin Urban Bubble

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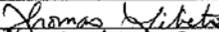
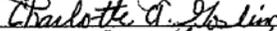
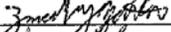
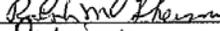
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Signature	Name	Address
	Ben Kappler	360 White Cottage N.
	ROB GILSON	320 DIOGENES Angwin
	Thomas Liberto	900 INK GRADE Pope Valley
	Charlotte Gostling	500 Eastern Ave. Angwin, CA
	Zachary Gustin	335 White Cottage Rd. S. Angwin CA
	ROBERT M. THOMSON	365 NEWTON WAY, Angwin
	Patricia Lefevre	1065 Summit Lake Angwin

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Signature	Name	Address
<i>Richard Tansberg</i>		<i>220 Sky Oaks Drive</i>
<i>Reldon Tansberg</i>	Reldon Tansberg	220 Sky OAKS Dr. Angwin, Ca
<i>AL WATSON</i>	Albert Watson	621 LIPARITA AVE, ANGIN
<i>Phyllis Watson</i>		" " " "
<i>RUTH MARTIN</i>	Ruth Martin	390 Madia Lane Angwin
<i>MIKE HACKEN</i>	Mike Hacken	282 WHITE COTTAGE ANGIN
<i>Candlyn Hacken</i>	Candlyn Hacken	282 S. White Cottage Rd. Angwin
<i>Kathleen Heitz Myers</i>	Kathleen Heitz Myers	2486 Spruce Hill St. Healdsburg
<i>George Myers</i>	George Myers	2486 Spruce Hill Rd. SH
<i>DAVID HEITZ</i>	DAVID HEITZ	1392 SILVERADO TROIL ST
<i>Terence Todd</i>	Terence Todd	505 Sunset Dr Angwin
<i>E G Blackburn</i>	E G Blackburn	(325 Summit Lake Dr) MAIL Box 499 only

3.0 COMMENTS AND RESPONSES TO COMMENTS

Petition to remove parcels zoned Agriculture Watershed and Agriculture Watershed Airport Comparable from the Angwin Urban Bubble

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Signature	Name	Address
	Chris Carmichael	375 Circle Dr Angwin
	RANDY HORNING	300 Cold Springs Rd Angwin
	Andrew Gecce	440 CLARKWAY ANGIN
	Men Z Nent	714 Liparita Rd Angwin
	Matthew Anderson	1475 Howell Mtn Rd
	JACQUELINE CAPTANIAN	290 WHITE COTTAGE RD. S.
	BARRY CAPTANIAN	290 WHITE COTTAGE RD S.
	Thomas Liberto	900 INK GRADE
	Ken Stanton	395 CLARKWAY
	Janis Hansen	12000 S. State St. Angwin
	TOM JONES	460 HAWKWOOD DR ANGIN
	KARI ANDERSON	1425 HOWELL MOUNT. RD.
	L. Meede Baldwin	2350 Silverado Trg St. Helena

Petition to remove parcels zoned Agriculture Watershed and Agriculture Watershed Airport Comparable from the Angwin Urban Bubble

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Signature	Name	Address
	Anna Mekjian	375 Circle Drive
	Linda Womms	560 Sunset Dr
	Brian Larson	" "
	Peter Carson	350 College Ave
	Penny Northrup	310 White Cottage N.
	Mike Gilmore	765 Bell Canyon Rd.
	Parryl Jones	460 Howell Mtn Rd North, Angwin
	Rachel Rose	430 Maple Lane Angwin
	Dawn Rose	430 Madia Ln Angwin
	Brian Forgie	430 Clark Way Angwin

24.07

Petition to remove parcels zoned Agriculture Watershed and Agriculture Watershed Airport Comparable from the Angwin Urban Bubble

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Signature	Name	Address
-----------	------	---------

<i>Anne Caviness</i>	ANNE CAVINESS	550 VIEWRIDGE DR. ANGIN
	GARTHER HARTFELDS	P.O. BOX 4 ANGIN CA 94508
<i>Allen Spence</i>	Allen Spence	920 White Cottage Rd 94508

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 174: KELLIE ANDERSON, [UNDATED]

Response 174-1 E/P: Commenter provides a petition and alternative map for the Angwin area. The commenter notes that the key to the map is the removal of AWOS-zoned parcels that are partially within the "Urban" land use designation. The commenter notes that the proposed map meets the goals of Ag/LU-4 and Ag/LU Goal 1. The commenter notes support of an EIR alternative which uses this map as a basis for a revised Land Use Map for the Angwin area. The commenter is referred to Alternatives Master Response 3.4.2 for adequacy of the range of alternatives considered. The commenter is referred to the Agricultural Preservation and Land Use Element for changes to the Angwin urban land use designations.

Response 174-2 P: Commenter provides a petition for the elimination of five parcels from the "Angwin Urban Bubble" as currently defined by the General Plan update. The County appreciates the input regarding the General Plan process. The County will consider the comment when revising the General Plan. See Response 174-1 E/P above.

Letter 175



WINEGROWERS
of napa county



- members*
- Barbour Vineyards
- Cakebread Cellars
- Cattin Farm
- Chateau Montelena
- Far Niente Winery
- Foster's Wine Estates Americas
- Harlan Estate Winery
- Hess Collection Winery
- Icon Estates
- Joseph Phelps Vineyards
- Pina Vineyard Management
- Round Pond
- Sawyer Cellars
- Silver Oak Cellars
- Silverado Premium Properties
- Silverado Vineyards
- Swanson Vineyards & Winery
- Trefethen Vineyards & Winery
- Trinchero Family Estates

June 18, 2007

Ms. Hillary Gitelman, Director
Napa County Conservation Development and Planning Department
1195 Third Street
Napa, CA 94559

Re: General Plan Update and Draft Environmental Impact Report

Dear Hillary:

Winegrowers of Napa County ("Winegrowers") is a non-profit trade group consisting of twenty winery and grower members. Although the membership is limited, overall our members produce a significant share of the County's overall annual wine production and farm a sizeable portion of the County's existing vineyards. Winegrowers' mission is to promote and preserve sustainable agriculture as the highest and best use of the natural resources of Napa County.

175-1E/P

We hereby submit the following comments on the General Plan Update and Draft Environmental Impact Report ("EIR").

General Plan Update

1. Winegrowers believes Policy Ag/LU-2 should be edited as follows:

"Agriculture" is defined 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.

175-2E/P

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3.0 COMMENTS AND RESPONSES TO COMMENTS



WINEGROWERS
of napa county

members

Barbour Vineyards			
Cakebread Cellars			
Callin Farm			
Chateau Montelena		<u>Action Item LU-2.1: Amend County Code to reflect the definition of "agriculture" as set forth within this General Plan.</u>	175-3P
Far Niente Winery			
Foster's Wine Estates Americas		2. Winegrowers believes Policy Ag/LU-12 should be edited as follows so it is in accord with current County practices:	
Harlan Estate Winery		Agricultural processing includes tours and tasting, retail sales of wine produced by or for the winery partially or totally from Napa County grapes, <u>retail sale of wine-related items</u> , 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. <u>Nothing in this policy shall limit the definition of "agriculture" set forth in Ag/LU-2 Policy 2 or the rights provided thereunder.</u>	175-4P
Hess Collection Winery			
Icon Estates			
Joseph Phelps Vineyards			
Pina Vineyard Management			
Round Pond			
Sawyer Cellars		3. Winegrowers believes Policy Ag/LU-9 should be edited as follows:	
Silver Oak Cellars		New wineries and other agricultural processing facilities as well as expansions of existing wineries and facilities in agricultural areas should be designed to convey their permanence and attractiveness.	
Silverado Premium Properties			
Silverado Vineyards		This language is derived from Community Character Policy 2: "New wineries and other uses requiring the issuance of a Use Permit should be designed to convey their permanence and attractiveness."	175-5P
Swanson Vineyards & Winery			
Trefethen Vineyards & Winery		4. Winegrowers suggests that language be added to the dialog box on page 14 to reflect the \$9.5 billion impact of the wine industry on the economy of the state of California. Similarly, page 17 and page 32 incorrectly state the wine	175-6P
Trinchero Family Estates			

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WINEGROWERS
of napa county

members

- Barbour Vineyards
- Cakebread Cellars
- Catlin Farm
- Chateau Montelena
- Far Niente Winery
- Foster's Wine Estates Americas
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- Silver Oak Cellars
- Silverado Premium Properties
- Silverado Vineyards
- Swanson Vineyards & Winery
- Trefethen Vineyards & Winery
- Trinchero Family Estates

- industry's impact on the state economy. Rather than "\$9.5 billion" the text currently reads "\$9 billion." | 175-6P
cont'd.
- 5. The March 2006 Purdue University study cited on page 17 actually concluded that the tourism industry in Napa County generates \$1.3 billion in direct and indirect economic benefits in the county. The text on page 17 should therefore be corrected to reflect the correct number. Winegrowers also suggests that the third sentence of the second complete paragraph on page 17 read: "This Plan recognizes the role of tourism in providing jobs and revenue to the County and in supporting agriculture within the County, and the Plan also recognizes the need to avoid impacting agriculture or the scenic qualities of the County that are enjoyed by tourists and residents alike." | 175-7P
- 6. Winegrowers proposes the insertion of the following language at the end of the second paragraph on page 74. "Not requiring wineries in the industrial area to use 75% Napa County grapes was an intentional and well thought out decision made during the enactment of the Winery Definition Ordinance. The purpose of this decision was to encourage larger wineries to relocate to the South County Industrial areas in order to reduce traffic traveling up valley and to address other environmental concerns." Winegrowers believes this language must be included in the General Plan Update in order to memorialize the fact that wineries located in the South County Industrial area were intentionally excluded from the 75% Napa County grape requirement imposed on wineries in other areas of the County. | 175-8P
- 7. Winegrowers proposes the following amendment to the second sentence of text on page 79 discussing Pope Valley: "While it has seen a steady increase in the acreage of vineyards – from 2,194 acres in 1990 to 3,839 acres in 2006 – Pope Valley has not seen the same influx of large | 175-9P

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3.0 COMMENTS AND RESPONSES TO COMMENTS



WINEGROWERS of napa county

m e m b e r s

Barbour Vineyards		
Cakebread Cellars		
Catlin Farm		
Chateau Montelena	wineries as other areas of the County.” Winegrowers proposes this language in an effort to remove the tone of hostility toward wineries that is suggested in the language as it presently stands. (“Pope Valley has <u>thus far escaped intrusion from large wineries.</u> ”).	175-9P cont'd.
Far Niente Winery		
Foster’s Wine Estates Americas	8. Winegrowers supports Policy Ag/LU-109. Winegrowers understands the need to balance property rights with the rights of the community.	175-10P
Harlan Estate Winery		
Hess Collection Winery	9. Winegrowers seeks clarification as to the types of standards contemplated in Action Item CIR-2.1.1 on page 128. Additionally, Winegrowers asks whether this Action Item is necessary in light of the recent amendments to the County’s road and street standards.	175-11P
Icon Estates		
Joseph Phelps Vineyards		
Pina Vineyard Management	10. For clarification purposes, Winegrowers proposes that the following language be inserted after the second sentence in the first paragraph on page 122: “There are over 4.7 million person trips made to Napa County by visitors. A ‘person trip’ is defined as one person visiting Napa County for one day. In other words, a party of three visiting for two days would result in six ‘person trips.’”	175-12P
Round Pond		
Sawyer Cellars		
Silver Oak Cellars	11. Winegrowers proposes that Action Item CC-21.1 on page 156 read: “In areas identified in the Baseline Date Report as having a significant potential for containing significant archaeological resources, require completion of an archival study and, if warranted by the archival study, a detailed on-site survey or other work as part of the environmental review process <u>for any discretionary project.</u> ”	175-13P
Silverado Premium Properties		
Silverado Vineyards		
Swanson Vineyards & Winery		
Trefethen Vineyards & Winery	12. Winegrowers suggests that page 186’s discussion of acreage enrolled in the Green Certification program be updated prior to the release of the final General Plan Update.	175-14P
Trinchero Family Estates		

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of napa county

members

Barbour Vineyards		
Cakebread Cellars		
Catlin Farm		
Chateau Montelena	13. Winegrowers suggests that, in order to create a grammatically correct phrase, the first sentence of Policy CON-28 on page 198 should read " <u>The County encourages the protection and enhancement of habitats which provide ecological and other scientific purposes.</u> "	175-15P
Far Niente Winery		
Foster's Wine Estates Americas	14. Winegrowers suggests that Policy CON-30's include "the protection of agriculture" as one of the listed purposes for protecting the watersheds.	175-16P
Harlan Estate Winery		
Hess Collection Winery	15. <u>Winegrowers</u> suggests that Policy CON-31(a) state "Promote and support the <u>voluntary</u> use of recycled water wherever possible . . ."	175-17P
Icon Estates		
Joseph Phelps Vineyards	16. Winegrowers suggests adding the following language to the last sentence in the second paragraph on page 219: "Because of Napa's position in the <u>international</u> market, Napa County will also likely remain an international destination, <u>so long as the County remains diligent in promoting its agricultural and its supporting tourist attractions.</u> "	175-18P
Pina Vineyard Management		
Round Pond		
Sawyer Cellars	17. Winegrowers suggests that page 219's discussion of the <u>Napa County Agricultural Crop</u> report in the last full paragraph on page 219 should be updated with the latest available information upon the release of the final General Plan Update.	175-19P
Silver Oak Cellars		
Silverado Premium Properties		
Silverado Vineyards	<u>Environmental Impact Report</u>	
Swanson Vineyards & Winery	1. Impact 4.1.1: <i>Implementation of the proposed General Plan Update could directly or indirectly result in the loss of Prime Farmland, Unique Farmland, Farmland of Statewide Importance to non-agricultural uses...."</i>	175-20P
Trefethen Vineyards & Winery		
Trinchero Family Estates		

p o b o x 5 9 3 7 n a p a c a 9 4 5 8 1 7 0 7 . 2 5 8 . 8 6 6 8 v 7 0 7 . 2 5 8 . 9 2 2 8 f

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Cakebread Cellars		
Callin Farm		
Chateau Montelena	Winegrowers seeks confirmation that “non-agricultural” uses are those that do not fall under the proposed definition of agriculture in Policy Ag/LU-2.	175-20E cont'd.
Far Niente Winery	2. Mitigation Measure 4.4.1i: <i>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.</i>	
Foster’s Wine Estates Americas		
Harlan Estate Winery		
Hess Collection Winery	Winegrowers would like to see a map showing the location of the abandoned rail rights of way to ensure that the proposed alternative uses will not interfere with existing vineyard operations. If the alternative uses are in close proximity to vineyard operations, vineyard owners may be forced to place fencing around the vineyards to prevent trespass or damage to the vines. Such fencing, if necessary, not only would create a financial burden on vineyard owners, but also would negatively impact the visual attractiveness of Napa County. These potentially adverse impacts have not been addressed in the EIR.	175-21
Icon Estates		
Joseph Phelps Vineyards		
Pina Vineyard Management		
Round Pond	3. Mitigation Measure 4.5.1a, et al.: <i>The County shall provide a policy in the General Plan that requires a biological resources evaluation for discretionary projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon data provided in the Baseline Data Report (BDR) or other technical materials.</i>	
Sawyer Cellars		
Silver Oak Cellars		175-22
Silverado Premium Properties	Winegrowers contends that Mitigation Measure 4.5.1a, and all other mitigation measures throughout the EIR that proscribe policies that must be included in the General Plan insert too high a level of detail into the General Plan. These items should be included in a separate ordinance.	
Silverado Vineyards		
Swanson Vineyards & Winery		
Trefethen Vineyards & Winery	4. Mitigation Measure 4.5.2a: <i>Provide appropriate replacement of lost oak woodlands or preservation at a 2:1 ratio for habitat loss.</i>	175-23
Trinchero Family Estates	The Oak Woodlands Preservation Act (Public Resources Code 21083.4(d)(3)) includes a specific exemption for agricultural projects	

p o b o x 5 9 3 7 n a p a c a 9 4 5 8 1 7 0 7 . 2 5 8 . 8 6 6 8 v 7 0 7 . 2 5 8 . 9 2 2 8 f



WINEGROWERS
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- Hess Collection Winery
- Icon Estates
- Joseph Phelps Vineyards
- Pina Vineyard Management
- Round Pond
- Sawyer Cellars
- Silver Oak Cellars
- Silverado Premium Properties
- Silverado Vineyards
- Swanson Vineyards & Winery
- Trefethen Vineyards & Winery
- Trinchero Family Estates

such as vineyard development. That sub-section includes the following exemption: "Conversion of oak woodlands on agricultural land that includes land that is used to produce or process plant and animal products for commercial purposes." As a separate point, the 2:1 replacement ratio should apply to lost trees, not habitat.

175-23E
cont'd.

5. Mitigation Measure 4.5.3b: *All new vineyards shall only be allowed to fence individual vineyard blocks. All existing vineyards shall be required to reduce their existing fencing to just vineyard blocks at any point in which they obtain a discretionary permit for any activity (vineyard, winery, other use) on a parcel which has vineyard fencing.*

175-24E

Winegrowers has multiple concerns with this mitigation measure. First, Winegrowers seeks an explanation as to why this impact is considered significant under all three alternatives.

Second, Winegrowers contends that this policy is too broad and that often there will not be a nexus between the project and the mitigation measure. For example, the mitigation measure requires existing vineyards, when they obtain a discretionary permit for any activity, to go through the time and expense of altering their fencing without there first being a showing that the current fencing is somehow negatively impacting wildlife movement in the area. If the status quo is not negatively impacting wildlife movement, there is no rational basis for requiring a vineyard owner to make any fencing alterations. Similarly, for new vineyards, if it can be shown that there is no corridor movement in the area, this mitigation measure would add no value to the environmental conditions of the parcel yet would impose a significant burden. In light of these concerns, Winegrowers recommends removing this measure, or, if not removed, adding language (a) limiting the applicability of the measure to projects where wildlife corridors have been, or will be, impacted by fencing, and (b) making the changes "where feasible," taking into account farming considerations, topography and economics.

175-25E/P

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3.0 COMMENTS AND RESPONSES TO COMMENTS

members



WINEGROWERS

of napa county

<p>Barbour Vineyards</p> <p>Cakebread Cellars</p> <p>Catlin Farm</p> <p>Chateau Montelena</p> <p>Far Niente Winery</p> <p>Foster's Wine Estates Americas</p> <p>Harlan Estate Winery</p> <p>Hess Collection Winery</p> <p>Icon Estates</p> <p>Joseph Phelps Vineyards</p> <p>Pina Vineyard Management</p> <p>Round Pond</p> <p>Sawyer Cellars</p> <p>Silver Oak Cellars</p> <p>Silverado Premium Properties</p> <p>Silverado Vineyards</p> <p>Swanson Vineyards & Winery</p> <p>Trefethen Vineyards & Winery</p> <p>Trinchero Family Estates</p>	<p>Third, Winegrowers believes this mitigation measure, if it remains, should be reworded to state: "All new vineyards shall only be allowed to fence individual <u>parcels</u>. All existing vineyards shall be required to reduce their existing fencing to just <u>parcels</u> at any point in which they obtain a discretionary permit for any activity"</p> <p>6. Impact 4.5.4: <i>Land uses and development under the proposed General Plan Update could conflict with existing recovery plans that cover portions of Napa County.</i></p> <p>Winegrowers asks for an explanation of what a "recovery plan" is.</p> <p>7. Impact 4.6.5: <i>Land use and development [direct physical construction] under the proposed General Plan Update could adversely affect riparian vegetation, rearing, and spawning habitat and thus indirectly result in the loss of populations of degradation of habitat for special-status fish species.</i></p> <p>Winegrowers asks for an explanation of what the bracketed word "direct" means. Also, the phrase "riparian vegetation" should be changed to "native riparian vegetation."</p> <p>8. Mitigation Measure 4.6.5a: <i>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 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 <u>no net loss of aquatic habitat functions and values within the county's watersheds.</u></i></p> <p>Winegrowers contends that this mitigation measure is overbroad as it applies equally to projects with a nexus to riparian corridors as it does</p>	<p>175-26E</p> <p>175-27E</p> <p>175-28E</p> <p>175-29E</p>
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WINEGROWERS
of napa county

members

- Barbour Vineyards
- Cakebread Cellars
- Catlin Farm
- Chateau Montelena
- Far Niente Winery
- Foster's Wine Estates Americas
- Harlan Estate Winery
- Hess Collection Winery
- Icon Estates
- Joseph Phelps Vineyards
- Pina Vineyard Management
- Round Pond
- Sawyer Cellars
- Silver Oak Cellars
- Silverado Premium Properties
- Silverado Vineyards
- Swanson Vineyards & Winery
- Trefethen Vineyards & Winery
- Trinchero Family Estates

to projects without such a nexus. Requiring restoration also takes away the possibility of the property owner receiving grant money for the restoration activity. Finally, the reference should be to "native riparian vegetation." Therefore, this mitigation measure should be amended to read: "For projects requiring discretionary approval that adversely affect riparian corridors, the County shall provide a policy in the General Plan that requires the County to modify County Code or establish an ordinance that prohibits, where both applicable and feasible, the removal of native riparian vegetation." In the final sentence of the mitigation measure, Winegrowers suggests changing the word "no" to "less than significant" as that is the appropriate environmental benchmark.

175-29E
cont'd.

9. Mitigation Measure 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 [] incorporated . . . into the project design that demonstrates no adverse impacts to fishery resources and allows for fish passage.*

175-30E

Winegrowers suggests changing the word "no" to "less than significant" as that is the appropriate environmental benchmark.

10. Mitigation Measure 4.8.4: *The County shall include a General Plan policy that requires: When new development that would be a source of odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided . . . or filters or other equipment shall be provided to reduce the potential exposure to acceptable levels.*

175-31E

Winegrowers asserts that odor standards, as well as noise and air standards, for new vineyard development are governed by the County's Right to Farm Ordinance and not by the policies proposed under this mitigation measure. Winegrowers therefore recommends

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3.0 COMMENTS AND RESPONSES TO COMMENTS



WINEGROWERS
of napa county

members

Barbour Vineyards			
Cakebread Cellars			
Catlin Farm			
Chateau Montelena	that language be added to the mitigation measure excepting new agricultural projects.		175-31E cont'd.
Far Niente Winery	11. Mitigation Measure 4.8.5: <i>The County shall include a General Plan policy that requires: When new development that would be a source of toxic air contaminants is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided ... or filters or other equipment shall be provided to reduce the potential exposure to acceptable levels.</i>		175-32E
Foster's Wine Estates Americas			
Harlan Estate Winery			
Hess Collection Winery	Winegrowers asserts that air standards, as well as noise and odor standards, for new vineyard development are governed by the County's Right to Farm Ordinance and not by the policies proposed under this mitigation measure. Winegrowers therefore recommends that language be added to the mitigation measure excepting new agricultural projects.		
Icon Estates			
Joseph Phelps Vineyards			
Pina Vineyard Management	12. Impacts 4.11.1 and 4.11.2: <i>4.11.1: Residential, commercial, industrial, and public uses consistent with the proposed General Plan Update could introduce new and additional non-point source pollutants to downstream surface waters. 4.11.2: Land uses and development consistent with the proposed General Plan Update could result in increased soil erosion and sedimentation during construction activities, thereby degrading water quality in downstream waterways.</i>		175-33E
Round Pond			
Sawyer Cellars			
Silver Oak Cellars			
Silverado Premium Properties	Winegrowers asks for an explanation as to why Impact 4.1.1 is considered less than significant, yet Impact 4.11.2 is considered significant.		
Silverado Vineyards			
Swanson Vineyards & Winery	13. Mitigation Measure 4.11.3a: <i>The County shall provide a policy in the General Plan that requires post development conditions not to increase 2-, 10-, 50- and 100-year events above pre-development peak flow rates</i>		175-34E
Trefethen Vineyards & Winery			
Trinchero Family Estates			

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WINEGROWERS
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- Barbour Vineyards
- Cakebread Cellars
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- Silverado Vineyards
- Swanson Vineyards & Winery
- Trefethen Vineyards & Winery
- Trinchero Family Estates

Winegrowers asks for an explanation as to why the 2- and 10- year standards are referenced in this mitigation measure. What do these standards mean in terms of flow rates?

175-34E
cont'd.

14. Mitigation Measure 4.11.4: *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 streamlined permitting process*

Winegrowers appreciates the intent behind the development of this new streamlined permitting process as such a process would certainly alleviate some the burden on County staff in reviewing new vineyard project applications, and accordingly, would relieve project applicants of some of the delay in having their projects reviewed and approved. However, Winegrowers believes that many of the proposed standards for qualification for the streamlined permit process are difficult, if not impossible, to achieve (e.g., the requirement to show that groundwater levels are not affected off-site) and should be replaced by more feasible alternative measures, such as best management practices (BMPs) and certification under one or more voluntary programs like Napa Green, which also are protective of the environment. Winegrowers also wonders why the streamlined permitting process is limited to projects of a certain size. It is Winegrowers' contention that if a project meets all of the streamlined process's prescribed conditions, the project should qualify for the streamlined process regardless of the project's size. We offer the following specific questions and comments:

175-35E

- Under the second bullet in section A ("Project Area"), Winegrowers proposes that the text state: "The project must be less than 20 acre[s] and include a reduction of anthropogenic sedimentation, such as landslide repair/stabilization, restoration of roads or other legacy effects, on each parcel." It is Winegrowers' contention, based on extensive discussions with experts in the field, that the 50% reduction of anthropogenic sedimentation, as required in the current draft, is untenable.

175-36E

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3.0 COMMENTS AND RESPONSES TO COMMENTS



WINEGROWERS
of napa county

members

<p>Barbour Vineyards</p> <p>Cakebread Cellars</p> <p>Catlin Farm</p> <p>Chateau Montelena</p> <p>Far Niente Winery</p> <p>Foster's Wine Estates Americas</p> <p>Harlan Estate Winery</p> <p>Hess Collection Winery</p> <p>Icon Estates</p> <p>Joseph Phelps Vineyards</p> <p>Pina Vineyard Management</p> <p>Round Pond</p> <p>Sawyer Cellars</p> <p>Silver Oak Cellars</p> <p>Silverado Premium Properties</p> <p>Silverado Vineyards</p> <p>Swanson Vineyards & Winery</p> <p>Trefethen Vineyards & Winery</p> <p>Trinchero Family Estates</p>	<ul style="list-style-type: none"> ● Under section C (“Surface Hydrology”), Winegrowers asks for an explanation as to why the 2-, 10-, 50- and 100- year standards are referenced in this mitigation measure. What do these standards mean in terms of flow rates? ● Under section D (“Groundwater Use”), Winegrowers suggests that the first bullet read: “The project should have a <u>less than significant impact</u> on groundwater levels offsite and shall not be located in the MST.” As stated previously, this change would provide an appropriate environmental benchmark. ● Under section H (“Stream Setbacks”), Winegrowers proposes that the paragraph in the first bullet state: “All projects shall provide for stream setbacks that meet or exceed the standards set forth in the Napa County Conservation Regulations.” ● Winegrowers seeks an explanation as to what the second bullet under section H is trying to accomplish and proposes that, if the goals can be accomplished through some other means, the County change this language. Winegrowers contends that no project applicant will willingly comply with this provision’s language because restoration of a denuded area with vegetation adjacent to a waterway is too risky in light of Pierce’s disease. ● Under the first bullet in section I (“Biological Resources”), Winegrowers seeks an explanation as to what is meant by “the site.” Winegrowers suggests that “site” in this context clearly refer to the “project” and not to the “parcel.” 	<p>175-37E</p> <p>175-38E</p> <p>175-39E</p> <p>175-40E</p> <p>175-41E</p>
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WINEGROWERS
of napa county

m e m b e r s

Barbour Vineyards		
Cakebread Cellars		
Catlin Farm		
Chateau Montelena	•	Under the first bullet in section I, Winegrowers proposes eliminating the phrase “or their habitat” from the first sentence, which presently reads: “A biological report prepared by a qualified biologist shall determine that none of [the] following species <u>or their habitat</u> are found on the project site.” Winegrowers believes that it is sufficient to allow a project to qualify for the streamlined process if none of the identified species are found on the project site. Winegrowers sees no legitimate reason for requiring that the species’ habitat also not be present.
Far Niente Winery		
Foster’s Wine Estates Americas		
Harlan Estate Winery		
Hess Collection Winery		
Icon Estates	•	Under the fifth bullet in section I, Winegrowers seeks clarification that the 60/40 requirement regarding tree canopy, shrubby and herbaceous cover pertains to “parcels” and not “project areas.”
Joseph Phelps Vineyards		
Pina Vineyard Management	•	Similar to Winegrowers’ comments pertaining to Mitigation Measure 4.5.3b, the language under the last bullet in section I is too broad, and often there will not be a nexus between the project and the proposed mitigation measure. The mitigation measure requires the removal of exclusion fencing where such fencing currently exists without first determining if there is any wildlife movement in that area.
Round Pond		
Sawyer Cellars		
Silver Oak Cellars		
Silverado Premium Properties	•	Under section J (“Cultural Resources”), Winegrowers seeks an explanation as to the significance of the word “site” in the first bullet and suggests that in this instance “site” should refer to a “project” and not a “parcel.”
Silverado Vineyards		
Swanson Vineyards & Winery	•	Under the second bullet in section J, Winegrowers believes that a project applicant who discovers a cultural resource during project construction or operation should not automatically be removed from the streamlined approval process. Winegrowers would prefer a standard reporting requirement, with
Trefethon Vineyards & Winery		
Trinchero Family Estates		

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3.0 COMMENTS AND RESPONSES TO COMMENTS



WINEGROWERS of napa county

members

Barbour Vineyards			
Cakebread Cellars			
Catlin Farm			
Chateau Montelena		appropriate follow up relating to the discovered resource, after which the project can continue under the program. The suggested removal from streamlined processing will only encourage underreporting of such discoveries.	175-46E cont'd.
Far Niente Winery			
Foster's Wine Estates Americas	•	Under section L ("Monitoring"), Winegrowers asks that everything from the phrase "and to support ecosystem management goals" to the end of the first bullet be removed from the first bullet.	175-47E
Harlan Estate Winery			
Hess Collection Winery			
Icon Estates	•	Under section M ("Limitations"), Winegrowers seeks an explanation as to why "[m]inisterial permits may not be used for any parcel wherein a discretionary vineyard project has been approved in 2007 or after." It is Winegrowers' position that the County should make every effort to enable a landowner to use the streamlined approval process to assist further development of the parcel in an effective manner.	175-48E
Joseph Phelps Vineyards			
Pina Vineyard Management			
Round Pond			
Sawyer Cellars	•	Under section N ("Unique Circumstances"), Winegrowers seeks an explanation as to why a project qualifying for the streamlined approval process cannot include any new visitor-serving uses that are completely unrelated to the vineyard development project, such as tasting rooms.	175-49E
Silver Oak Cellars			
Silverado Premium Properties	•	Also under section N, Winegrowers seeks an explanation as to what a "Mineral Resource Area" is and why projects located in such areas cannot qualify for the streamlined approval process.	175-50E
Silverado Vineyards			
Swanson Vineyards & Winery			
Trefethen Vineyards & Winery		15. Mitigation Measure 4.11.5a: <i>The County shall include a policy in the General Plan that requires the continued demonstration of adequate groundwater supply for new projects prior to approval of well and groundwater permits....</i>	175-51E
Trinchero Family Estates			

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WINEGROWERS
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m e m b e r s

- Barbour Vineyards
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How does the "adequate groundwater supply" standard compare to the present standard in the County Groundwater Ordinance?

175-51E
cont'd.

16. **Mitigation Measure 4.11.5d:** The County shall include a policy in the General Plan that maximize the use of recycled water as an irrigation (non-potable) water sources for vineyards, agricultural activities and other irrigation opportunities in the County.

175-52E

Winegrowers requests the addition of the word "voluntary" before the phrase "use of recycled water."

Sincerely,

Jack Cakebread
President

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 175: JACK CAKEBREAD, WINEGROWERS OF NAPA COUNTY, JUNE 18, 2007

Response 175-1 E/P: The commenter indicates he is submitting comments on the public draft of the proposed General Plan Update and the Draft EIR on behalf of 20 winery and grower members. The County appreciates the input regarding the General Plan process.

Response 175-2 P The commenter suggests editing Policy Ag/LU-2 to further define "Agriculture" as the raising of crops, trees, or livestock; the production of agricultural products; and related marketing, sales and other accessory uses. Agriculture also includes farm management business and agricultural employee housing. Policy Ag/LU-2 has been revised as suggested.

Response 175-3 P: The commenter suggests that Action Item Ag/LU-2.1 should be changed to reflect the definition of "agriculture" suggested under Comment 175-2 P. Action Item AG/LU-2.1 has been revised as suggested.

Response 175-4 P: The commenter suggests text changes for Policy Ag/LU-12. The commenter is referred to Policy Ag/LU-13 in the Revised Draft General Plan Update, which incorporates the commenter's suggestions as well as those of other commenters.

Response 175-5 P: The commenter suggests text changes to Policy Ag/LU-9 that state "New wineries and other agricultural processing facilities as well as expansions of existing wineries and facilities in agricultural areas should be designed to convey their permanence and attractiveness." The commenter also states that the language change suggested is derived from Policy CC-2. This comment is reflected in Policy Ag/LU-10 of the revised Agricultural Preservation and Land Use Element.

Response 175-6 P: The commenter suggests language changes to the dialog box on page 14 to reflect the \$9.5 billion impact of the wine industry on the economy of the State of California. Additionally, the commenter notes that text on page 16 and 32 should be changed to state \$9.5 billion. The commenter is referred to changes to the Agricultural Preservation and Land Use Element which have tried to address the commenter's concerns.

Response 175-7 P: The commenter suggests editing page 17 of the General Plan to state that tourism generated \$1.3 billion in economic benefits for the County. The commenter also suggests that the third sentence of the second paragraph on page 17 state "This Plan recognizes the role of tourism in providing jobs and revenue to the County and in supporting agriculture within the County, and the Plan..." The Summary and Vision section of the Revised Draft General Plan Update has been substantially revised based on comments from the public, and the commenter is urged to review the new version in light of their concerns.

Response 175-8 P: The commenter suggests inserting the following language at the end of the second paragraph on page 74: "Not requiring wineries in the industrial area to use 75% Napa County grapes was an intentional and well thought-out decision made during the enactment of the Winery Definition Ordinance. The purpose of this decision was to encourage larger wineries to relocate to the South County Industrial areas in order to reduce traffic

3.0 COMMENTS AND RESPONSES TO COMMENTS

traveling up valley and to address other environmental concerns.” The commenter is referred to Policy Ag/LU-111 of the Agricultural Preservation and Land Use Element which attempts to address these concerns.

Response 175-9 P: The commenter suggests amending text on page 79 discussing Pope Valley to state “While it has seen a steady increase in the acreage of vineyards – from 2,194 acres in 1990 to 3, 839 acres in 2006 – Pope Valley has not seen the same influx of large wineries as other areas of the County.” The suggested change has been made on page 66 of the Agricultural Preservation and Land Use Element.

Response 175-10 P: The commenter notes support for Policy Ag/LU-109. The County appreciates the support for this policy (now Policy Ag/LU-108).

Response 175-11 P: The commenter seeks clarification as to the standards contemplated in Action Item CIR-2.1.1. The commenter also questions whether Action Item CIR-2.1.1 is necessary in light of recent amendments to the County’s road and street standards. Subsequent to the release of the public draft of the proposed General Plan Update and Draft EIR, further modification has been made to the General Plan Circulation Element that now includes several language changes to further clarify roadway standards that ensure adequate widths for safety and emergency access and evacuation are enforced. Recent amendments to the County’s road and street standards are sufficient to address the proposed policy (now Action Item CIR-11.1), which indicates that these standards should be reviewed again from time to time.

Response 175-12 P: The commenter proposes the following language be inserted after the second sentence in the first paragraph on page 122: “There are over 4.7 million person trips made to Napa County by visitors. A ‘person trip’ is defined as one person visiting Napa County for one day. In other words, a party of three visiting for two days would result in six ‘person trips’.” The County appreciates this input and has included a footnote on p. 100 of the Revised Draft General Plan Update to clarify this issue.

Response 175-13 P: The commenter proposes Action Item CC-21.1 be changed to say: “In areas identified ...for any discretionary project.” This suggested change was made to the General Plan Update (now Action Item 23.1).

Response 175-14 P: The commenter suggests that the discussion on page 186 in the Conservation Element of the public draft of the proposed General Plan Update discussion of acreage enrolled in the Green Certification program be updated. Subsequent to the release of the Draft General Plan Update and Draft EIR, further modification has been made to the General Plan Conservation Element under the section Environmentally Responsible Vineyards to include an update on the approximate number of acres enrolled in the Green Certificate program.

Response 175-15 P: The commenter suggests that CON-28 be changed to state: “The County encourages the protection...” in order to create a grammatically correct phrase. Subsequent to the release of the public draft of the proposed General Plan Update and Draft EIR, this change has been made to the policy as suggested.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response 175-16 P:* The commenter suggests that Policy CON-30 be changed to include “the protection of agriculture” as a listed purpose for protecting watersheds. Subsequent to the release of the public draft of the proposed General Plan Update and Draft EIR, further modification has been made to the General Plan Conservation Element under this water resource goal policy to include “agricultural water supply” as a listed purpose for protecting watersheds.
- Response 175-17 P:* The commenter suggests that Policy CON-31(a) be changed to state “Promote and support the voluntary use of recycled water of recycled water wherever possible...” The County deems that the language (now in Policy CON-42(e) does not constitute a non-voluntary requirement, since it talks about “promoting” recycled water use. Also note that Policy CON-62(c) does contain requirements that would apply in areas where recycled water is available.
- Response 175-18 P:* The commenter suggests adding text to page 219 of the Economic Development Element in the public draft of the proposed General Plan Update in the second paragraph stating “Because of Napa’s position in the international market, Napa County will also likely remain an international destination, so long as the County remains diligent in promoting its agricultural and its supporting tourist attractions.” Some of these suggested edits have been incorporated into the Economic Development Element (see revised Element page 197).
- Response 175-19 P:* The commenter notes that the discussion of Napa County’s Agricultural Crop report on page 219 of the Economical Development Element in the public draft of the proposed General Plan Update should be updated. County staff has retained the citation to the 2005 crop report; however updated information could be provided and included prior to adoption of the General Plan Update.
- Response 175-20 E:* The commenter notes that Impact 4.1.1 in the Agricultural Resources section of the Draft EIR should clarify that “non-agricultural” uses are those that do not fall under the proposed definition of agriculture in Policy Ag/LU-2. County staff acknowledges this clarification for the Draft EIR text.
- Response 175-21 E:* The commenter suggests that mitigation measure MM 4.4.1i in the Transportation section of the Draft EIR include a map showing the location of abandoned rail rights-of-way. The commenter notes that if alternative uses are in close proximity to vineyard operations, vineyard owners would have to place fencing to prevent trespassing. The commenter also states that fencing should not create a financial burden on vineyard owners and negatively impact the visual attractiveness of Napa County. At this time a map of abandoned rail rights-of-way is not available. County staff appreciates the concern regarding fencing, however, and refers the reader to ROS Policy-10, which is intended to ensure the compatibility between trails and private property. Also, Section 18.104 County Code specifically requires the provision of buffers and/or fencing between new outdoor recreation uses and existing agricultural uses.
- Response 175-22 E:* The commenter contends that mitigation measure MM 4.5.1a and all other mitigation measures that proscribe policies that must be included in the General Plan Update and inserted too high a level of detail and

should be included in a separate ordinance. The commenter is correct that while most of the mitigation measures in the Draft EIR are intended to become policies in the final General Plan, some could be adopted by separate resolution or ordinance. Mitigation measure MM 4.5.1a, for example, has been included as Policy CON-16 in the Revised Draft General Plan Update, but could be incorporated into the County's local CEQA guidelines instead, as suggested for mitigation measure MM 4.1.1.a and others, if this is the desire of County policy makers.

Response 175-23 E: The commenter notes that the Oak Woodlands Preservation Act includes an exemption for agricultural projects such as vineyard development. The commenter also notes the 2:1 replacement ratio should apply to lost trees, not habitat. This is an issue of some complexity, and although CEQA Section 21083.4(d)(3) would appear to exempt agricultural conversions from considering the loss of oak woodlands, the statute does not obviate the need to consider related biological impacts (effects due to loss of habitat, for example) or cumulative effects. The County's proposal focuses on acreage (i.e., habitat) not on individual trees because the impact identified is related to sensitive natural plant communities, not specifically about trees.

Response 175-24 E: The commenter seeks an explanation why Impact 4.5.3 is significant under all three alternatives. As described in the impact section under each alternative, the proposed residential, non-residential, and vineyard expansion developments would be a significant impact to loss of wildlife movement and plant dispersal opportunities, but all alternatives were mitigable with the measures proposed. For vineyard development and/or expansions in particular, fencing would further inhibit wildlife movement as described in the BDR. See Biological Resources Master Response 3.4.3 for further discussion of wildlife movement corridor impacts.

Response 175-25 E/P: The commenter states that mitigation measure MM 4.5.3b is too broad and often there is no nexus between the project and the mitigation measure. The commenter states that the mitigation requires altering fencing without showing that the current fencing is impacting wildlife movement in the area. The commenter suggests adding language to apply these measures where wildlife corridors occur and "where feasible" taking into account farming considerations, topography, and economics. The following revisions are made to Mitigation Measure MM 4.5.3b.

- Draft EIR pages 2.0-20 (Table 2.0-2) and 4.5-67, the following changes are made to mitigation measure MM 4.5.3b:

MM 4.5.3b All new vineyards shall only be allowed to fence individual vineyard blocks. All existing vineyards shall be required to reduce their existing fencing to just vineyard blocks at any point in which they obtain a discretionary permit for any activity (vineyard, winery, other use) on a parcel which has vineyard fencing to the extent the nexus exists between the fencing (existing and/or proposed) and identified adverse effects to wildlife movement."

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 175-26 E: The commenter suggests that MM 4.5.3b should be reworded to state “All vineyards shall be allowed to fence individual parcels. ...to just parcels at any point in which they obtain a discretionary permit for any activity...” County staff does not recommend this change given that fencing of parcels could result in larger areas that include wildlife corridors. The commenter is referred to Response 175-25 E regarding this mitigation. Also see Policy CON-18(f), which suggests focusing the County’s endeavors on education and outreach related to this issue.

Response 175-27 E: The commenter asks for an explanation of what a “recovery plan” is. A definition of “recovery plan” is described below.

A recovery plan is specific strategy or document that is developed, adopted and implemented by the U.S. Fish and Wildlife Service for the purpose of identifying and documenting actions taken to conserve threatened and endangered species.

Response 175-28 E: The commenter asks for explanation of what the bracketed word “direct” means in Impact 4.6.5. The commenter also suggests the phrase “riparian vegetation” should be change to “native riparian vegetation.” The impact states the following:

Land use and development [direct physical construction] under the proposed General Plan Update could adversely affect riparian vegetation, rearing,...

Direct in this context means the actual physical impact of construction, not an indirect effect from a construction activity. As riparian vegetation could include some non-native species that provide important habitat, this change is not recommended by County staff. Please note that the impact identified can be mitigated by the measures provided on pp. 4.6-32 of the Draft EIR.

Response 175-29 E: The commenter notes that mitigation measure MM 4.6.5a is overbroad as it applies equally to projects with a nexus to riparian corridors as it does to projects without such a nexus. The commenter suggests amendment to the mitigation and changing the word “no” to “less than significant.”

The revised Conservation Element states the following regarding riparian habitat:

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.

County staff does not recommend a change as the terminology is “no net loss” which is not equivalent to “less than significant.”

3.0 COMMENTS AND RESPONSES TO COMMENTS

Response 175-30 E: The commenter suggests changing language in mitigation measure MM 4.6.6 from “no” to “less than significant.” See Response 175-29 E.

Response 175-31 E: The commenter notes that mitigation measure MM 4.8.4 of the Draft EIR Air Quality section for odor standards, as well as noise and air standards, for new vineyard development are governed by the County’s Right to Farm Ordinance and not by this mitigation measure. The commenter suggests exempting new vineyard development projects from MM 4.8.4.

The Draft EIR (see Draft EIR page 4.8-30) includes text stating “While development and construction of new vineyards and wineries could also occur near sensitive receptors, these odors are considered by the County as part of agriculture and are protected through the County’s Right to Farm Ordinance.” Therefore, Impact discussion 4.8.4 already includes language to protect new vineyards and wineries from MM 4.8.4.

Response 175-32 E: The commenter notes that mitigation measure MM 4.8.5 in the Draft EIR Air Quality section for air standards, and noise and odor, are governed by the County’s Right to Farm Ordinance and not by this measure.

Sources of toxic air contaminants (TACs) include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. The County does not have major sources of TACs; there are no major highways and there are no significant industrial processes. State Route 29 and the Napa County Airport are the largest sources of current TACs in the County and therefore the areas adjacent to these sources contain the only major concentration of TACs. Therefore, MM 4.8.5 does not need to exempt vineyard development because it is not considered a TAC. Also, please note that Policy CC-51 has been added to the Revised Draft General Plan Update to address the commenter’s concern.

Response 175-33 E: The commenter asks for clarification as to why Impact 4.11.1 of the Draft EIR Hydrology section is considered less than significant and 4.11.2 is considered significant.

Impact 4.11.1 would be less than significant because existing NPDES regulations would apply. Impact 4.11.2 is considered significant and mitigable because those regulations do not apply. The mitigation suggested would require continued compliance with the County Conservation Regulations (which are less specific than the NPDES requirements, requiring preparation of erosion control plans) and water quality monitoring.

Response 175-34 E: The commenter questions why the 2- and 10- year standards are referenced in mitigation measure MM 4.11.3a of the Draft EIR Hydrology section and what the standards mean in terms of flow rates. Mitigation measure MM 4.11.3a considers 2- and 10-year standards because peak flows above a 2-year storm or bankfull event can cause scour events to occur, which can cause substantial alteration of the existing drainage pattern of the site or area. Flow rates in terms of these events should not be changed because increased flow rates subsequently alter existing drainage patterns. Please see Policy CON-50(c) and Action Item CON WR-2, which indicate the need for performance criteria to evaluate potential changes in flow rates.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response 175-35 E:* The commenter notes that many of the proposed standards for streamlined permits are difficult or impossible and should be replaced with more feasible standards. The County appreciates the input regarding the General Plan process, and has subsequently modified policy provisions regarding this process. Preferred General Plan policies CON-13, CON-27 and Action Items CON NR-1 of Policy CON-27 address the intent of the mitigation measure; however, the measure provides detailed performance standards that aren't addressed in the policies. This approach is consistent with public comments (including the commenter's), which suggested reasons why some of the components of MM 4.11.4 are infeasible, and also suggested that the County take more time to develop the suggested program. County staff is recommending that policy makers reject MM 4.11.4 as infeasible and adopt the policy and actions item which generally call for development and implementation of a streamlined permitting program for environmentally superior projects. The specific components of such a program will have to be developed based on additional public outreach, and the resulting program will require additional environmental review.
- Response 175-36 E:* The commenter suggests that the second bullet in section A under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section state the following: "The project must be less than 20 acres and include a reduction of anthropogenic sedimentation, such as landslide repair/stabilization, restoration of roads or other legacy effects, on each parcel." The commenter is referred to Response 175-35 E.
- Response 175-37 E:* The commenter questions why under Section C under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section the 2- and 10- year standards are referenced in the mitigation measure and what they mean in terms of flow rates. The commenter is referred to Response 175-35 E.
- Response 175-38 E:* The commenter suggests in Section D under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section that the text be changed to state "The project should have less than significant impact on groundwater..." The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-39 E:* The commenter suggests in Section H under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section that the text be changed to state "All projects shall provide for stream setbacks that meet or exceed the standards set forth in the Napa County Conservation Regulations." The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-40 E:* The commenter questions what the second bullet in Section H under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section is trying to accomplish. The commenter is referred to Response 175-35 E.
- Response 175-41 E:* The commenter questions what the first bullet in Section I under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section means by "the site." The commenter is referred to Response 175-35 E.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response 175-42 E:* The commenter suggests that the first bullet in Section I under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section eliminate the phrase “or their habitat.” The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-43 E:* The commenter suggests that the fifth bullet in Section I under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section clarify that the 60/40 requirement regarding river canopy pertains to “parcels” and not “project areas.” The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-44 E:* The commenter notes that the language under the last bullet in Section I under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section is too broad. The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-45 E:* The commenter suggests in Section J under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section the term “site” be further explained. The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-46 E:* The commenter notes that in Section J, second bullet, under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section the discovery of cultural resource should not automatically be removed from the approval process. The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-47 E:* The commenter suggests that Section L under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section should delete everything from the phrase “and to support ecosystem management goals.” The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-48 E:* The commenter questions why in Section M under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section ministerial permits may not be used for any parcel wherein a discretionary vineyard project has been approved in 2007 or after. The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-49 E:* The commenter questions why under Section N under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section a project under new permit cannot include any new visitor-serving uses. The commenter is referred to Response 175-35 E for discussion of the ministerial process standards.
- Response 175-50 E:* The commenter questions in Section N under mitigation measure MM 4.11.4 of the Draft EIR Hydrology section what determines a “Mineral Resource Area.” The commenter is referred to Response 175-35 E.
- Response 175-51 E:* The commenter questions how does the “adequate groundwater supply” standard compare to the present standard in the County Ground Water Ordinance in mitigation measure MM 4.11.5a. As described in the mitigation measure, demonstrating compliance may simply involve compliance with County Code Chapters 13.12 (Wells) and 13.15 (Groundwater Conservation) and a typical “fair share” analysis. In some

3.0 COMMENTS AND RESPONSES TO COMMENTS

instances, however, this analysis may be insufficient and projects proposing use of groundwater will have to demonstrate that their proposed rate of use will not exceed the rate of recharge (based on historic rainfall data). Please see Policy CON-53 for implementation of this mitigation measure for discretionary projects.

Response 175-52 E: The commenter suggests the word “voluntary” before “use of recycled water.” Please see Policy CON-62 which implements this mitigation measure and appears to address the commenter’s concern by referencing the concept of feasibility in subpart (b) and only requiring use of recycled water in the AIA and MST and elsewhere where/when recycled water is available.

Letter 176

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Untitled

To: County of Napa
Re: Draft General Plan

Date: June 18, 2007

In the final General Plan I would love to see more attention paid to agriculture for the local production of food, both to reduce the inefficiency of food miles traveled, and to reduce food insecurity (especially in light of yesterday's Register article reporting Napa County as one of the most food insecure counties in California). Somewhat related, some other counties have paid more attention to health as a factor in the general plan, and I think it would be great if Napa County were to follow the trend in treating health as an issue affected by land use decisions.

176-1P

Thanks,

Joanna Winter
45 Valley Club Circle
Napa, CA

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 176: JOANNA WINTER, JUNE 18, 2007

Response 176-1 P. Commenter suggests that the agricultural section of the General Plan focus more on the local production of food. The commenter also notes that the General Plan should treat health as an issue affected by land use decisions. The County appreciates the commenter's input and refers the commenter to the revisions to the Agricultural Preservation and Land Use Element (Policy Ag/LU-19).

Letter 177

Eagle Vines Vineyards and Golf Club

580 South Kelley Road
American Canyon California
(707) 257-4470 fax (707) 257-4476

RECEIVED

JUN 18 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

June 18, 2007

Hillary Gitelman, Director
Department of Conservation, Development and Planning
County of Napa
1195 Third Street, room 210
Napa, California 94559

Re: Comments on Draft General Plan.

Dear Ms. Gitelman:

We represent the owners of the 148.43 acre, Eagle Vines Vineyards and Golf Club (hereinafter Eagle Vines) that is located on parcel 057-070-018. We also lease two parcels from the Napa Sanitation District (057-070- 01 & 057-060-07) for the remainder of the golf course. These two parcels are 31.19 and 42.69 acres respectively. Eagle Vines is an 18 hole golf course and clubhouse authorized under use permit # 99169-UP. In addition to the golf course and clubhouse, our facility includes a full-service restaurant, and driving range and some 21 acres of our property planted in vineyard. The golf course, clubhouse and related facilities are currently zoned AW: AC. An additional 40 acre parcel currently undeveloped is zoned Industrial Park (IP).

Our property was designated for industrial uses in the last comprehensive general plan update. After adoption of the 1986 Airport Area Specific Plan in July 1986 the parcels on which the golf course and related facilities are now located was re-designated AWOS. This designation allows for the development of golf courses upon the issuance of a use permit.

We have followed the progress of the current general plan update with its focus on the conversion of existing industrial parcels for other uses, such as housing and mixed residential-commercial uses. The proposed conversion of previously designated industrial parcels such as Napa Pipe, the former Dillingham/Pacific Coast Builders to non-industrial uses, will necessitate additional industrially zoned parcels that are strategically located on major roadways to ensure that the county remains economically diverse. We believe our parcels that have access to the Highway 12 corridor that is slated for improvement by the draft general plan, which is proximate to urban services form the Napa Sanitation District and the City of American Canyon should be considered for conversion from AWOS to the Industrial Park. We would like the Commission to

177-1P

3.0 COMMENTS AND RESPONSES TO COMMENTS

consider retaining the existing Industrial Park zoning on our 40-acre parcel as part of the general plan update.

177-1P
cont'd.

The draft general plan acknowledges the valuable role that these urban lands located south of the Soscol Ridge play in the county's agricultural land preservation goals [policy LU-4]. The draft general plan strongly recommends that existing industrially designated lands be retained in their current zoning [policy LU-36] so that sufficient lands are reserved for uses permitted in the IP zone.

We think that the draft general plan should also include additional policies that allow for additional hotel and transient facilities on existing urban lands such as ours that are located near major transportation networks and fully served by urban services. As an approved recreation facility, our use is also consistent with other policies of the draft general plan including LU-38, ROS-1, 3 & 16. In addition, as a facility that provides recreation opportunities to both local citizens and visitors in a manner that is compatible with its agricultural setting and resource, we are an important part of the county's economy that provides jobs and tax revenues [policy E-2].

Our project provides county residents and visitors with exceptional recreational opportunities in an agricultural setting that is protective of the county's equally valuable open space resources. In addition, we provide the county with tax revenues without a commensurate need for county services. Our project provides a unique combination of agricultural and open space preservation, property, sales and other taxes with low service demand. While much attention has focused on the county's need to provide additional housing opportunities within its urban areas, and the role of such areas as Angwin, Napa Pipe and Silverado areas, we believe that the general plan should acknowledge the many positive benefits that facilities like ours provide to Napa County and its citizens [policy E-6].

177-2P

As the costs of services to both local citizens and visitors increases, we believe it is incumbent on the county to maximize the revenues that it receives from the visitors to our Valley. It has long been recognized the visitors who spend the night and stay multiple days in the Valley contribute much more in tax revenue than do the 'day trippers.' We have long viewed our property, located as it is near major transportation routes slated for improvement, with a full complement of urban services available and located within a compatibility zone that allows appropriate density transient use as an excellent site for overnight accommodations. The proposed hotel would also provide valuable accommodations to persons doing business in the Airport industrial park, a use that is consistent with the draft general plan [policy E-11]. A small-scale hotel would be compatible with our golf course and club and would provide an excellent source of revenue to the county. We have filed a use permit with the county to construct such a facility. Located well away from downtown Napa amenities we do not see that it would compete with the new hotels that are currently under construction or planned by the city.

As we noted above, providing for such uses is fully compatible with the policies contained in the draft general plan. Transient uses on industrial park lands could provide

177-3P

support services for visitors to the industrial park, and would provide the county with an ongoing source of revenue. Policies promoting overnight accommodations should be included in appropriate locations within the Land Use and Economic Development sections of the final general plan.

177-3
cont'd.

We thank you for your consideration.

Sincerely,


Jack Barry, General Manager
Eagle Vines and Vineyards Golf Club

CC: Napa County Board of Supervisors
Napa County Conservation, Development and Planning Commission
Napa County General Plan Steering Committee

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 177: JACK BERRY, EAGLE VINES VINEYARD AND GOLF CLUB, JUNE 18, 2007

Response 177-1 P: Commenter suggests that parcels owned by Eagle Vines Vineyard and the Eagle Vines Golf Club, currently zoned AWOS, should be considered for conversion to Industrial Park (IP). The County appreciates the input and the suggested land use designation change, but County staff has declined to implement the commenter's request. Portions of the commenter's property designated AWOS on the County's land use map cannot be re-designated without approval of the electorate subject to Measure J (1990). Portions of the commenter's property designated Industrial on the County's land use map have been identified as "Industrial Reserve" on the map included on p. 61 of the Revised Draft General Plan Update and fall outside of the Airport Industrial Area. This portion of the commenter's property could theoretically be re-zoned (a text change to the zoning ordinance and amendment of the AIA Specific Plan would probably be required) to allow for development as an industrial park; however it is uncertain whether County policy makers would look favorably upon such a request given the 2004 Housing MOU with the City of Napa, concerns expressed by the City of American Canyon, and other planning issues. Also, any application for rezoning would require a detailed environmental analysis separate from the General Plan Update EIR.

Response 177-2 P: Commenter suggests a policy that will allow for hotels and transient facilities to be located on existing urban lands that are located near major transportation. The commenter also notes that the Eagle Vines Vineyard and Golf Club has submitted a use permit application to construct a hotel facility. The commenter's suggestions are appreciated, and any application submitted to the County will be processed when that application is deemed complete. The commenter's suggestion that additional hotels should be permitted in industrial areas has not been incorporated in the plan, and County staff has some concerns about potential impacts that would result if this change were made. Please also see Response 177-1 P, above.

Response 177-3 P: Commenter notes that allowing areas to be zoned IP and allowing for overnight accommodations would be consistent with the proposed General Plan Update. The commenter also notes that policies promoting overnight accommodations should be included in the Agricultural Preservation and Land Use Element and the Economic Development Element. The commenter is referred to Response 177-1 P and -2 P.

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 178: IMA HOLCOMB, JULY 9, 2007

Response 178-1 E/P: Commenter provides observations of traffic issues along Highway 29 in Yountville. Commenter requests that the County consider modifying the intersection at Washington Street to prevent left turns during peak travel times. As identified in Draft EIR Section 4.4, Transportation, Highway 29 (through the Town of Yountville) is expected to operate deficiently under year 2030 conditions for all alternatives proposed. The County would look to work with the Town of Yountville and Caltrans to make appropriate improvements to roadways under the control of both jurisdictions.

Letter 179

Janet Palma

Subject: FW: Deer Park Traffic Safety Committee > General Plan Comments?

From: Arthur Champie [mailto:arthurchampie@yahoo.com]
Sent: Wednesday, July 04, 2007 8:46 AM
To: Lowe, Rone Patrick
Subject: Deer Park Traffic Safety Committee

The Citizens of Deer Park
The Deer Park Traffic Safety Committee
994 Sanitarium Road; Deer Park, CA. 94576
Ph. # 707-963-1539

July 4, 2007

Dear Mr. R. Lowe,

The Citizens of Deer Park held a Community Hall meeting on June 5th, 2007 to discuss how “Our Quality Of Life” has been lost by the hundreds of constant traffic assaults we are made to endure every day. There were dozens of Deer Park citizens, a Foothills Elementary School Representative, a Saint Helena Hospital Representative and Sgt. Mike Palacio of the CHP at the meeting.

179-1E/P

The overwhelming majority of 85% said, that Speeding, Noise, the Increase of Accidents and Illegal Parking/Drug Use were the major problems and voted to form The Deer Park Traffic Safety Committee, due to these overwhelming traffic problems we experience every day. On June 12th, 2007 the DPTSC met to discuss what our community’s most pressing needs were. The following is a list of what we need from the Napa County Public Works Roads Department, the Napa County Sheriffs Office, the CHP and the Saint Helena Hospital Facilities Department.

Needs from the Napa County Road Works

1. All Ways Stop Signs at the Upper Intersection of Deer Park and Sanitarium Roads.
2. A Reduction of the Speed Limit on Deer Park Road from; The Vista View Corner down to the Silverado Trail to 35mph, and at the Mund Road hairpin curve, cautionary 15mph sign.
3. On Deer Park Road at the Vista View Hairpin Curve Southbound and just North of the intersection of Deer Park Road and The Silverado Trail Northbound, signs that read: Deer Park is a No Exhaust Brake Zone and Trucks Must Stay in Lower Gears.
4. A Useable Regulated Crosswalk with Crosswalk Warning Lights at the Intersection of Deer Park and Sunnyside Roads.

179-2E/P

7/10/2007

3.0 COMMENTS AND RESPONSES TO COMMENTS

5. The re-installation of the Downed Stop Sign at Sunnyside and Mund Roads.
6. The moving of the Yield Sign at Lower Deer Park and Sanitarium Roads, from the Left Side all the way over to the Right/Southbound Side of Sanitarium Road. Plus a sign that reads: This Lane Must Yield.
7. Speed Bump Dots before and after the Sunnyside & Deer Park Roads Crosswalk. Speed Bump Dots on Sanitarium Road at three locations: Champion Lane North and South Lanes, 50 Feet before Crystal Springs in the Southbound Lane, 25 Feet before Glass Mountain Road Northbound.

179-2E/P
cont'd

Needs from the Napa County Sheriff and the CHP

1. An increase in Patrols in Deer Park.
2. An investigation into the illegal Parking and Drug Use in the Mund Road area of Deer Park.

179-3E/P

Requests of the Saint Helena Hospital Facilities Department

1. The Re-installation of the Downed Speed Limit Sign on Hillcrest Road, immediately.
2. The Installation of the New Signage purchased over a year ago, ASAP.
3. The Liberal Use of Speed Bump Dots on the Hospital's private streets.

179-4E/P

Deer Park is an area that is filled Private Driveways on Narrow Blind Curves, Hills, Hairpin Curves, A Historic Elementary School, A Historic Major County Hospital and an Unusable Crosswalk. It is also a high accident zone. The current rate of speed is way to fast and the cause for many of these accidents. These above measures are designed to restore our "Lost Quality of Life", to make our community's streets safer to use and to relieve the overburdened Area Law Enforcement.

We in Deer Park feel we are an important community to the County of Napa. We are now taking back our community from those that assault us on a minute by minute basis every day. Our neighboring communities we feel, do not have to endure the sheer magnitude of the assaults inside their communities of speed or noise that we do. Neither should we. We are a viable part of this county.

Thank you all for seeing the seriousness of these matters and attending to them quickly.

The Deer Park Traffic Safety Committee

Take the Internet to Go: Yahoo!Go puts the [Internet in your pocket](#); mail, news, photos & more.

7/10/2007

LETTER 179: DEER PARK TRAFFIC SAFETY COMMITTEE, JULY 4, 2007

Response 179-1 E/P: Commenter discusses traffic problems in Deer Park. The commenter notes that speeding, noise, the increase in number of accidents, and illegal parking/drug use make up the majority of problems in Deer Park. The commenter also describes the formation of the Deer Park Traffic Safety Committee and provides a list of what Deer Park citizens need from various agencies. The County appreciates the input regarding the General Plan process.

Response 179-2 E/P: Commenter provides a list of roadway improvement needs from the Napa County Road Works Department for Deer Park roadways. The Draft EIR did not identify substantial traffic safety issues in this portion of the County (see Draft EIR Tables 4.4-5 through 4.4-8. However, revisions to the Circulation Element have added the following to Policy CIR-13 that could address the improvements identified by the commenter:

- 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.

Response 179-3 E/P: Commenter requests an increase in patrols by the CHP and Napa County Sheriff for Deer Park roadways and investigation into illegal parking and drug use. Traffic patrol and enforcement in the unincorporated area is provided by the California Highway Patrol. The following policy has been added to the Safety Element to address this comment:

Policy SAF-39: The County shall work with local State legislators to seek increased funding for traffic enforcement provided by the California Highway Patrol to ensure that staffing levels rise commensurate with the need for patrol services.

Response 179-4 E/P: Commenter provides a list of requests to be performed by the Saint Helena Hospital Facilities Department for traffic upgrades. The commenter notes that the upgrades to Deer Park communities will help restore "Lost Quality of Life" to make the community streets safer to use and to relieve overburdened area law enforcement. The commenter is referred to Response 179-2 E/P.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 180



NAPA COUNTY FARM BUREAU

811 Jefferson Street Napa, California 94559 Telephone 707-224-5403 Fax 707-224-7836

July 23, 2007

Ms. Hillary Gitelman
Napa County Planning Director
1195 Third St.
Napa, Ca 94559

Re: Urban Bubbles

Dear Ms. Gitelman,

Napa County Farm Bureau would like to clarify our comments on the draft update of the Napa County General Plan regarding the so-called "Urban Bubbles."

Page 3 of our original letter dated June 15, 2007 recommended elimination of all the "urban bubbles". Upon further consideration, we suggest an approach for dealing with these "bubble" designations in a manner which would meet both Napa County's and Farm Bureau's goals and policies.

In keeping with the county's core goals of protecting agricultural lands and concentrating growth in urban areas, we suggest retaining Rural Residential and Urban Residential land use designations in areas that are adjacent to incorporated cities, (namely, Calistoga, Coombsville, Big Ranch Road and Silverado"). Within those areas, we suggest removing any agriculturally zoned parcels.

These areas, in addition to the potential redevelopment sites of Napa Pipe and Boca/Pacific Coast and the cooperative agreements with the cities, should be more than sufficient to provide for the county's future housing needs, as projected by ABAG's Regional Housing Needs Assessment, and projected with our long-standing 1% growth limits.

We suggest the remaining eight "urban bubbles" be eliminated. For the Angwin area, we support the map and land use designation changes that are recommended by the Save Rural Angwin comment letter as an alternative to the "bubble".

Thank you very much for the opportunity to continue to comment on the General Plan update.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Wagner'.

Al Wagner
President

180-P

LETTER 180: AL WAGNER, NAPA COUNTY FARM BUREAU, JULY 23, 2007

Response 180-1 P. Commenter would like to clarify page 3 of original Napa County Farm Bureau letter (dated June 15, 2007) which recommended elimination of "urban bubbles." The commenter suggests retaining Rural Residential and Urban Residential land use designations and removing all agriculturally zoned parcels in areas adjacent to incorporated cities. The commenter also notes that the remaining eight "urban bubbles" should be removed. For the Angwin area, the commenter notes support for the Save Rural Angwin map and comment letter as an alternative to "urban bubbles." The commenter is referred to Response 95-8 P regarding the disposition of urban bubbles in the proposed General Plan Update as well as Alternatives Master Response 3.4.2 regarding alternatives associated with the elimination of the bubbles. The proposed General Plan Update has been revised and the "Preferred Plan" analysis presented in Section 2.0 of this document provides a detailed description and analysis of its impacts. The Revised Draft General Plan Update would adjust the boundaries of two bubbles (Angwin and Berryessa Estates) and commit the County to systematically address all of the other bubbles (Action Item Ag/LU-114.1).

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 181

Janet Palma

Subject: FW: Napa County becoming a net producer of clean energy and an eco-restoration destination in 5 years

From: Smith, Amy [mailto:Asmith@ofrscpas.com]
Sent: Thursday, July 26, 2007 10:34 AM
To: Wagenknecht, Brad; Luce, Mark; Dillon, Diane; Dodd, Bill; mrippey@co.napa.ca.us; Gitelman, Hillary
Subject: Napa County becoming a net producer of clean energy and an eco-restoration destination in 5 years

Dear Sirs/Madam:

I am also requesting that Napa County's General Plan either have energy as a separate topic area or that each of the topic areas' energy impacts be estimated, with the ultimate objective of making Napa County "fossil-fuel free" in five years. This means producing enough clean energy (or energy from renewable resources such as solar, wind, small-scale hydro, geothermal, and biomass, and waste gases) first to offset 100% of our own energy requirements, and second, for export.

This is an achievable, yet bold, goal. Many other regions have taken tentative measures to promote renewable energy, but none have taken the action being proposed here.

181-1E/P

The benefits of Napa County becoming a net producer of clean energy are that it can:

- 1) establish a precedent in the U.S. for others to follow
- 2) make the transition from non-renewable to renewable resources early and relatively painlessly
- 3) strengthen its agricultural industry and attract clean energy businesses
- 4) develop into an eco-tourism and eco-restoration destination
- 5) mitigate the impacts of continued fossil fuel use, including climate change, peak oil, and other environmental and social issues
- 6) generate tremendous amounts of wealth

The Case for Renewable Energy

There are many reasons to shift from using fossil-fuel based sources of energy to clean energies.

1. demand – U.S. demand for energy continues unabated, while the developing economies of nations like India and China, where more than a billion people are emerging from poverty, and are competing for the same global resources
2. supply – the maximum amount of petroleum that can be extracted from oil wells is expected to occur within our lifetimes.

Just these two factors acting together are putting an upward pressure on the cost of fossil fuels

3. climate change – emissions from the burning of fossil fuels is affecting global climate

The issue of whether or not one believes that climate change is real or caused by humans becomes irrelevant, because governments, including California through AB32, are imposing measures to regulate (tax?) greenhouse gas (GHG) emissions. These regulations will make fossil fuel use more expensive.

4. health – air quality is affected by the extraction and use of fossil fuels
5. agriculture – U.S. agriculture is highly dependent on petroleum-based fertilizer (over) use, which causes water and

7/27/2007

ecological pollution

6. water – More than 50% of the water used in the U.S. is used to produce energy from fossil fuels and 20% of the energy used in the state of California is used to move water.
7. Security – current sources of petroleum are concentrated in a few politically unstable parts of the world and the economic and human costs of securing these resources are high. Moreover, generation from multiple, rather than single sources, will make our energy supplies more secure against security threats and, for electricity generation, grid failures.
8. Wealth Creation – There will be a tremendous amount of wealth created / redistributed as the world makes the shift from its current fossil fuel base.

181-1E/P
cont'd

Because fossil fuel energy has been so integrated into our lives, the problems associated with fossil fuel use have been considered piecemeal and the solutions to deal with these problems have been myopic and even more problematic. We still do not include the true costs of producing and using fossil fuels in the cost of energy.

Items 1 through 7 listed above are *converging*, and are resulting in the costs of fossil fuels increasing and the costs of *using* fossil fuels also increasing. We are finally recognizing that the problem is continued use of fossil fuels and that the *only* viable alternative is clean energy. Because these events are converging, they are compressing the time we have available to find and adopt clean energy solutions.

It would be a tremendous accomplishment for Napa County to become independent of fossil fuels in **five years** and demonstrate that we and others can make the transition from the dying fossil fuel era to the emerging era based on clean sources of energy.

The Dangers of Inaction

Napa County is currently dependent on two industries: wine and tourism.

Napa wineries, which depend in part on the local microclimate for their success, are vulnerable to climate change. If the growing conditions in the Napa Valley change substantially, Napa may not be able to maintain its position as a producer of premium wines.

181-2E/P

Napa's wine and tourism based economies may also find it difficult to thrive if the cost of energy increases dramatically. Costs of production will increase and commuters and tourists may not be able to afford travel into the County.

Not planning now on *how* to meet the County's future energy needs will limit our options when we do need to act.

My (unverified) calculations show that Napa County's emissions based on 2003 baseline electricity, natural gas, and petroleum usage is 1,147,717 tons of carbon dioxide. At "tax" estimates of \$4 and \$40 per ton of carbon dioxide, Napa County's annual "exposure" ranges between \$4.6 million and \$46 million, or between \$35 and \$350 per capita.

Clearly Napa County will benefit from a solution that mitigates the risk of doing business here, that brings in higher paying jobs, that enables more people who work here to also live here, that improves the environment and people's lives, and that preserves Napa County's agricultural heritage.

There is no reason not to act. Napa County has already developed innovative and replicable solutions

Becoming an Agricultural Preserve in 1968.

Producing world class wines. Stag's Leap Wine Cellars and Chateau Montelena won the 1976 Paris Tasting competition. The *people* of these and other Napa wineries demonstrated that they had the vision, skills, and determination to develop a world class industry within a few short years. The example they set has inspired people from many regions that traditionally have not produced wine to develop their own wine industries.

Establishing the New Technology High School (NTHS). This school is one of four models nationwide that The Gates Foundation chose and funded in 2000 for replication. The New Technology Foundation has established 28 schools in the U.S. based on the NTHS model. There will be 35 by year end 2007.

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3.0 COMMENTS AND RESPONSES TO COMMENTS

Preserving land in Napa County. The Land Trust of Napa County has preserved 25,000 acres of land by negotiating conservation easements with willing landowners.

Restoring a five-mile stretch of the Napa River. In 2002, the Rutherford Dust Society (RDS) initiated a plan to manage and restore a four-mile reach of the Napa River. The group intend to extend the project up the tributaries to include the entire watershed.

Establishing a living river. The Napa River Flood Management Plan was developed by an unprecedented countywide coalition of political and community leaders, private industry, natural resource agencies, non-profit groups, and private citizens. The plan provides flood protection by reconnecting the Napa River to its historical floodplain and restoring over 600 acres of tidal wetlands. The County is paying for the plan through a dedicated sales tax. For this accomplishment, Napa was recognized in a report to Congress for showing "the courage to break with convention" ... and ... inspiring "new thinking in other communities, and within government agencies."

Many people in and beyond the county have benefited from these and other solutions developed in Napa County. There will be generations of new beneficiaries when this proposal is implemented.

Getting Started

Achieving the objective of producing more than 100% of our energy from renewable resources requires a multi-pronged strategy, including: benchmarking current energy consumption and production, estimating future energy requirements, gathering resources and partners, implementing energy conservation and efficiency strategies, generating electricity from renewable resources, and restructuring our community to be based on renewable, rather than non-renewable, resources.

To be successful, the transition has to involve both top-down and bottom-up actions. Many actions are being taken and developed by various individuals and groups in the county.

Napa County's General Plan should actively support the implementation of these actions that promote these renewable energy initiatives as they are proposed.

The consequences of successful adoption and implementation of this plan will be a release of creativity, and increased prosperity for our county, our neighbors, California, and the rest of the world.

Thank you.

Sincerely,

Amy Smith, CPA, CSEP
Tax Partner
O'DOWD FRANKLIN RABANAL & SMITH LLP
1040 Main Street, Suite 204
Napa, CA 94559
Tel: 707.255.1059 ext. 16
Fax: 707.255.9758
asmith@ofrscpas.com
www.ofrscpas.com

Policy Objective

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181-2E/P
cont'd

181-3E/P

- Develop and implement an **integrated** plan to make Napa County a net producer of clean energy and an eco-restoration destination in five years

Process – County-Wide

- Establish **milestones** to achieve objectives
- Adopt/adapt already developed best practices from
 - the general plans of Marin, Sonoma, Mendocino, and San Mateo counties for **policy**
 - Smart Growth, Ecocities, New Urbanism, Montgomery County, Maryland and Curitiba, Brazil for **smart growth principles and integrated solutions**
 - the Cascadia chapter of the U.S. green building council for **building standards**
 - Navarre, Spain for **transitioning to a renewable energy** based society
- Establish **partnerships** with experts, trade associations, non-governmental organizations, community activists, businesses, academic institutions, financial institutions, utilities, regional, state and federal government agencies, other jurisdictions to achieve objectives, etc.
 - Examples of partners: cities within Napa County, NCTPA, USEPA, CALEPA, ARB, DOE, National Laboratories, PG&E, Napa Valley College, schools, local banks, ICLEI, Climate Registry, ABAG, Local Power, SER, Solar Schools, Green Schools, Gasser Foundation, Napa Green, Napa Vintners, sister cities in the U.S. and overseas ...
- Coordinate with PG&E to upgrade distribution and, if necessary, transmission infrastructure
- Map Napa County’s biomass, wind, geothermal, solar photovoltaic, solar thermal, hydro, waste, tidal, biofuel, and other renewable energy resource potential
- Attract investors to develop these resources and implement projects
- Develop local incentives that supplement federal, state, and utility incentives to develop and promote use of energy from these sources
- Develop and promote financial solutions to achieve objectives
 - Engage local banks looking to comply with Community Reinvestment Act
 - Procure equipment in bulk
 - Promote investment by Napa County residents in community renewable energy projects
 - **Community Choice Aggregation**
- Develop local expertise to implement solutions by training students, workers, and professionals
- Attract or develop clean energy related jobs: research centers, green technology venture capital firms, renewable energy installers, eco-restoration and environmental remediation specialists, environmental economists, accountants, and financiers, renewable energy trade associations and policy organizations, REC traders, alternate currency (such as the enviro) marketers, alternative fuel stations, and so on.
- Publicize benefits of renewable energy using case studies of wineries, Napa Valley College, and the city of Napa who have already installed renewable energy systems.

181-4E/P

Steps – All Individuals and Entities

- Encourage individual, businesses, and the public sector to
 - benchmark current energy consumption, production, and emission levels
 - estimate future energy requirements
 - implement energy conservation and efficiency strategies
 - match energy source with energy use

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3.0 COMMENTS AND RESPONSES TO COMMENTS

<ul style="list-style-type: none">o generate electricity from renewable resourceso reorganize lives/communities around renewable resources• Measure output of renewable energy projects• Become self-sufficient in energy production• Export excess clean energy production	181-4E/P cont'd
<p>Additional Steps – Wineries / Agriculture</p> <ul style="list-style-type: none">• Plan for future sequestration of CO₂ emitted during fermentation to grow algae for biodiesel• Promote local food and wine production and consumption• Reduce importation of foods that can be grown locally• Promote agriculture that doesn't use petroleum based inputs• Promote fuel crop production on land that cannot be used for any higher purpose• Promote biodiversity and mitigate the risk of monoculture• Promote uses for by-products of agriculture and winemaking• Use alternative packaging materials• Require suppliers to be more sustainable	181-5E/P
<p>Additional Steps -- Tourism</p> <ul style="list-style-type: none">• Promote Napa County as a destination for eco-tourism, sustainability, and eco-restoration• Promote Napa County as a place for making friends, sharing knowledge, and getting inspired• Promote longer term visitors over day trippers<ul style="list-style-type: none">o Remove moratorium on B&Bs; permit wineries to also be B&Bs• Promote Napa County as a carbon neutral destination<ul style="list-style-type: none">o Encourage local businesses to offer alternative fuel vehicles, hybrids, plug-in hybrids, and electric cars to visitors• Encourage the development of best practices to educate visitors and for export<ul style="list-style-type: none">o Examples: Clean energy exporting plan, Agricultural Preserve, Wine Industry, New Technology High School, Napa County Land Trust, Rutherford Dust Society River Restoration, Living River Project, St. Helena Hospital smoking cessation	
<p>Additional Steps -- Land Use / New Construction / Zoning / Transportation</p> <ul style="list-style-type: none">• Examine regional climate models to determine which areas might be under water with sea level rises, and discourage development in those areas• Promote projects that meet economic, environmental, and social sustainability criteria<ul style="list-style-type: none">o Restorative Design – County issues project developer a large check (\$Y), approves project immediatelyo Living Building (http://www.cascadiagbc.org/lbc/Lb-challenge-v1-2) – County issues project developer a check (\$Y-), approves project immediatelyo LEED Platinum – County charges \$X, approves project immediatelyo LEED Gold – County charges \$X+, approves project within a weeko LEED Silver – County charges \$X++, approves project within a weeko LEED Certified – County charges \$X+++, approves project within two weeks	181-6E/P

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- o Construction based on current building standards – County charges its usual \$X+++++, approves project within usual period
- Create a multi-disciplinary, multi-agency team that can evaluate cutting edge but proven technologies / methodologies that have been adopted elsewhere to facilitate fast track approval
- Modify zoning laws and redesign communities so people can work and shop locally
- Invest heavily in communication infrastructure to promote telecommuting
- Develop incentives to promote people and non-motorized transportation over motorized transportation, and alternative fuel vehicles over fossil fuel based vehicles
 - o Provide incentives to encourage individuals to get rid of their second vehicles
 - o Reduce width of roads for motor vehicles and create a separate bike / pedestrian path
 - o permit electric golf carts on city streets
 - o provide charging outlets for electric cars and bicycle parking in public spaces

181-6E/P
con'td

7/27/2007

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 181: AMY SMITH, JULY 6 2007

Response 181-1 E/P: Commenter requests that the General Plan include energy as a separate topic area or that each of the energy impacts be estimated, with the objective of making Napa County “fossil-fuel free” in five years. The commenter provides the benefits to Napa County from becoming a net producer of clean energy. The commenter is referred to Climate Change Master Response 3.4.4 regarding climate change, Response 105-5 P regarding sustainability, and the responses to Letter 112 regarding renewable energy. The County has included a new section in the Conservation Element to address related issues but has declined to adopt the goal of being “fossil-fuel free” in five years due to concerns about the feasibility of this goal and the potential impacts of large scale alternative energy production.

Response 181-2 E/P: Commenter notes that the two main industries (wine and tourism) may suffer from inaction regarding energy use. The commenter is referred to the responses to Letter 112 regarding renewable energy. The County deems that these actions are appropriate to address renewable energy within the County.

Response 181-3 E/P: Commenter notes there needs to be a multi-pronged strategy to produce more than 100% energy from renewable sources. The commenter is referred to the responses to Letter 112 regarding renewable energy. The County deems that these actions are appropriate to address renewable energy within the County.

Response 181-4 E/P: Commenter provides an outline for an integrated plan for Napa County to be a net producer of clean energy and an eco-restoration destination. The commenter is referred to the responses to Letter 112 regarding renewable energy. The County deems that these actions are appropriate to address renewable energy within the County.

Response 181-5 E/P: Commenter provides additional steps for wineries and tourism to become a net producer of clean energy. The commenter is referred to Climate Change Master Response 3.4.4 regarding climate change and to the responses to Letter 112 regarding renewable energy. The County deems that these actions are appropriate to address renewable energy within the County.

Response 181-6 E/P: Commenter provides additional steps for Land Use/Construction/Zoning/Transportation to become a net producer of clean energy. The commenter is referred to Climate Change Master Response 3.4.4 regarding climate change and to the responses to Letter 112 regarding renewable energy. The County deems that these actions are appropriate to address renewable energy within the County.



Letter 182

May 30, 2007

Napa County General Plan Update

Thank you for taking time to get involved in the Napa County General Plan Update process. We welcome your ideas and suggestions.

Please use this comment card if you wish to speak today or submit written comments.

Check the appropriate boxes below; complete this topic/question portion of the card and give it to a staff member.

- Speak Today
- Written Comments Only
- Draft General Plan
- Draft EIR

Topic and/or Comments

I HAVE SEVERAL OBJECTIONS TO THE TRANSPORTATION ELEMENT,
 1) EVERY REFERENCE TO BICYCLE & ALTERNATIVE TRANSPORTATION METHODS TO THE CAR USES WORDS LIKE "SHOULD", "CONSIDER", "ENCOURAGE", ETC. INSTEAD OF "SHALL" OR "PROVIDE". THIS OBVIOUSLY ALLOWS WIGGLE ROOM SO NO BICYCLE PLANNING WILL EVER BE REQUIRED.

182-1P

2) THE ONLY DEFINITE MEASURE ON BIKE LANES "OBJECTIVE CIR-3.1" IS NOT A "POLICY" BUT AN "OBJECTIVE", THIS IS WRONG. THE "X" MILES IS VAGUE. THE POLICY SHOULD REALLY BE TO FULLY FUND AND IMPLEMENT THE NAPA COUNTY BICYCLE PLAN AND SOUTH COUNTY BIKE PLAN. THESE ARE WELL THOUGHT OUT AND PRIORITIZED PLAN, AND SHOULD BE INCORPORATED IN THE GENERAL PLAN.

182-2P

Name: TERRY TRACY

OVER ->

Address: 1143 ALTA AVE., NAPA, CA 94559

E-Mail/ Phone: ttracy@sbcglobal.net

3.0 COMMENTS AND RESPONSES TO COMMENTS

3) ALSO STANDARD LANGUAGE IMPLEMENTING A COMPLETE STREETS OR ROUTINE ACCOMMODATION SHOULD BE PART OF THE TRANSPORTATION ELEMENT. IT IS SHORT SIGHTED TO RELY TOTALLY ON THE CAR FOR TRANSPORTATION.

182-3P

4) MAKING JAMENSON CANYON 4 LANES ~~WILL~~ NOT RELIEVE SOUTH COUNTY TRAFFIC PROBLEMS UNLESS THE EXTRA LANES ADDED ARE CARPOOL LANES. THE BEST THING TO DO FOR SOUTH COUNTY TRAFFIC IS TO IMMEDIATELY CONVERT THE LEFT LANES OF HWYS. 29 & 12 TO DIAMOND LANES DURING RUSH HOURS.

182-4E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

LETTER 182: TERRY TRACY, MAY 30,, 2007

Response 182-1 P: Commenter expresses objections to the Transportation Element language for bicycle and alternative transportation. The commenter notes that alternative transportation methods use the words like "should," "consider," and "encourage." Subsequent to the release of the proposed General Plan Update and Draft EIR, further modification has been under Circulation Element to insert the word "shall" in place of "should," "consider," and "encourage" in policy provisions where use of such language was considered appropriate."

Response 182-2 P: Commenter disagrees that the only definitive measure for bike lanes is Objective CIR-3.1. The commenter further states that "X miles" is vague. The commenter further states that the policy should be to fund and implement the Napa County Bicycle Plan. Subsequent to the release of the proposed General Plan Update and Draft EIR, further modification has been made under Circulation Element to include definitive measures for the number of miles that will be designated as bike lanes consistent with priorities identified in the Napa Countywide Bicycle Master Plan.

Response 182-3 P: Commenter notes that the standard language for implementing routine accommodations should be part of the transportation element. The commenter also states that it is short-sighted to rely totally on the car for transportation. Commenter is referred to Response 168-2 P above.

Response 182-4 P: Commenter notes that widening Jamieson Canyon will not relieve South County traffic problems unless the extra lanes added are carpool lanes. The commenter requests the left lanes of Highways 29 and 12 be designated as carpool lanes during rush hour. The County appreciates this comment. General Plan Update roadway improvements for Highway 29 and 12 currently do not propose the establishment of HOV lanes.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 183



March 21, 2007

Napa County General Plan Update

Thank you for taking time to get involved in the Napa County General Plan Update process. We welcome your ideas and suggestions.

Please use this comment card if you wish to speak today or submit written comments.

Check the appropriate boxes below; complete this topic/question portion of the card and give it to a staff member.

- Speak Today
- Written Comments Only
- Draft General Plan
- Draft EIR

Topic and/or Comments

PROPOSAL FOR 3200 UNITS AT FORMER
 NAPA PIPE/KAISER STEEL SITE —

THIS WOULD NOT ALLEVIATE HOUSING DEMAND
 OR TRAFFIC. RATHER IT WOULD STRAIN ALL
 RESOURCES IN THE CITY & COUNTY BEYOND
~~THE~~ ^{OUR} LIMITS TO COPE. A GOOD FAITH EFFORT
 SHOULD BE MADE TO MAKE OR KEEP THIS AS
 AN INDUSTRIAL/COMMERCIAL SITE TO GENERATE PRIVATE
 INCOME (JOBS) AND TAX REVENUES FROM BUSINESS

183-1P

Name: William McIntyre

Address: 1608 Adeline Ct

E-Mail/ Phone: ~~Napa~~ CA. WillieMc1@prodigy.net
224-2430

LETTER 183: WILLIAM MCINTYRE, APRIL 16, 2007

Response 183-1 P. Commenter notes the Napa Pipe proposal would not alleviate housing demand or traffic and would place strain on all City and county resources. The commenter notes the Napa Pipe project should be kept as an industrial/commercial site to generate private income and jobs. The County appreciates the input regarding the General Plan process. The proposed General Plan Update has been revised and now designates the Napa Pipe site and the Pacific Coast/Boca site as a Study Area that would allow for require further study prior to consideration of land use changes to the sites.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 184

Janet Palma

To: Gitelman, Hillary; Siegel, Howard; Eric Norris; Patrick Angell; Lowe, Rone Patrick
Cc: Anderson, Laura
Subject: RE: Another late GP Comment

From: Desiree Altemus (altemus) [mailto:altemus@cisco.com]
Sent: Tuesday, July 31, 2007 3:32 PM
To: Gitelman, Hillary
Subject: FW: Please support the Save Rural Angwin Plan

Hi,

I'm forwarding an email I sent to Diane Dillon. My husband and I hope to attend the county meeting on 8/15 to support the Save Rural Angwin plan. Please help us to save Angwin from development. We want to preserve our rural, agricultural setting.

184-1P

Thanks, Desiree

From: Dillon, Diane [mailto:ddillon@co.napa.ca.us]
Sent: Tuesday, July 31, 2007 12:22 PM
To: Desiree Altemus (altemus)
Subject: RE: Please support the Save Rural Angwin Plan

Dear Desiree:

Thank you for writing to me. I share your concerns about Angwin. Please do not hesitate to write to the county planning director, as well - hgitelman@co.napa.ca.us

Thanks again.

Diane

Diane Dillon
Napa County Supervisor - District 3
(707) 944-8280
ddillon@co.napa.ca.us

From: Desiree Altemus (altemus) [mailto:altemus@cisco.com]
Sent: Tuesday, July 31, 2007 11:06 AM
To: Dillon, Diane
Subject: Please support the Save Rural Angwin Plan

Hi Diane,

Our family has enjoyed the rural setting of Angwin since our move here in October 1999. We have three kids and love it up here on the hill.

We support the Save Rural Angwin plan. We hope you will help the Board of Supervisors see that protecting this land from development is in the best interest for all of us. Thanks in advance for your support.

Desiree and Tom Altemus
891 Ponderosa Dr.
Angwin, CA 94508

LETTER 184: DESIREE AND TOM ALTEMUS, JULY 31, 2007

Response 184-1 P. Commenter expresses support for the Save Rural Angwin plan and does not support further development in Angwin. The County appreciates the input regarding the General Plan process. The proposed General Plan Update has been revised and removes areas currently zoned for agricultural use from the Angwin bubble. The PUC's development proposal will be the subject of a separate, project-specific environmental analysis.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 185

Janet Palma

From: Gitelman, Hillary [hgitelman@co.napa.ca.us]
Sent: Tuesday, July 31, 2007 4:06 PM
To: Lowe, Rone Patrick; Siegel, Howard; Patrick Angell; Eric Norris
Cc: Janet Palma; Anderson, Laura
Subject: Another one

-----Original Message-----

From: mahatma jeeves [mailto:mahatmakjeeves@yahoo.com]
Sent: Tuesday, July 31, 2007 4:05 PM
To: Gitelman, Hillary
Subject: angwin

thank you for accepting these comments. i favor the sra plan. they are accepting of a reasonable growth but not the giant plan of nearly 400 new homes.housing prices are beginning to go down and this bubble bursting may free up many homes nearby. the community supports puc though we reject the statement made in puc literature that they "run a small town". we need to have some sort of vote on this triad plan which i'm sure will show that even most students and teachers do not support.

185-1P

LETTER 185: MAHATMA JEEVES, JULY 31, 2007

Response 185-1P: Commenter expresses support for the Save Rural Angwin plan. The commenter also states that development in Angwin should be put to a vote from Angwin residents. The County appreciates the input regarding the General Plan process. The proposed General Plan Update has been revised and now removes areas currently zoned for agricultural use from the Angwin bubble. The PUC's development proposal will require a separate project-specific environmental analysis.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 186

Janet Palma

To: Gitelman, Hillary

Subject: RE: Napa County becoming a net producer of clean energy and an eco-restoration destination in 5 years

From: Tony Bogar [mailto:tbogar@friendsoftheriver.org]

Sent: Wednesday, August 01, 2007 3:22 PM

To: Gitelman, Hillary

Subject: FW: Napa County becoming a net producer of clean energy and an eco-restoration destination in 5 years

Dear Ms Gitelman,

I recently met Gopal Shanker at a dinner and was drawn to his ideas for making Napa County a net producer of clean energy. I asked him to send me what he had developed so far, and he passed along his earlier message to you. I think it provides a great view of what we can do here in Napa. I cannot vouch for all his facts and figures, but the overall concept and steps toward it make absolute sense to me. I hope the county can take his ideas under consideration and then do something concrete with them.

Please let me know what I can do to help promote these concepts,
Tony Bogar
4436 Tanglewood Way
Napa 94558

186-1E/P

From: Gopal Shanker [mailto:gopal@recolteenergy.com]

Sent: Monday, June 18, 2007 4:20 PM

To: Hillary E. Gitelman (hgitelman@co.napa.ca.us)

Subject: Comment on General Plan

Dear Ms. Gitelman:

I am requesting that Napa County's General Plan either have energy as a separate topic area or that each of the topic areas' energy impacts be estimated, with the ultimate objective of making Napa County "fossil-fuel free" in five years. This means producing enough clean energy (or energy from renewable resources such as solar, wind, small-scale hydro, geothermal, and biomass, and waste gases) first to offset 100% of our own energy requirements, and second, for export.

This is an achievable, yet bold, goal. Many other regions have taken tentative measures to promote renewable energy, but none have taken the action being proposed here.

The benefits of Napa County becoming a net producer of clean energy are that it can:

- 1) establish a precedent in the U.S. for others to follow
- 2) make the transition from non-renewable to renewable resources early and relatively painlessly
- 3) strengthen its agricultural industry and attract clean energy businesses
- 4) develop into an eco-tourism and eco-restoration destination
- 5) mitigate the impacts of continued fossil fuel use, including climate change, peak oil, and other environmental and social issues
- 6) generate tremendous amounts of wealth

The Case for Renewable Energy

There are many reasons to shift from using fossil-fuel based sources of energy to clean energies.

1. demand—U.S. demand for energy continues unabated, while the developing economies of nations like India and China, where more than a billion people are emerging from poverty, and are competing for the same global resources

8/1/2007

2. supply – the maximum amount of petroleum that can be extracted from oil wells is expected to occur within our lifetimes.

Just these two factors acting together are putting an upward pressure on the cost of fossil fuels

3. climate change – emissions from the burning of fossil fuels is affecting global climate

The issue of whether or not one believes that climate change is real or caused by humans becomes irrelevant, because governments, including California through AB32, are imposing measures to regulate (tax?) greenhouse gas (GHG) emissions. These regulations will make fossil fuel use more expensive.

4. health – air quality is affected by the extraction and use of fossil fuels
5. agriculture – U.S. agriculture is highly dependent on petroleum-based fertilizer (over) use, which causes water and ecological pollution
6. water – More than 50% of the water used in the U.S. is used to produce energy from fossil fuels and 20% of the energy used in the state of California is used to move water.
7. Security – current sources of petroleum are concentrated in a few politically unstable parts of the world and the economic and human costs of securing these resources are high. Moreover, generation from multiple, rather than single sources, will make our energy supplies more secure against security threats and, for electricity generation, grid failures.
8. Wealth Creation – There will be a tremendous amount of wealth created / redistributed as the world makes the shift from its current fossil fuel base.

Because fossil fuel energy has been so integrated into our lives, the problems associated with fossil fuel use have been considered piecemeal and the solutions to deal with these problems have been myopic and even more problematic. We still do not include the true costs of producing and using fossil fuels in the cost of energy.

Items 1 through 7 listed above are *converging*, and are resulting in the costs of fossil fuels increasing and the costs of *using* fossil fuels also increasing. We are finally recognizing that the problem is continued use of fossil fuels and that the *only* viable alternative is clean energy. Because these events are converging, they are compressing the time we have available to find and adopt clean energy solutions.

It would be a tremendous accomplishment for Napa County to become independent of fossil fuels in **five years** and demonstrate that we and others can make the transition from the dying fossil fuel era to the emerging era based on clean sources of energy.

The Dangers of Inaction

Napa County is currently dependent on two industries: wine and tourism.

Napa wineries, which depend in part on the local microclimate for their success, are vulnerable to climate change. If the growing conditions in the Napa Valley change substantially, Napa may not be able to maintain its position as a producer of premium wines.

Napa’s wine and tourism based economies may also find it difficult to thrive if the cost of energy increases dramatically. Costs of production will increase and commuters and tourists may not be able to afford travel into the County.

Not planning now on *how* to meet the County’s future energy needs will limit our options when we do need to act.

My (unverified) calculations show that Napa County’s emissions based on 2003 baseline electricity, natural gas, and petroleum usage is 1,147,717 tons of carbon dioxide. At “tax” estimates of \$4 and \$40 per ton of carbon dioxide, Napa County’s annual “exposure” ranges between \$4.6 million and \$46 million, or between \$35 and \$350 per capita.

Clearly Napa County will benefit from a solution that mitigates the risk of doing business here, that brings in higher paying jobs, that enables more people who work here to also live here, that improves the environment and people’s lives, and that preserves Napa County’s agricultural heritage.

There is no reason not to act. Napa County has already developed innovative and replicable solutions

Becoming an Agricultural Preserve in 1968.

Producing world class wines. Stag’s Leap Wine Cellars and Chateau Montelena won the 1976 Paris Tasting competition. The *people* of these and other Napa wineries demonstrated that they had the vision, skills, and determination to develop a

186-1E/P
cont'd

8/1/2007

3.0 COMMENTS AND RESPONSES TO COMMENTS

world class industry within a few short years. The example they set has inspired people from many regions that traditionally have not produced wine to develop their own wine industries.

Establishing the New Technology High School (NTHS). This school is one of four models nationwide that The Gates Foundation chose and funded in 2000 for replication. The New Technology Foundation has established 28 schools in the U.S. based on the NTHS model. There will be 35 by year end 2007.

Preserving land in Napa County. The Land Trust of Napa County has preserved 25,000 acres of land by negotiating conservation easements with willing landowners.

Restoring a five-mile stretch of the Napa River. In 2002, the Rutherford Dust Society (RDS) initiated a plan to manage and restore a four-mile reach of the Napa River. The group intend to extend the project up the tributaries to include the entire watershed.

Establishing a living river. The Napa River Flood Management Plan was developed by an unprecedented countywide coalition of political and community leaders, private industry, natural resource agencies, non-profit groups, and private citizens. The plan provides flood protection by reconnecting the Napa River to its historical floodplain and restoring over 600 acres of tidal wetlands. The County is paying for the plan through a dedicated sales tax. For this accomplishment, Napa was recognized in a report to Congress for showing "the courage to break with convention" ... and ... inspiring "new thinking in other communities, and within government agencies."

Many people in and beyond the county have benefited from these and other solutions developed in Napa County. There will be generations of new beneficiaries when this proposal is implemented.

Getting Started

Achieving the objective of producing more than 100% of our energy from renewable resources requires a multi-pronged strategy, including: benchmarking current energy consumption and production, estimating future energy requirements, gathering resources and partners, implementing energy conservation and efficiency strategies, generating electricity from renewable resources, and restructuring our community to be based on renewable, rather than non-renewable, resources.

To be successful, the transition has to involve both top-down and bottom-up actions. Many actions are being taken and developed by various individuals and groups in the county.

Napa County's General Plan should actively support the implementation of these actions that promote these renewable energy initiatives as they are proposed.

The consequences of successful adoption and implementation of this plan will be a release of creativity, and increased prosperity for our county, our neighbors, California, and the rest of the world.

Thank you.

Sincerely,

Gopal Shanker
President
Récolte Energy
3901 Lake County Highway
Calistoga, CA 94515
Phone: (707) 480-1960
Fax: (866) 561-9002
Email: gopal@recolteenergy.com

Policy Objective

- Develop and implement an **integrated** plan to make Napa County a net producer of clean energy and an eco-restoration destination in five years

Process – County-Wide

- Establish **milestones** to achieve objectives

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186-1E/P
cont'd

- Adopt/adapt already developed best practices from
 - the general plans of Marin, Sonoma, Mendocino, and San Mateo counties for **policy**
 - Smart Growth, Ecocities, New Urbanism, Montgomery County, Maryland and Curitiba, Brazil for **smart growth principles and integrated solutions**
 - the Cascadia chapter of the U.S. green building council for **building standards**
 - Navarre, Spain for **transitioning to a renewable energy** based society
- Establish **partnerships** with experts, trade associations, non-governmental organizations, community activists, businesses, academic institutions, financial institutions, utilities, regional, state and federal government agencies, other jurisdictions to achieve objectives, etc.
 - Examples of partners: cities within Napa County, NCTPA, USEPA, CALEPA, ARB, DOE, National Laboratories, PG&E, Napa Valley College, schools, local banks, ICLEI, Climate Registry, ABAG, Local Power, SER, Solar Schools, Green Schools, Gasser Foundation, Napa Green, Napa Vintners, sister cities in the U.S. and overseas ...
- Coordinate with PG&E to upgrade distribution and, if necessary, transmission infrastructure
- Map Napa County's biomass, wind, geothermal, solar photovoltaic, solar thermal, hydro, waste, tidal, biofuel, and other renewable energy resource potential
- Attract investors to develop these resources and implement projects
- Develop local incentives that supplement federal, state, and utility incentives to develop and promote use of energy from these sources
- Develop and promote financial solutions to achieve objectives
 - Engage local banks looking to comply with Community Reinvestment Act
 - Procure equipment in bulk
 - Promote investment by Napa County residents in community renewable energy projects
 - **Community Choice Aggregation**
- Develop local expertise to implement solutions by training students, workers, and professionals
- Attract or develop clean energy related jobs: research centers, green technology venture capital firms, renewable energy installers, eco-restoration and environmental remediation specialists, environmental economists, accountants, and financiers, renewable energy trade associations and policy organizations, REC traders, alternate currency (such as the enviro) marketers, alternative fuel stations, and so on.
- Publicize benefits of renewable energy using case studies of wineries, Napa Valley College, and the city of Napa who have already installed renewable energy systems.

186-1E/P
cont'd**Steps – All Individuals and Entities**

- Encourage individual, businesses, and the public sector to
 - benchmark current energy consumption, production, and emission levels
 - estimate future energy requirements
 - implement energy conservation and efficiency strategies
 - match energy source with energy use
 - generate electricity from renewable resources
 - reorganize lives/communities around renewable resources
- Measure output of renewable energy projects
- Become self-sufficient in energy production
- Export excess clean energy production

Additional Steps – Wineries / Agriculture

- Plan for future sequestration of CO₂ emitted during fermentation to grow algae for biodiesel
- Promote local food and wine production and consumption
- Reduce importation of foods that can be grown locally
- Promote agriculture that doesn't use petroleum based inputs
- Promote fuel crop production on land that cannot be used for any higher purpose
- Promote biodiversity and mitigate the risk of monoculture
- Promote uses for by-products of agriculture and winemaking
- Use alternative packaging materials
- Require suppliers to be more sustainable

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3.0 COMMENTS AND RESPONSES TO COMMENTS

Additional Steps -- Tourism

- Promote Napa County as a destination for eco-tourism, sustainability, and eco-restoration
- Promote Napa County as a place for making friends, sharing knowledge, and getting inspired
- Promote longer term visitors over day trippers
 - Remove moratorium on B&Bs; permit wineries to also be B&Bs
- Promote Napa County as a carbon neutral destination
 - Encourage local businesses to offer alternative fuel vehicles, hybrids, plug-in hybrids, and electric cars to visitors
- Encourage the development of best practices to educate visitors and for export
 - Examples: Clean energy exporting plan, Agricultural Preserve, Wine Industry, New Technology High School, Napa County Land Trust, Rutherford Dust Society River Restoration, Living River Project, St. Helena Hospital smoking cessation

186-1E/P
cont'd

Additional Steps -- Land Use / New Construction / Zoning / Transportation

- Examine regional climate models to determine which areas might be under water with sea level rises, and discourage development in those areas
- Promote projects that meet economic, environmental, and social sustainability criteria
 - Restorative Design – County issues project developer a large check (\$Y), approves project immediately
 - Living Building (<http://www.cascadiagbc.org/lbc/Lb-challenge-v1-2>) – County issues project developer a check (\$Y-), approves project immediately
 - LEED Platinum – County charges \$X, approves project immediately
 - LEED Gold – County charges \$X+, approves project within a week
 - LEED Silver – County charges \$X++, approves project within a week
 - LEED Certified – County charges \$X+++; approves project within two weeks
 - Construction based on current building standards – County charges its usual \$X+++++, approves project within usual period
- Create a multi-disciplinary, multi-agency team that can evaluate cutting edge but proven technologies / methodologies that have been adopted elsewhere to facilitate fast track approval
- Modify zoning laws and redesign communities so people can work and shop locally
- Invest heavily in communication infrastructure to promote telecommuting
- Develop incentives to promote people and non-motorized transportation over motorized transportation, and alternative fuel vehicles over fossil fuel based vehicles
 - Provide incentives to encourage individuals to get rid of their second vehicles
 - Reduce width of roads for motor vehicles and create a separate bike / pedestrian path
 - permit electric golf carts on city streets
 - provide charging outlets for electric cars and bicycle parking in public spaces

8/1/2007

LETTER 186: TONY BOGAR, AUGUST 1, 2007

Response 186-1 E/P: Commenter expresses support for Gopal Shanker's ideas on Napa as a net producer of clean energy. The commenter provides concepts of how Napa County can become a net producer of clean energy. The Commenter is referred to Climate Change Master Response 3.4.4 regarding climate change and responses to Letter 112 regarding renewable energy.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 187

Janet Palma

From: Gitelman, Hillary [hgitelman@co.napa.ca.us]
Sent: Monday, August 06, 2007 8:56 AM
To: Lowe, Rone Patrick; Siegel, Howard; Patrick Angell; Janet Palma; Eric Norris
Subject: Another GP Comment

-----Original Message-----

From: Ron Citron [mailto:rscitronmd@mac.com]
Sent: Saturday, August 04, 2007 10:14 AM
To: hgitelman@napacountygeneralplan.com
Subject: noise abatement

I have followed the progress of the GPU with interest. My particular issue is NOISE. Unfortunately noise abatement is scarcely mentioned. Considering that most of Napa County is RURAL in nature I am disappointed that this annoyance is not more fully addressed.

Did you know that at least 30% of the motorcycles operated in Napa county are 'chopped'? Did you know that there is almost NO enforcement of the motor vehicle code on this matter? We will end up with a beautiful bucolic, pastoral, noisy mess.

Ron Citron MD
Unincorporated Calistoga Resident

187-1P

LETTER 187: RON CITRON, MD, AUGUST 6, 2007

Response 187-1 P. Commenter expresses concern about noise within the County and notes that the proposed General Plan Update does not adequately address noise abatement. The commenter notes that there is no enforcement for “chopped” motorcycles. The County developed the noise level standards proposed in Policy CC-35 and Policy CC-36 for exterior and interior noise standards in order to maintain the rural and quiet atmosphere within the County. Additionally, the noise standards per Policy CC-35 and Policy CC-36 were developed to correspond with the County of Napa Noise Ordinance, which establishes limits on a wide variety of noise sources, including both interior and exterior, and a mechanism to enforce these limits.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter 188

Janet Palma

From: Gitelman, Hillary [hgitelman@co.napa.ca.us]
Sent: Monday, August 06, 2007 10:50 AM
To: Siegel, Howard; Lowe, Rone Patrick; Patrick Angell; Eric Norris; Janet Palma
Subject: FW: Napa County General Plan

General plan comment

-----Original Message-----
From: Debra Dommen [mailto:debra@napawinegrowers.com]
Sent: Monday, August 06, 2007 10:48 AM
To: Gitelman, Hillary
Subject: FW: Napa County General Plan

Hi Hillary - this is a comment from the President of Cain Vineyards - I told him to send this to your department directly, but he sent it to me, so I'm forwarding.

Debra

Debra Dommen
Executive Director
Winegrowers of Napa County
P.O. Box 5937
Napa, CA 94559
Phone: 707/258-8668
Fax: 707/258-9228

-----Original Message-----
From: Chris Howell [mailto:chowell123@tmo.blackberry.net]
Sent: Thursday, August 02, 2007 9:53 AM
To: Debra Blodgett; Christopher Howell
Subject: Napa County General Plan

A reminder to me to

- update your name & email (Sorry!)
 - strongly suggest inserting the specific words "and Winegrowing" immediately adjacent to mentions of Agriculture.
- Important to defend our mono culture, our mono-economy, winemaking (not just grapegrowing) as a uniquely valuable part of our cultural heritage. Needs to be explicit - (not subtext or by implication).
- No more hiding behind "Agriculture"
- Chris
Sent via BlackBerry from T-Mobile.

188-1P

LETTER 188: CHRIS HOWELL, CAIN VINEYARDS, AUGUST 6, 2007

Response 188-1 P. Commenter suggests inserting the words “and winegrowing” immediately following the words agriculture throughout the General Plan Update. The commenter requests the County explicitly defend mono culture, mono-economy, and winemaking as a valuable part of the County’s cultural heritage. The County appreciates the input on the General Plan Update process and refers the commenter to the revisions to the General Plan Update (especially changes made to the Agricultural Preservation and Land Use Element). Winegrowing is considered an integral component of agriculture, not a separate activity.