

3.0 COMMENTS AND RESPONSES TO COMMENTS

Public Hearing 1

3_21_07_Hearing_Napa

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NAPA COUNTY
CONSERVATION, DEVELOPMENT AND
PLANNING COMMISSION MEETING

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REPORTER'S TRANSCRIPT OF PROCEEDINGS
ITEM NUMBER 9
MARCH 21, 2007
9:00 A.M.

1195 THIRD STREET, SUITE 305
NAPA, CALIFORNIA

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HEATHER PHILLIPS, COMMISSIONER
RICH JAGER, COMMISSIONER
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7 LAURA ANDERSON, COMMISSION COUNSEL
8 HILLARY GITELMAN, SECRETARY-DIRECTOR
9 RENEE LEDERER, COMMISSION CLERK
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1 MARCH 21, 2007 - WEDNESDAY 9:09 A.M. 2

2 P R O C E E D I N G S

3 --o0o--

4 CHAIRMAN KING: General plan update. The CEQA
5 status is pursuant to section 15087 of the State of
6 California Environmental Quality Act, CEQA, guidelines
7 draft EIR has been prepared for the proposed project as
8 a result of significant impacts unless suitable
9 mitigation measures are implemented in the areas of
10 agricultural resources, land use, transportation,
11 biological resources, fisheries, noise, air quality,

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12 cultural resources, geology, hazards including
13 evaluation of hazardous material sites identified under
14 government code section 65962.5, hydrology, public
15 services and utilities and visual resources.

16 Project description as a proposed project is
17 the adoption and implementation of an updated Napa
18 County General Plan, i.e., technically a General Plan
19 amendment. The last comprehensive update of the Napa
20 County General Plan was in 1983. The General Plan
21 update will allow the community to establish its long
22 term vision for the future to the year 2030.

23 The General Plan includes the seven elements
24 required by state law, agricultural reservation and land
25 use, circulation house and recreation and open space,

1 conservation, noise including community character and ³
2 safety. optional elements include economic development.

3 And the way we'll start this is we'll have an
4 overview from the director, Hillary Gitelman, and some
5 instructions for how we will receive testimony.

6 Thank you.

7 SECRETARY GITELMAN: Thank you, Mr. Chairman
8 of the commission and members of the public. This is a
9 public hearing on the draft, General Plan update and the
10 associated draft EIR. Both documents were made
11 available to the public starting on February 16th of
12 this year. And this is the first of three public
13 hearings that are currently scheduled to receive oral
14 testimony from the public.

15 There's a court reporter here who's going to
16 record everything we say, so I would urge speakers to
17 identify themselves by name and address before they

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18 embark on their comments and to speak clearly and
19 slowly. We also may want to take a break after a little
20 while to give the court reporter a breather.

21 CHAIRMAN KING: Just let me know.

22 SECRETARY GITELMAN: We have also provided
23 speaker cards which are available on the side table
24 there, and we would request the commenters to fill those
25 cards out and hand them to the clerk on the other side

1 of the room. That will assist the chair in calling
2 commenters to the podium.

3 Also, we want to make sure that everybody has
4 the same opportunity to speak, so we're suggesting a
5 time limit of five minutes and suggesting that people be
6 allowed to speak only once. The nice thing about this
7 being the first of three public hearings is if people
8 don't feel like they get all the time they need, they
9 could come to one of the other meetings as well, and
10 they could always submit their comments in writing.

11 The purpose of today's meeting is to get
12 comments from the public and from the commission, so I
13 don't want to take a lot of time, but I do have a few
14 more remarks that I thought were worth stating about
15 what documents we're looking at and just to be clear,
16 sort of what we're taking testimony about.

17 First, the first document that we're receiving
18 testimony on is the February 16th draft, the General
19 Plan update. It's called the "Napa County General Plan
20 Public Review Draft."

21 Secondly, there is the February 16th Napa
22 county draft -- General Plan draft environmental impact

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23 report. This is a program, EIR. The draft EIR --
24 excuse me, references number of technical appendices
25 which are contained in a CD that's affixed to the back

1 of the EIR. So the plan looks like this, the EIR looks⁵
2 like this, and the appendices are contained in a CD at
3 the back of the EIR.

4 There's also a five-page errata on the draft
5 EIR, dated February 28. The commission received a copy.
6 Copies are available on our web site, and we've made
7 every attempt to distribute copies to people who have
8 picked up copies of the EIR prior to the 28th.

9 The errata contains a number of clarifying
10 corrections to the document. Nothing really substantive
11 or new, but it's important that you be aware of that.

12 We also wanted to make sure everyone was aware
13 that these documents are all available for public review
14 including hard copies of the technical appendices in our
15 offices downstairs on the second floor.

16 Also, at public libraries throughout the
17 county, and we've made copies available at Kinko's copy
18 shop here in Napa and that's at Lincoln and Soscol. We
19 also have all the reference documents available in the
20 planning department's offices for review. And the
21 baseline data report which is a compendium of
22 comprehensive data on the county's current environmental
23 conditions is available here at libraries and at
24 Kinko's.

25 So there's a lot out there for people to look

1 at should they be interested. We also have in our⁶
2 offices and our web site a number of tools and materials
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3 that we've made available to try and assist members of
4 the public who are completing their review of the
5 documents.

6 We have February 16th fact sheet. It's like a
7 five-page summary of the documents and what the process
8 has been to date and how to submit your comments. We
9 also have a matrix dated February 28th that explains the
10 disposition of each goal and policy from the current
11 General Plan. Basically, it lists those policies on the
12 left-hand column, and then in the remainder of the
13 matrix that explains where those policies have ended up
14 in the draft update. Just another tool that we wanted
15 to make available to people.

16 The matrix is useful because the steering
17 committee determined early in their work that it was
18 gonna be very difficult to prepare a red lined strike
19 out version of the updated plan given the organizational
20 changes that were taking place.

21 That said, the committee's intention, and I
22 think this was the board's and the planning commission's
23 intention as well was not to change a lot of the
24 fundamental policy underpinnings of the plan that have
25 served the county so well for decades. And there are

1 really four major policy changes that I outlined in our⁷
2 previous presentation to the commission. And we're
3 seeking comments on those four major changes.

4 And also if people feel that we have left
5 something out or changed something that we didn't mean
6 to, we're hoping that people will point that out to us
7 and we'll stay true to our intention of not really

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8 rocking the boat when it comes to the fundamental
9 underpinnings of land use policy here in Napa County.
10 We've been doing a lot of public outreach to
11 get the word out on the draft plan and the draft EIR
12 over the last month and answering a number of questions
13 about the four changes, and again, those are changes
14 related to Angwin to the industrial sites immediately
15 south of the City of Napa, Napa pipe, and the whole
16 vineyard development process.
17 We're going to continue this outreach effort
18 in the coming month, and we're gonna continue to develop
19 reading aids, fact sheets, summaries, whatever we can to
20 assist the public in reviewing these documents and
21 making their comments. For example, the General Plan
22 steering committee at their last meeting requested to
23 develop another matrix that compares the mitigation
24 measures in the draft EIR to the policies in the
25 proposed plan. We just completed that task yesterday

1 and so it's gonna be made available to the committee for⁸
2 the next meeting and we'll distribute it to the
3 commission, the board and members of the public. It
4 will be on the web site as soon as we can get it
5 together to do that hopefully within the day.

6 All these things again are just to help
7 people. There's nothing new -- new information in this
8 matrix that we've just produced. It's just something
9 that we thought might help readers understand the
10 relationship between the plan and the EIR.

11 As I said earlier, the draft EIR is what we
12 call the program EIR. It assesses the cumulative
13 effects of development expected to occur in the planning
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14 period covered by the plan, which is to be year 2030.
15 Because the draft EIR was prepared simultaneously with
16 the draft plan, it uses a series of alternatives to
17 bracket the possible outcomes of the planning process.
18 The structure is an acknowledgement that the draft plan
19 is going to change. We'd expect the plan to evolve
20 based on the public comments we receive here today.
21 And I -- other times during the comment
22 period, if people have questions about the draft EIR,
23 the draft plan, or the supporting materials, the
24 steering committee has requested that we hold a public
25 workshop, that will be on Monday evening, the 26th, at

1 5:30 at the Napa City County Library. 9

2 It's not gonna be a formal hearing, where we
3 take testimony, but it's an opportunity if you want to
4 come -- for people who want to come and just ask
5 questions of the staff and consultants who helped
6 prepare these documents.

7 Just a few more points.

8 First, I wanted to thank all the county staff
9 and consultants that have been involved in preparation
10 of these documents so far. There's a lot of work left
11 to do, but there's been sizable efforts to date, and I
12 wanted to acknowledge that.

13 I also wanted to acknowledge the work of the
14 General Plan steering committee. This is a group of
15 volunteers that has put in more than a meeting a month
16 in many cases over the course of a year and a half --
17 close to two years, and they've done an extraordinary
18 job representing various interests and getting towards

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19 middle grounds when there were deliberating opinions.
20 I think the committee recognizes that there's
21 still a lot of work to do once we get the comments.
22 We're going to have to sift through them and develop a
23 document that is ready for prime time in the sense that
24 it's ready to come back to you as the planning
25 commission, ultimately to the board for adoption.

1 We are going to be responding to all the 10
2 comments we receive during the comment period. The
3 comments on the final -- on EIR will be included in the
4 final EIR. I also wanted to make sure that people
5 understood that there are going to be plenty of
6 additional opportunities for people to comment on the
7 draft plan as it is modified and revised and ultimately
8 presented to the commission and the board.

9 Obviously, people continue to come to the
10 monthly steering committee meetings, which are open to
11 the public. They can come to the planning commission
12 when the plan is revised and presented to you for your
13 review, and then they can come to the board when the
14 board holds hearings regarding plan adoption.

15 If we stay on our current schedule, those
16 activities, the planning commission and the board's
17 actions on the plan, would be in early 2008, so about a
18 year from now.

19 Currently, the public comment period is
20 scheduled to end on April 17th although we have received
21 multiple requests for extensions of time. I expect the
22 board of supervisors to make a decision on the extension
23 question at their meeting of April 3rd. So that's when
24 we'll know.

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25 For now, we have to treat the April 17th date

1 as firm, but I expect the board to make some 11
2 modification to the time period.

3 I think that concludes my introductory
4 remarks. I'm happy to answer procedural questions, but
5 we're going to really try not to respond or answer
6 questions that are substantive. The idea of today is
7 really to gather the comments and respond to them later
8 in this process.

9 CHAIRMAN KING: Thank you, Hillary.

10 I'm going to add a couple of things. I know
11 some folks came in late, and I wanted to tell you again
12 that there are -- we're calling them note cards but
13 they're actually, you know, full pages for your
14 comments.

15 So if you have comments or wish to speak
16 today, please pick up one of the pages and fill it out
17 and turn it in to the clerk over to my left. And be
18 sure to have your address including your city on those
19 cards so we can keep track of that.

20 I would like to encourage everyone that does
21 speak to speak about unique issues that haven't already
22 been addressed. That way, we get all the comments made.
23 If you take up your time agreeing with someone else,
24 then some of the other comments you have may not get
25 into the response and the draft EIR, and that's what's

1 important. 12

2 If you have something that's really important,
3 you need to make sure that it gets on the record. As

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10 last name G as in George, U-N-D-L-I-N-G, 703 Trancas
11 Street, Napa.

12 And I'm the vice president of Gasser
13 Foundation and speaking here on behalf of Gasser
14 Foundation today. And as you know, Gasser Foundation,
15 as its goal, the well-being of Napa County and has
16 played historically a key role in supporting the work of
17 many organizations which share that goal historically in
18 field of human services, arts, education, nutrition, and
19 health care.

20 I'm speaking here today to speak to you
21 because I want to emphasize a key element of our vision
22 for Napa. we believe environmental sustainability must
23 guide all our actions.

24 And at the Gasser Foundation, we're
25 presently -- and this is a fairly recent development for

1 us, but we're presently analyzing all our own properties¹⁴
2 and we're also -- we've just recently launched a new
3 initiative. We're in -- we're starting to work with our
4 grantees, nonprofit organizations that we historically
5 have funded, to find ways in which they can make their
6 facilities and operations more environmental friendly,
7 creating tangible benefits for both the county's
8 environment and our grantees' costs of operation.

9 Our immediate focus is on efforts which will
10 conserve energy and promote the use of renewable
11 resources, but we see a larger picture and look forward
12 to working with the whole community towards that end.
13 Through this initiative, new initiative that we're
14 launching is, this initiative will be very similar to

Mtg.
1-1P
cont'd.

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15 other initiatives that the Gasser Foundation has
16 undertaken in recent years like the new homeless
17 project, Aging and Foster Youth, and things of that
18 nature.
19 Through this new initiative we hope to build
20 broad partnerships across the county to support
21 environmental sustainability for Napa for generations to
22 come.
23 Regarding the General Plan, the Gasser
24 Foundation strongly supports the energy goals in the
25 draft General Plan, chapter on conservation, and we look

1 in particular at the language on pages 210 and 211. 15

2 And we look forward to providing additional
3 input and written suggestions for additional language
4 that will make this focus on energy conservation more
5 explicit. This is, we feel, our chance -- this process
6 that we've undertaken is collectively our chance to
7 envision a future for Napa.

8 And we're hoping that we all choose to make
9 Napa sustainable in every way for all of us. And we
10 thank you very much for the opportunity to speak.

11 CHAIRMAN KING: Thank you.

12 One disclaimer, if I butcher your name, please
13 forgive me, Cori Badder Sheer -- shy.

14 CORI BADERTSCHER: Hello. I'm Cori,
15 Badertscher, B-A-D-E-R-T-S-C-H-E-R, and it's C-O-R-I.

16 I have some documents --

17 CHAIRMAN KING: You need to state your
18 address.

19 CORI BADERTSCHER: Sorry. 3 Golden Eye Court,
20 American Canyon, California. And I do have some
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Mtg.
1-1P
cont'd.

Mtg.
1-2 E/P

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21 documents here that I want to pass around. I -- I'll
22 just name them, but I don't need to read them. The
23 first thing I wanted to say with this is, this is a Napa
24 Valley map showing American Canyon as the gateway in
25 case anybody needed to know that.

1 The second item that I have is -- let's see ¹⁶ if
2 I brought it -- our plans for our new town center
3 showing what we're interested in building in our town,
4 and I'll explain that a little bit later. And another
5 document from the American Canyon Eagle dated
6 March 13th. And those would be excerpts out of there as
7 to who wrote in about the county General Plan, so I
8 thought I would send those as well.

9 So back to me, American Canyon, we moved from
10 Marin, from San Jose, from San Mateo, which is where I'm
11 from. And our housing is just short of a million, the
12 house that we bought. I'm very interested in American
13 Canyon. It's beautiful. Let me just go through my
14 notes here.

15 Let's see. We're looking for, as American
16 Canyon and citizens, for an extension of the period to
17 respond for about 60 days. We have new personnel, a new
18 commission is in place now. When the board members --
19 when a board member of the board of supervisors came to
20 the city, our city was in turmoil at the time we were
21 changing people all over the place, and I don't think
22 anyone could commit to this hearing committee. And I
23 believe, as far as I remember, and I go to all the
24 meetings, it was once so may be later on just briefly,
25 so I don't think we really had the opportunity to get

Mtg.
1-2 E/P
cont'd.

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1 our act together and get in here and get going. A lot¹⁷
2 of personnel changes, including city manager.
3 Let's see. Now, we have a city manager who
4 seems to be focused on our health and well being. And
5 now, he has taken a front row to get us going and get
6 involved with the Napa General Plan, we've all been
7 looking at it. We've been to several meetings where
8 Hillary has talked about the General Plan and draft.
9 I'm kind of getting tired, so I can't wait until it's
10 over, but I hope it all works out that well.
11 Our water service area goes much, much past
12 our city line. In fact, I believe it goes close to
13 Soscol Ridge, and I just wrote these notes while I was
14 sitting back there. At one point, it was spoken of
15 going our -- our line to Soscol Ridge, which is
16 absolutely nuts, but that's a personal opinion.
17 However, I believe right now that what we're
18 looking for is to go to Fagan Creek. And I think what's
19 happening with the board of supervisors, and the city,
20 is there were some overexcited developers who decided
21 that they wanted to do this huge plan on what's called
22 Old Hill.
23 And that Old Hill is in that airport area, but
24 the problem was, the city doesn't necessarily want that
25 to happen. And that's the reason why I brought the new

1 center information that was voted on. We all want it.¹⁸
2 There's no way that we want another 1500 to 2000 houses
3 sitting on that beautiful hill.
4 And so it's kind of stalled. In fact, I think
5 it may even go away.

Mtg.
1-2 E/P
cont'd.

Mtg.
1-3P

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6 And I just wanted to make sure that that's on
7 the record that if you go out to the public who live in
8 American Canyon, that is not what we necessarily want.

9 And we're trying to build up our commercial
10 base to get our city moving along to catch up with the
11 houses that we already have. And we're hoping that the
12 new town center will, of course, accommodate all of our
13 needs.

14 As far as the General Plan goes, there are
15 several flaws, with the General Plan when it comes to
16 American Canyon. And American Canyon was listed as one
17 of the four major changes. So again, I go back to, it
18 would be appropriate to ask the board of supervisors to
19 add two more people to the steering committee to keep it
20 an odd number. But because there's so much input that's
21 needed from American Canyon, I think that's one of our
22 requests. And at this point, they've already done a lot
23 of the work. It's just the parts that are flawed and
24 need to be changed.

25 And I'm just going to give you a couple

19
1 examples which I've given before.

2 CHAIRMAN KING: May I also remind you that
3 we're trying to stick to that five-minute time limit.

4 CORI BADERTSCHER: Okay.

5 CHAIRMAN KING: So you may want to list those
6 issues on and be assured they will be addressed through
7 the response to the comments, so go ahead.

8 CORI BADERTSCHER: So now I'm lost.

9 CHAIRMAN KING: I'm sorry.

10 CORI BADERTSCHER: That's okay, because I

Mtg.
1-3P
cont'd.

Mtg.
1-4P

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11 didn't know what the time limit was.
12 CHAIRMAN KING: Okay.
13 Maybe you came in later, but we did announce
14 that we were trying to stay the five minutes so everyone
15 has a chance to speak.
16 CORI BADERTSCHER: Absolutely, I understand.
17 So I'll make it a little briefer. I'm sure I'm close.
18 One of the parcels which is called Clark's
19 Ranch was listed in the draft document as developable, I
20 believe, and it's not. It has restrictions.
21 We have several different parcels that didn't
22 quite come across like the draft showed.
23 Also, I'm getting to the last page really
24 quick then. We are not Vallejo. And that's one of the
25 items in that document where they consider American

20
1 Canyon are stated, American Canyon is Vallejo. So
2 that's something we've been trying to stop for a long
3 time. So the word out in the comment period means that
4 the county is willing to change their plan.
5 And we ask that they do just that. We have
6 several items we've been writing in. I have announced
7 publicly that I will write any letter for anyone in the
8 City of American Canyon who cannot write legibly and
9 send it in, because we're all here. We're all ready to
10 go. And we just want those items taken care of.
11 There's a lot more.

12 CHAIRMAN KING: If you remember things that
13 you weren't able to say during your five minutes, be
14 assured that written comments are still being accepted
15 and they will be addressed just as if you were standing
16 at the podium.

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17 CORI BADERTSCHER: Thank you so much. Thank
18 you for all of your time. Thank you.

19 CHAIRMAN KING: Okay.
20 Peter Bartelme.

21 PETER BARTELME: Mr. Chairman, members of the
22 commission, my name is Peter Bartelme. I'm at 1144
23 Stanyan Street in San Francisco. I'm a consultant at
24 Pacific Union College.

25 I'm here today to make a short statement on

1 behalf of PUC concerning the Angwin Eco Village. on 21
2 January 31st, the college gave the committee an overview
3 of the Eco Village. We told the commission we were in
4 midst of a comprehensive public outreach effort. And
5 that project -- and that the project had evolved. And
6 would continue to evolve as a result of that process.
7 We promised Angwin that we would listen to
8 people's concerns, take them to heart, and try in all
9 sincerity to address them as our vision of a sustainable
10 community continues to unfold.

11 PUC is keeping that promise. The Eco Village
12 is currently undergoing significant changes based on
13 input from the community and direction from PUC.
14 Changes that will make the project better, and we think
15 serve as the basis for a broader consensus about the way
16 forward for Angwin and the college.

17 The revised project will be presented at a
18 community wide meeting at 6:00 p.m. on April 3rd in
19 Paulin Hall, P-A-U-L-I-N, Hall Auditorium on April 3rd
20 and then again on April 24th, same place, same time.

21 In our opinion, this committee is not the

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22 proper place to describe or debate the Eco Village, and
23 we've asked our supporters not to come today and not to
24 make speeches. The shape of the Angwin urban bubble is
25 the one issue that is of major concern to PUC. And so

1 let me be clear. 22

2 PUC does not accept any revisions in the
3 boundary of the urban bubble. Altering the bubble
4 diminishes the value of the land, and is therefore,
5 inconsistent with the stated policy of the draft General
6 Plan to support Pacific Union College. Our private
7 property is a valuable asset whether it is developed or
8 not.

9 For nearly 30 years, a portion of PUC property
10 within the urban bubble has been intended for urban
11 development. PUC as part of its initial Eco Village
12 design designated a planned development area with
13 underlying ag zone for housing called the farm
14 neighborhood. To build there would require the area to
15 be rezoned as planned development.

16 However, because it has been a source of
17 controversy, PUC will not plan neighborhood in this
18 location. And rezoning of the urban bubble to make it
19 consistent with the General Plan will not be required.

20 Our new plans will build only on PD land. PD
21 plans also include a significant reduction in the number
22 of housing units. PUC is committed to responsible
23 change, to open dialogue with everyone in the community,
24 and to ensuring PUC's educational and religious missions
25 far into the future. The college also invites everyone

1 to the community meetings on April 3rd and April 24th. 23
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Mtg.
1-6P
cont'd.

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2 Thank you.

3 CHAIRMAN KING: Thank you.

4 Elizabeth Frater.

5 ELIZABETH FRATER: Good morning. Elizabeth
6 Frater, F-R-A-T-E-R, 1125 Jefferson Street in Napa.

7 I am a local attorney, but I'm here today as
8 the chair of the Napa Sierra Club. To give you some
9 perspective, we have 1400 members based here in the Napa
10 area.

11 while we would like to acknowledge the hard
12 work of the steering committee and the staff and the
13 director, we'd like to emphasize that in the brief
14 period of time we've had to review this, that we believe
15 that the documentation is inadequate to meet the
16 challenges.

17 Now, I know that this is not the forum to give
18 you the exhaustive list of what we find to be troubling
19 about the lack of vision in this document, but I would
20 like to give you just a glimpse of what we've been able
21 to discern in the very short amount of time. My
22 question to you is to be two-fold. That is, to have
23 your staff address the written comments that we've
24 submitted, and also to grant us an extension of time so
25 that we can continue to review these documents.

Mtg.
1-7E/P

1 It's not a secret that these are voluminous²⁴
2 documents and many people here like myself work
3 full-time, so we're talking about volunteer hours that
4 we have to be able to devote to studying these
5 documents.

6 And it's a very cumbersome process using CDs

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7 and matrixes although we appreciate that there are still
8 tools that are being developed. I heard today that one
9 of the tools was just developed yesterday, so I think
10 that speaks volumes about the time that we should be
11 given to actually study this.

12 Some of the unique comments that I would like
13 to put on the record are that we are troubled that
14 future growth has been projected by trend lines of past
15 growth.

16 And that growth is needed to sustain economic
17 prosperity. There needs to be a discussion and hasn't
18 been so far about potential drought conditions in the
19 analysis of ground water, municipal water supply and
20 stream based flows.

21 If there is a drought scenario, which isn't
22 impossible, we need to know what the advance of an
23 increased population in ag development that portend for
24 water users.

25 Most importantly and closer to my heart is the

25
1 fact that it's not very clear nor is it discussed in the
2 alternatives or how the alternatives will address the
3 impaired status of the Napa River watershed.

4 It appears that the General Plan was written
5 as if sediment and pathogen TMDLs did not exist.

6 Our past practices have given us an impaired
7 river. Where is the road map to fixing that?

8 These are just a few examples as I've noted.

9 And again, we ask that you have the staff
10 address the comments that we've prepared in written
11 form, and that you request that the board give us an
12 extension of time for our review.

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Mtg.
1-7E/P
cont'd.

Mtg.
1-8P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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13 Thank you.

14 CHAIRMAN KING: Thank you.

15 Now, Mr. Downey.

16 LOWELL DOWNEY: Thank you.

17 Lowell Downey, 1225 Division Street, Napa.

18 I'm here as elected member to the county

19 council of Napa County Green Party.

20 Yesterday, we delivered to the planning
21 department our request for the precautionary principle
22 to become one of the guiding policies of the General
23 Plan.

24 Briefly, it states, "Every resident, present
25 and future, of Napa County has equal right to a healthy

26
1 and safe environment. This requires that our area,
2 water, earth and food be of sufficiently high standard
3 that individuals in communities can live healthy,
4 fulfilling, and beautified lives.

5 "The duty to enhance, protect and preserve
6 Napa County's environment, community health and quality
7 of life rest on the shoulders of local government,
8 residents, citizen groups and businesses alike.

9 "Historically, environmentally harmful
10 activities have only been stopped after they have
11 manifested extreme environmental degradation or major
12 harm to people. The delay between first knowledge of
13 harm and appropriate action to deal with it can be
14 measured in human lives cut short and irreversible
15 environmental damage.

16 "The precautionary principle and its tenets
17 provide overarching guidance for the county and its

Mtg.
1-9P

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18 individual departments to maintain and develop policies
19 and regulations for a healthier Napa County.

20 "The precautionary principle will not only
21 strengthen the foundation of the existing laws, policies
22 and procedures, but also assist in the development of a
23 healthy environment for current and future generations.

24 "A central element to the precautionary
25 approach is the careful assessment of alternative

1 policies and practices, which take into consideration 27
2 the consequences to the health of the public and the
3 environment using the best available science.

4 "An alternative assessment examines a broad
5 range of options in order to present the public with
6 different effects of different options and considering
7 short term versus long term benefits, and cost and
8 evaluating and comparing the effects of each option.
9 This reveals options with fewer potential effects and/or
10 greater potential benefits to health and the natural
11 environment.

12 "Therefore, please be advised that we expect a
13 careful study of the precautionary principle. We ask
14 that our County join the counties in Mendocino, San
15 Francisco, and other counties throughout our state,
16 country, and the world, in implementing this important
17 policy here."

18 And we will be very glad to help form a
19 committee help to understand what is precautionary
20 principle is all about. I'm glad to hear the Gasser
21 Foundation has taken the course that it is taking here
22 today.

23 So thank you very much, and the documents have
Page 23

Mtg.
1-9P
cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

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24 been provided to the planning -- and look forward to
25 working with you on that.

Mtg.
1-9E/P
cont'd.

1 CHAIRMAN KING: Appreciate it. Next is 28
2 Bernard Krevet.

3 BERNARD KREVET: Good morning. My name is
4 Bernard Krevet, K-R-E-V-E-T, of Napa on South New Port
5 Drive. I'm here today as a speaker for the Friends of
6 the Napa River.

7 And what I've heard so far is very much in
8 line with what we have experienced ourselves. It's a
9 daunting set of documents that has a lot of details that
10 simply because we are in volunteer organization, is more
11 than we can handle in the given period of time. I have
12 a written comment prepared and I'm gonna read it to you.

Mtg.
1-10E/P

13 We appreciate, of course, the opportunity to
14 comment on the draft Napa County General Plan. We have
15 formed the review committee that has begun to study the
16 sections related to our mission to responsibly protect,
17 restore, develop and celebrate the Napa River and its
18 watershed. At this point in time, we can only offer
19 some initial general observations and concerns as our
20 volunteer committee develops more detailed comments.
21 The initial observations include -- the draft EIR lists
22 six alternatives without identifying a preferred
23 alternative as required by CEQA.

24 Second, the draft -- the General Plan does not
25 seem to be reflected in any of the environmental impact

Mtg.
1-11E/P

1 report alternatives, making it difficult, if not 29
2 impossible, to assess the environmental impacts on

Page 24

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3 mitigation measures for the General Plan elements.	Mtg. 1-11E/P cont'd.
4 I understand from Hillary's comments this 5 morning that the matrix has been developed to help with 6 this process which is, of course, highly recommendable. 7 Third item is the living river principles 8 developed for the Napa County river flood control and 9 restoration project are only mentioned in passing on a 10 couple of pages. What we are missing are the chances to 11 build upon a nationally acclaimed project. And that 12 includes changing of languages where the flood control 13 is mentioned, but not the restoration efforts of this 14 project.	Mtg. 1-12E/P
15 Another item that was mentioned earlier, we 16 find that the TMDL that have been performed for sediment 17 and pathogens don't seem to be included in the plan. 18 One more is, the Napa River is missing or 19 shown to be incomplete in the General Plan. That is 20 always a big surprise for us. The key source for our 21 life in this valley is sort of, well, invisible, 22 underground maybe.	Mtg. 1-13E/P
23 The threats of global warming are mentioned, 24 but don't seem to be considered in the hydrology and 25 water quality and other sections of the draft impact	Mtg. 1-14E/P
30 1 report.	
2 we also find that allowance for timberland and 3 woodland conversions appear to be too generous without 4 sufficient impact analyzes on active fire and run off. 5 We are friends of the Napa River, hosts of the 6 committee which we called the boating and docks 7 coordination, and we submitted some detailed suggestions 8 as to address -- as to access the river in 2005. We	Mtg. 1-15E/P
	Mtg. 1-16E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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9 feel that these should be also considered in the plan or
10 included.

11 It goes along with a reference to the Bay Area
12 trail, which is on page 257 on the plan, that this
13 district include the definition of the water trail that
14 we also have submitted.

15 In general, the language of the General Plan
16 is often too vague and lacks the measurements to observe
17 successful objective implementations.

18 One more detailed kind of analysis, hampered
19 by the lack of coherence between the various documents
20 as I pointed out earlier. We are concerned that the
21 given response period will not allow us to provide the
22 detailed input to the draft General Plan needed to set
23 the course for the Napa County for the next decades.

24 Therefore, we request an extension to the
25 review period and to update the documents with the

Mtg.
1-16E/P
cont'd.

Mtg.
1-17E/P

31

1 necessary cross references.

2 Thank you.

3 CHAIRMAN KING: Thank you.

4 Eve Khan, please.

5 EVE KHAN: Good morning. My name is Eve Kahn,
6 K-A-H-N. I live at 3485 Twin Oaks Court. I want to add
7 my voice to the request to extend the time. As you
8 could see from that pile there that you've got, maybe 5
9 or 6 inches of double sided documents, and also in my
10 house, I had to print out the existing General Plan,
11 which is another so many pages.

12 And for those in the audience who have not
13 gone through this process, I just want to -- and I'm

Mtg.
1-18E/P

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14 thankful for those comments -- the draft General Plan
15 came out in mid-February. The location matrix was
16 February 28th, and today, thank you for your prompt
17 response, is a matrix of the mitigation measures, and we
18 are five weeks into an eight-week cycle. And so for
19 those of us that need to try to connect with dots, we're
20 way off that line.

21 The -- some of the -- and you have a letter
22 that I've submitted. Some of the difficulties as well
23 with some of these tools is a location matrix that
24 contains the old text, but only a title for the new
25 General Plan, so you need -- without a page reference.

1 So that means you need to dig through to find it. 32

2 And, in fact, because you don't have an old
3 text new text, you sometimes miss some of the
4 subtleties, and I have some examples of that.

5 We found out we could use a search within a
6 PDF, so if you're looking on line and if you know what
7 keywords you want, you can find them, but unfortunately,
8 there was reasoning, but there's no index in the draft
9 General Plan. So some of the tools are there, but not
10 in the depth that makes us, as volunteers.

11 And speaking on behalf of Get a Grip on
12 Growth, my focus is and continues to be, preventing
13 sprawl and smart growth principles. So I'll give you
14 some examples, and Hillary knows this because I've
15 already talked to her about some of this -- but an
16 example of just one area. And I think it was Elizabeth
17 Frater who mentioned this, where there were
18 inconsistencies in the document between -- within the
19 document itself, between the document and the EIR and in
Page 27

Mtg.
1-18E/P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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20 some cases, more for environmental between the BDR. And
21 that's -- I don't know how many more pages that needs to
22 be referenced.

23 Fortunately, you're not under the read and
24 understand rules, the board is. But I take that kind of
25 as a hat for the community, and we need time to read and

33

1 understand.

2 So I refer you to the attachment that I had on
3 my letter, because everything that you see in here
4 that's italicized, I added -- I cut and pasted the
5 matrix and I added -- so when you look -- and, again, I
6 was focused on urban centered growth and that concept,
7 because I think it's -- you know, we've, over years and
8 years and years, talked about a couple of key principles
9 in this county, preserving agriculture, urban center
10 growth, Measure A and Measure J.

11 And so I added an introduction because it
12 starts the perspective of the inconsistencies. Existing
13 policy in a vision talks about preserving agriculture
14 and concentrating urban use in existing system, urban
15 areas. And you can see in the new General Plan, there
16 are areas where it talks about urban center growth and
17 then it starts using a concept called already developed
18 areas.

19 And if you look on page 2 of my attachment,
20 the definition of already developed area -- I'll slow
21 down. I'm speaking fast.

22 The lands on which structures or other
23 improvements have been constructed, which except for
24 maybe Knoxville Berryessa area, is the whole county.

Mtg.
1-18E/P
cont'd.

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5 So one of the things that we've seen and other
6 people will probably get up and talk about in other
7 areas of the document is that the wording is a little
8 looser, a little less specific. There's -- you can
9 almost measure if it's a preference, you know, are you
10 giving preferential treatment, you're putting that on a
11 fast track versus encouraging.

12 I mean, you know, so we want to make sure that
13 this document, adheres to the principles that the board
14 has laid out, and that I think you and most of the
15 county and the vision is here, hopefully giving us
16 additional time, improving documents we have to use.

17 Personally, I think it would be great if we
18 had a matrix that had old text, new text, maybe EIR,
19 or -- so that you could see it kind of all lined up, is
20 this consistent. And so that's just adds to our time.

21 So I encourage you to -- I ask all of you to
22 consider extending the time here -- but also to expand
23 maybe some of the tools, so that we and you can see how
24 that lays out, because believe me, you know, again,
25 we're a volunteer organization. And however long and

1 however many pieces we focus on is really -- that's all³⁶
2 we're doing, and so we could use all the eyes in the
3 community and intelligence that we can.

4 Thank you very much.

5 CHAIRMAN KING: Eve, just a moment.

6 EVE KAHN: Yes?

7 CHAIRMAN KING: We keep hearing about the
8 extension of time, and what I'd like to request from the
9 rest of the audience is when you get up and speak, and

Page 30

Mtg.
1-18E/P
cont'd.

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10 starting with you, is maybe give an idea of what amount
11 of time you envision. Because I think that would be
12 helpful to Hillary and to the board.

13 If -- some people may feel 60 days, others may
14 feel other time constraints, so if you could at least
15 give a hint as to what you think would be an appropriate
16 time extension.

17 EVE KAHN: Get a Grip added our voice through
18 the Sierra Club and the Friends of the Napa River in
19 submitting a letter for 180 days.

20 We are, as I said, five weeks into this, we're
21 just in some cases getting some mitigation and things
22 lined up. If 60 days was an appropriate time, it's
23 like, okay, then 60 days should -- you know, I'm not
24 convinced we have all the pieces we need.

25 CHAIRMAN KING: I understand.

37
1 EVE KAHN: I think we kind of looked at it
2 and, you know, our intention is not to delay the
3 process, but this is a 20-year vision, and develop in
4 the details, and my experience is the policies are as
5 important as the text that precedes it.

6 And many of us, whether it's a view shed or
7 other opportunities have looked to the General Plan for
8 guidance. And if it is not clear, it can be problematic
9 for you in government.

10 So we want to make sure we have the best
11 document. And I don't expect that all of my suggestions
12 or our organization's suggestions are going to get
13 adopted. I just want to be sure that everybody has the
14 time to do the best job they can. We submitted that
15 letter pretty early on because we knew we had problems

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Mtg.
1-19E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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16 early on.

17 CHAIRMAN KING: Thank you.

18 Cheryl Harris for Jake Ruygt.

19 And I think Ruygt is R-U-Y-G-T?

20 CHERYL HARRIS: That's correct.

21 My name is Cheryl Harris, and I'm here to read

22 to you the comments of Jake Ruygt, who is the botanist

23 representing the California Native Plant Society, Napa

24 Valley chapter. Her address is 2201 Imola Avenue, Napa.

25 "Dear Chairman King and Commissioners, I've

Mtg.
1-19E/P
cont'd.

1 taken some time to complete a first look at the

2 biological research section of the draft EIR, and I'd

3 like to express my appreciation for the inclusion of

4 detailed special status plant data in this section.

5 "I'd also like to commend the planners for

6 seeking the means to provide protection to special

7 status plant species and sensitive plant communities.

8 My first impression is, that careful thought has gone

9 into developing policies to help protect plant and

10 animal habitat.

11 "I've looked over tables 4.5-1, 4.5-5 and

12 4.5-7 with particular interest in the accuracy of the

13 data presented. A great deal of information is lacking

14 or incomplete. For example, there are 81 species

15 represented in table 4.5-1. The California Native Plant

16 Society currently recognized about 112 species within

17 Napa County as having special status.

18 "Was there an intentional decision to omit

19 some species? And if so, the document should discuss

20 the rationale. There have been taxonomic changes to

38

Mtg.
1-20E

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21 some of the species that has not been updated in the
22 table. The description of distribution in the county is
23 incomplete or unclear for many species.

24 "My review of table 4.5-5 found that several
25 species that inhabit severe certainty conditions are

1 included under some of the vineyard expansion scenarios.³⁹

2 This is illogical because serpentine soils are not
3 suitable for growing grapes, particularly the rocky
4 soils required by some species presented in the tables.

5 "Other species that should be included because
6 the vineyard potential were not included in this table.
7 Because of the number of correction and additions that
8 need to be made in this section of the document, and
9 because this is the busiest time of the year for
10 botanical activities, I find it inconceivable that the
11 proper details can be ironed out before April 17th. I
12 would like to request additional two to four weeks to
13 interact with the staff or consultants to bring a rare
14 plant data up to date. Without complete data,
15 conclusions drawn in this section may be inaccurate and
16 county planners using this section of the General Plan
17 cannot be expected to make informed decisions."

18 Thank you.

19 CHAIRMAN KING: Thank you.

20 Harold Kelly.

21 HAROLD KELLY: I'm passing out copies of what
22 I'm reading into the record. So I'll give the clerk a
23 moment to pass those to you.

24 CHAIRMAN KING: Sir, your name?

25 HAROLD KELLY: Harold Kelly, 3450 Meadow Brook

Mtg.
1-20E
cont'd.

Mtg.
1-21P

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40

1 Drive, Napa.

2 Chairman King and planning commissioners, you
3 have a major responsibility on your hands with this
4 review of this new draft General Plan.

5 If you believe that the board of supervisors
6 wants to make this new General Plan, quote, "more
7 readable update to reflect the current situation and yet
8 maintain the existing General Plan goals and long term
9 direction as has been reflected in the current 1993
10 plan," unquote, you are going to need at least another
11 60 days beyond the original 60-day review as suggested
12 by staff. This is very complicated and the volume of
13 paperwork involve requires studious review and time as
14 pointed out by others. Staff may want to move ahead
15 quickly, but this will only increase a liability
16 challenge to the county.

17 I will only give you one illustration that
18 stands out to me. Measure A was a measure passed by th
19 voters in November 1980 through the year 2000, and then
20 was extended by a vote of the supervisors in
21 November 2000, which limits population growth in the
22 county to a maximum of 1 percent annually. It is
23 clearly defined.

24 The draft General Plan refers to it in policy
25 ALU119 on page 94, through 106.

41

1 I don't have much problem with that. The
2 draft policy ALU120 on page 106 is what I think you need
3 to examine carefully. Let me read it.

4 Quote, "Certain multi-family residential
5 project proposals, if they meet specific requirements,

Mtg.
1-21P
cont'd.

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6 may, at the discretion of the board of supervisors, be
7 allowed to exceed the annual building permit limits
8 outlined in the growth management system," unquote.
9 This makes me ask what specific requirements.
10 How much discretion, exceed annual limits by how much?
11 what's the purpose of these changes?
12 The paragraph continues, quote, "These
13 requirements include but are not limited to location and
14 non-agricultural designated lands, are subject to a
15 phase development plan, would make a substantial
16 contribution to meeting the county state mandated
17 housing needs and would include a significant affordable
18 housing component," unquote.
19 My question is, was this policy written
20 specific for the Napa pipe property or for the
21 PUC-Angwin development, or are there other development
22 plans being considered which would blow Measure A
23 development guidelines as outlined in ALU119 out of the
24 water, change the concept completely?
25 I think this is the kind of adjustment,

1 unquote, "to the existing General Plan, which would 42
2 create a public demand for a new initiative to put the
3 growth management portion, and perhaps, other parts of
4 this draft General Plan on the ballot for public vote,
5 not just the permit three votes and 30-day zoning
6 approved permitted by the present system under the board
7 of supervisors.

8 why do you think Measure A and Measure J were
9 put on the ballot in the first place? Just to add, I
10 really think that this plan is not in its whole, as
11 presently presented, the desire of the board of
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Mtg.
1-21P
cont'd.

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12 supervisors as spelled out in the original request for
13 change.

Mtg.
1-21P
cont'd.

14 I recommend you request the board of
15 supervisors to provide a 120-day review period as there
16 will be the need to have an extensive review of these
17 kinds of changes.

Mtg.
1-22E/P

18 Thank you for your time.

19 CHAIRMAN KING: Okay.

20 John Stephens, please.

21 JOHN STEPHENS: John Stephens, 348 Minahen,
22 Napa, 94559.

23 I also ask for an extension of time of 60 days
24 to review this plan. It is complicated, detailed, and
25 the matrix has just been issued and we need time to

43

1 study this and talk to our experts.

2 The last General Plan has served this county
3 well. It has given direction to us. We now have a new
4 challenge in this new century. And it is the threat of
5 global warming and rising sea levels. It will change
6 the map of Napa.

7 we need to address this problem now and not
8 wait 10 years from now when, again, we see the Greenland
9 ice cap has doubled as it has in the last 10 years in
10 its rate of melting. If every 10 years, Greenland
11 continues to double its melting rate, Napa will be under
12 water by 20 feet within the next 50 years.

Mtg.
1-23E/P

13 Now, scientists tell us and use the phrase
14 "within the next 50 years," but average temperatures are
15 based on highs and low recordings each year.

16 There are cold years and there are warm years.

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17 And the averages rise gradually. In the warm spells,
18 this may be a rapid result in a rapid loss of the
19 Greenland ice cap, which will result in a rising sea
20 level of 20 feet. If we add the warming of the world's
21 oceans, it will add another 6 inches in the next
22 50 feet -- in the next 50 years. If we add melting
23 glaciers in the next 30 years, it will add another foot
24 to ocean levels.
25 This is a serious problem that needs to be

1 addressed in the General Plan. We will have to move the ⁴⁴
2 sewer plant that has an elevation above sea level,
3 8 feet. We will have to move the railroad track which
4 similarly is at 8-foot elevation. We will have to raise
5 the airport runway.

6 We will have to move homes and pay for
7 people's homes or properties that are inundated or, at
8 least, we will have to deal with evacuation and vast
9 poverty of people who have lost their major asset and
10 would be under water.

11 If this is a rapid increase of sea level, if
12 this is a slow increase in sea level, this General Plan
13 must address it. If we plan a route of Highway 29, we
14 should plan it at a higher elevation because it will be
15 under water.

16 Thank you.

17 CHAIRMAN KING: Moira Johnston Block, please.

18 MOIRA JOHNSTON BLOCK: I asked your permission
19 to read this from my computer. My printers were not
20 functioning this morning.

21 Do I have your permission to do that?

22 CHAIRMAN KING: Yes.
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Mtg.
1-23E/P
cont'd.

Mtg.
1-24E/P

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23 MOIRA JOHNSTON BLOCK: Chairman King and
24 Planning Commissioners, I am Moira Johnston Block,
25 resident of Napa at 931 Marina Drive, and I thank you

1 very much for this opportunity for public comments and⁴⁵
2 for the great effort of Hillary and her staff and
3 consultants and the volunteer citizen steering committee
4 have invested over the last two years of this work
5 product.

6 As a member of the Friends of the Napa River
7 Advisory Council, I want to say, first of all, that I
8 strongly support friends' statement today, but this is a
9 personal statement that reflects my major concerns with
10 the draft General Plan.

11 If I may, I will cut to the chase as most
12 others have. I, like many others told, found the format
13 of these documents dauntingly difficult to analyze and
14 compare under the pressure of the current time frame.
15 We are all willing to work in good faith to help this
16 become the strong, clear, useful, and above all,
17 courageous and visionary document it must be.

18 But we must have more time to do that. To do
19 that, well, I join many others here today urging an
20 extension of the public comment period for at least an
21 additional 60 days, and I know there's a variety of time
22 frames requested.

23 In these few minutes today, I will make only a
24 few general comments with my specific suggestions for
25 modifications in detail to come later. Three things

1 most concerned me.

46

Mtg.
1-24E/P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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2 First, the county's summary vision, as it's
3 called, for the next 25 years lacks exactly that, a
4 clear and cohesive summary of major themes upfront.
5 Instead, individual beings, for example, climate change,
6 the Napa River, are so scattered throughout the document
7 that their cumulative role in the importance to the
8 county's future is diluted and almost unfindable.
9 Often, goals are stripped of usefulness by lacking
10 implementing policies.

Mtg.
1-25P

11 Next, the draft plan is so predated by, and I
12 have to use rather strong language, by limp, euphemistic
13 and ambiguous language that it becomes a dangerous
14 invitation to interpretation by special interests at the
15 expense of the common collective good. You can see the
16 hazards of this ambiguity in the language, for example,
17 of the view shed ordinance by looking up to Richline and
18 Stag Sleaf region any day.

Mtg.
1-26P

19 In the draft plan, for example, there's
20 excessive use of the word "may" rather than "shall." I
21 think we need to be more decisive and clear in what we
22 do and calls for voluntary action which alone is a weak
23 substitute for volunteerism combined with rational
24 mandatory policy.

25 Finally, as to specific things, I could not

1 agree more with John Stephens' major concern. Global ⁴⁷
2 warming is the most significant issue by far, that any
3 county in America needs to address in any visionary
4 projection for the next several decades and the rest of
5 the century.

Mtg.
1-27P

6 And yet, the plans upfront summary vision
7 mentions not a word about climate change by any name.
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8 Without naming the challenge of stating clear policy,
9 how can we know that the adaptive management, and I
10 hope, Hillary, that I can understand better, precisely
11 what is meant by adaptive management that is mentioned
12 here in the plan, will be an effective tool for the
13 county's, in quotes, "response to change."

14 what would be more important here than our
15 answers in this plan to response to change, and
16 particularly as it applies to climate -- to global
17 warming.

18 Instead, the draft General Plan minimizes
19 climate change as a factor, introducing it on page 13 of
20 the conservation element by setting Napa's problem as, I
21 quote, "small" compared to other counties in the Bay
22 Area and miniscule in statewide or global terms. In
23 other words, luckily is not a problem for us. It is our
24 problem.

25 Again on page 11, in referring to future

1 potential dry years and insufficient water through ⁴⁸2050,
2 the possible role of global warming is totally ignored.
3 I'll make more comments later on the need for
4 clarification and strengthening of goals and policies
5 for such things as the watershed health, the Napa River
6 as a dynamic water way of great community and economic
7 benefits to the entire county, the flood project, clear
8 I think, and more clear support of getting that, funding
9 and getting it done to its vision as soon as possible, a
10 clear policy of city-county cooperation and overlapping
11 interests and jurisdictions where they relate to the
12 Napa River and strengthening of the view shed ordinance.

Mtg.
1-27P
cont'd

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19 is an essential one and requires a leadership vision of
20 this valley's future. The arts along with the pleasures
21 of world class wine and food, marvelous and scenic
22 outdoors, and the river location that will be the envy
23 of all California and the world, are a natural, seamless
24 fit in all that is glorious about the Napa Valley.

25 "My plea today is for this committee and the

1 county to recognize and acknowledge this indispensable⁵⁰
2 role. The arts are and properly should be a public
3 endeavor and responsibility. A statement and commitment
4 to this effect needs to be boldly and prominently
5 included in the new General Plan.

6 "I urge you to do so. Alvin Lee Block, MD."

7 And he adds at the bottom the PS, "The length
8 and complexity of the current plan deserves an extension
9 so that the public can review it carefully and comment
10 thoughtfully."

11 I thank you on his behalf.

12 CHAIRMAN KING: Thank you.

13 Volker Eisele, please.

14 VOLKER EISELE: Volker Eisele. I know it's

15 killing -- I'll spell it for you. V-O-L-K-E-R,

16 E-I-S-E-L-E. Is that clear?

17 THE COURT REPORTER: Yes.

18 VOLKER EISELE: 3080 Lower Chiles Valley Road.

19 So you have now the second gentleman with the difficult
20 accent.

21 In any case, I'm really sorry. Eve Kahn took
22 my punch line. I really wanted to start out by saying I
23 really adhere to read and understand. And I'm a very

Mtg.
1-28P
cont'd.

Mtg.
1-29E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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24 fast reader, and I have to tell you, we need another 90
25 days for sure.

1 Nobody has mentioned the need to look at the 51
2 baseline data report because that is referenced
3 throughout the published reports throughout the EIR, and
4 the -- volumes with appendices which I have. But to
5 just absorb those is super human task.

6 Next week, I'm spending one week selling wine
7 in North Carolina, and that is what keeps the Green
8 Belt. We should have an opportunity as the ones who
9 actively protect the Green Belt to really read and
10 participate in this process. And it isn't just the
11 20-year period we're looking for. You look at the
12 current language element, it was passed in 1975. Now,
13 we have 2007, it's still in place.

14 The new plan is not in place and I hope it
15 never will be. And the reason why I say it so bluntly
16 is because this is a blueprint for growth. It
17 contradicts exactly what this county set out to do in
18 1968, namely, instead of having urban goal, of
19 agriculture.

20 Agriculture, agriculture, agriculture. Yes,
21 they are all the spice pronouncements throughout the
22 whole about how agriculture is good and what we do for
23 agriculture, but then come these little things. Oh,
24 yeah, agriculture has to coexist with recreation. We
25 have to learn to coexist with recreation. There is no

1 understanding that first comes agriculture and its 52
2 needs, and everybody else has to be subject to those
3 needs. If you cannot have it the other way around, you
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Mtg.
1-29E/P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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4 look at every county where that is not the case.

5 Agriculture disappears fast.

6 For 30 years, this county has desperately

7 trying to have unified zoning. We have -- Mr. Hickey

8 established two basic land use designations, AR, AWOS.

9 This is why we have a good map. The map is the envy of

10 all counties in California. What do we do? We

11 undermine the map.

12 The book reflects as if these bubbles --

13 bubbles by the way is not a legal concept. This is just

14 a very bad shorthand phrase for something that shouldn't

15 even exist. These bubbles that were left over us, they

16 couldn't be eliminated. And that includes the PD in

17 Angwin. And what Angwin was supposed to be is shown and

18 what you don't like and that is the village, the actual

19 village being AWOS. And now the book suggests that we

20 have a vote under Measure J to eliminate the AWOS from

21 the village as if this was going to constitute some

22 progress. It won't. It will only create more pressure

23 towards organization up there.

24 Now, this change in the college's attitudes

25 which happened on Monday when response to a meeting of

1 the opponents on Sunday night, there was over 300 people⁵³
2 who heard the other side of the story, and boom, all of
3 a sudden, one section is now all of a sudden, okay, it's
4 not going to be built on. There has to be much more
5 like this.

6 The other thing I resent really is, for
7 example, from the staff, there's never been a clear
8 message to the community, to Angwin, to the college,

Mtg.
1-29E/P
cont'd.

Mtg.
1-30P

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9 that there is simply no entitlement. There's no legal
10 entitlement, neither for rezoning nor for building
11 something on PD. You've got to have a discretionary use
12 permit. You've got to file a development plan, and
13 you've got to have an EIR to support that. And then the
14 supervisors have to make the finding that everything
15 fits. There is no entitlement. None.

16 And then I would suggest that Laura maybe help
17 you with looking at an old case. It's Today versus
18 County of Napa, 1983, that did away with PDs throughout
19 the Napa Valley.

20 The PD was the issue, and we can make it the
21 issue again if that is needed. I mean, it's easy.

22 But the other thing is, you look at something
23 like Pope Valley. You act as if there was a huge need
24 east of Cow Mountain and in Chartes Valley -- no, no,
25 chartes valley is now the nucleus of the new industry on

Mtg.
1-30P
cont'd

Mtg
1-31P

54
1 the set. And -- even though there have been vineyards
2 in Chartes Valley since the 1850s.

3 And all of a sudden, there is desperate need
4 for economic development. There isn't. There's
5 3 percent unemployment in Napa County. By any reckoning
6 in statistics, this is full employment.

7 Now, the idea of, for example, having jobs
8 created for people who commute so that they don't have
9 to commute is maybe a nice goal. But I challenge you,
10 you don't know enough about the commuters. Who is
11 actually commuting? I know some people with Ph.D. who
12 commute from Pope valley to Sacramento. I mean, I don't
13 think --

14 CHAIRMAN KING: Just one quick second. You're
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15 getting close.

16 VOLKER EISELE: Thank you.

17 And Sandy will have some further farm bureau
18 comments. This is just an overview and to -- I'm very,
19 very upset that this is taking this direction after we
20 have fought for 30 or -- should say 40 years now, to
21 keep this county what it is. And what I'm seeing
22 lacking here in this county is the institutional memory.
23 There's nobody left here who remembers anything, it
24 seems. It's all gone. And this is very frightening.
25 very, very frightening. So I would hope you rely on a

Mtg.
1-32P

1 little bit of institutional memory.

2 Thank you very much, Mr. Chairman.

3 CHAIRMAN KING: Thank you. Sandy Elles,
4 please.

5 SANDY ELLES: Thank you.

6 Mr. Chairman, members of the commission, my
7 name is Sandy Elles, speaking on behalf of the Napa
8 County Farm Bureau, and I have a New Jersey accent.

9 Farm Bureau is not ready to make formal
10 comments today on either the General Plan update or the
11 EIR, but we are ready to make some preliminary comments.
12 I did attend most but not all of the steering committee
13 meetings. And the staff in the steering committee are
14 to be commended for their valiant efforts. It's been
15 mentioned the time put in and it has been extraordinary
16 and the thoughtfulness of those deliberations was
17 impressive.

18 Our current General Plan has served the county
19 well for almost 25 years. And in recognizing the

55

Mtg.
1-33E/P

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20 success of this current General Plan and long term
21 planning guide, the director of the board of supervisors
22 was to make minimal changes and only update what is
23 necessary.

24 Agriculture is the highest and best use of the
25 county's land, and we're very happy to see that guiding

1 goal continue in the new General Plan. It was also very
2 gratifying to see that in the community workshops that
3 started the process, there was community consensus on
4 that very important goal.

5 But the General Plan new document has
6 undergone a tremendous metamorphosis, and it's not easy
7 to compare the old and the new. The changes are so
8 dramatic that you can't simply look at strike out and
9 see what has been amended. There's a very complicated
10 system of matrixes and analyzing this to that. And it's
11 not been an easy process over the last month to
12 understand that.

13 My overall impression of reading the new
14 General Plan and having listened to the deliberations is
15 that while the guiding goal remains, the new policies do
16 not alter or strengthen our ag protections, yet our
17 threats to our agricultural lands are even greater.

18 So somewhere we're missing the guiding future
19 to achieve that goal of protecting agriculture for the
20 next 25 years. And I'll give you a couple of examples.

21 I don't recall the policy itself, but in 1980,
22 we adopted Measure A, which is 1 percent growth limit
23 adopted by initiative. And there's a policy that gives
24 wide discretion to that. And I don't recall that the
25 steering committee even discussed that. Now, the

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Mtg.
1-33E/P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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1 steering committee deliberated sometimes for six hours⁵⁷
2 on each specific element. And even with almost two
3 years of deliberation, they weren't able to cover all of
4 the issues in all of the changes.

Mtg.
1-33E/P
cont'd.

5 Another example that's one of the big four
6 changes is the proposed RUL for American Canyon.

7 Now, Farm Bureau has long encouraged our
8 neighbors of the southern gateway to adopt a slow growth
9 policy. And indeed, the city council of American Canyon
10 last year actually adopted a resolution that they would
11 adopt a voter-approved RUL.

Mtg.
1-34P

12 And that they would undertake a community
13 process to define that line. I don't recall the
14 steering committee discussing this, but it is a big part
15 of the General Plan discussion for the future.

16 And I think that what's most appropriate for
17 the General Plan update would be to reference the spirit
18 of influence. Spirit of influence is a legally
19 recognized line, and I think that that's probably the
20 more appropriate line.

21 And we would encourage the County to cooperate
22 with the city and the city itself to adopt again a slow
23 growth philosophy and join the county in protecting our
24 agriculture and open space.

25 Another area that's a little interesting in

1 land use element is the Hess property. Now, the Hess⁵⁸
2 property are some fabulously successful vineyards, and
3 they have misfortune of having a General Plan
4 designation and the zoning classification that don't

Mtg.
1-35E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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5 mesh.

6 And so the policy in the General Plan actually
7 says that Hess would remain in agriculture, but it would
8 have an industrial reserve General Plan designation.

9 We find that a little confusing because in the
10 appendices to the EIR, there is a long term planning
11 document that looks at our industrial needs for 25
12 years, and says we have adequate industrial lands. And
13 so if agriculture is the highest best use of the land,
14 what are we going to do to make that consistent and how
15 does that work. And in a bizarre twist, we have now the
16 City of American Canyon saying we'd like to annex the
17 Hess property because we want to protect it for
18 agriculture. So something's not working there, so it
19 needs to be thought through more.

20 CHAIRMAN KING: You're getting close, by the
21 way, Sandy.

22 SANDY ELLES: Thank you.

23 I think what we need rather than formal public
24 hearing at this point are community workshops, so that
25 the community can sit down and talk and just mesh these

1 things, and understand them more. And I'm glad that
2 there is one scheduled, and I hope that that is
3 productive to develop some greater understanding.

4 Couple of comments on conservation in
5 circulation now, I mean, in particular, we'll be
6 proposing some wordsmithing on the pages that deal with
7 sustainable agriculture. We'll also be proposing some
8 changes in the consolation policy 30 and 31.1.

9 The circulation element is usually troublesome
10 with the projections of massive increases of vehicle
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Mtg.
1-35E/P
cont'd.

Mtg.
1-36E/P

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11 miles travelled, and yet a commitment to maintain our
12 rule of roadways, so how's that going to affect our
13 quality of life. If our ultimate buildup brings
14 128 percent more vehicle miles travelled and we're not
15 expanding our roadway network, what does that do the
16 future.

Mtg.
1-36E/P
cont'd.

17 Again, Farm Bureau would join our other
18 community colleagues in asking for more time. We think
19 120 days would be appropriate. Again, I work with a
20 volunteer board, I take pieces to committees. We've
21 gotten through some elements, we haven't gotten through
22 EIR, so we would hope probably would have an extension
23 of 120 days.

Mtg.
1-37E/P

24 Again, I think that would actually expedite
25 approving the plan. So far, the community has really

60

1 been engaged. We want to keep them engaged in a
2 positive way, not in a fractious way, as some other
3 counties have for years and years and years in debate.

4 I'll finish with an appeal that you, as
5 planning commissioners, become actively engaged at this
6 point and not wait for another year when it comes back
7 to you as the refined plan. You're very well versed in
8 planning issues and we need your input at this early
9 stage. So I hope that you would find a way to work with
10 the steering committee and give the community your very
11 well-researched comments on what we need for the future.

Mtg.
1-38P

12 This is a 25-year plan. We're gratified with
13 the main goals of the plan, but we're very concerned
14 that the plan actually had the policies and the
15 objectives and the intent to carry that forward.

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22 noise and air pollution and congestion with them, and
23 that would be filth just like it was in London.
24 Now, we have an old saying that says don't
25 follow your nest. We would not only follow our own nest

1 in Angwin, but we would also follow the nest of our 62
2 neighbors up and down the valley because the Silverado
3 Trail would convey all this traffic. What we'd like to
4 do is cut out the ag lands from the urban bubble. If we
5 take out the ag lands, then we can lessen, shrink that
6 bubble, and there's less opportunity for that kind of
7 building up there.

8 The word "urban" or phrase "urban bubble" is
9 really wrong because we're in a rural area. And if you
10 look at the map, the mark of the urban bubble is really
11 like a pimple on the face of Angwin. And we would like
12 to burst that pimple.

13 Something happened to me this morning. At
14 6:15, it was reported on the radio that there was a
15 accident on the Silverado-Trancas area.

16 My wife reported it to me, and right through
17 my mind, it went, oh, it will be cleared off by the time
18 we get here. And then I was terribly ashamed that I
19 would even think that because people were involved in
20 this accident.

21 And this is what I think traffic can do to
22 people. They want to get to a place. We had an
23 accident on Vale Lane just two nights ago. There was a
24 fatality. People were thinking how do you get around
25 that. We don't think of the people who get involved in

Mtg.
1-39E/P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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1 these things. We're just thinking about getting to our
2 destination. We shouldn't do that in the Napa Valley.
3 We don't need this congestion. We should have our roads
4 open and we should have plans to keep them open.

Mtg.
1-39E/P
cont'd.

5 This book I have with me is a Webster's
6 unabridged dictionary. It's nothing in comparison to
7 Hillary's stack of -- if we could -- if we could have 30
8 days, it would be nice.

9 Thank you very much.

10 CHAIRMAN KING: Thank you. Marsa Tully.

Mtg.
1-40P

11 MARSА TULLY: Marsa, M-A-R-S-A, Tully, 1515
12 Howell Mountain Road in Angwin.

13 CHAIRMAN KING: You know, you only get two and
14 a half minutes.

15 MARSА TULLY: That's not fair. I'll have to
16 change my name.

17 CHAIRMAN KING: I was teasing.

18 MARSА TULLY: I'm here for a couple of
19 reasons. One is bubble trouble. It sounds like a kind
20 of indigestion, and actually, it is because we're
21 feeling that in Angwin now.

22 The Angwin urban bubble, as we've been saying,
23 is something of a misnomer. There's nothing urban about
24 Angwin. There's nothing there that's urban. There's
25 hardly a town. It's just a village.

64
1 And it's very unfortunate that we're calling
2 it urban bubble because that gives people strange ideas
3 of what to do with it in this urban bubble. So if it's
4 called urban, there's all the more reason to take out
5 the ag lands from the bubble because they're certainly
6 not urban.

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7 Also, there was just one other thing that
8 we're all having trouble finding anything in the EIR
9 about Howell Mountain Road from -- there's a report from
10 Pope Valley up to White Cottage, where White Cottage
11 starts, but we can't find anything from Howell Mountain
12 Road up there all the way through town down to four
13 corners. And it just seems to be left out, and it seems
14 like it's going to be an important area to consider.
15 Okay.

Mtg.
1-41E

16 That's all I have. Thank you.

17 CHAIRMAN KING: Thank you. Okay.

18 Kellie Anderson, please.

19 KELLIE ANDERSON: GOOD morning. My name is
20 Kelly Anderson, 445 Lloyd Lane in Angwin. The General
21 Plan update in Angwin actually started with Guy Kay and
22 Diane Dillon, were running for the third district board
23 of supervisor's position.

Mtg.
1-42P

24 And back at that time, Diane Dillon brought a
25 map that looked startling like this to Angwin, and said

1 this is the Angwin urban bubble. And the problem with
2 the urban bubble is that it contains agricultural lands
3 that are exempt from protection from Measure J.

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4 One of the things that we seek to do in a new
5 General Plan is to reconfigure the urban bubble so that
6 agricultural lands are removed. I have submitted a
7 letter that should be in your packet that lists
8 specifically five parcels of lands that we suggest be
9 removed. These are actively being farmed right now, and
10 they have historically for the last 100 years.

11 I did omit one thing. I am also a resident

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12 within the urban bubble, and I believe I have 16
13 neighbors that have smaller parcels ranging from a
14 quarter acre to 5 acres. One of which has a vineyard on
15 it, and we're part of the bubble. We would seek to have
16 it reconfigured so that we are excluded. This land
17 includes concrete watershed, significant existing
18 forests that are undeveloped, and we believe they should
19 be protected.

20 If you look back at some of the historic
21 evolution of the bubble, it looks that up about 1975,
22 when the first General Plan had a land use element, the
23 urban bubble looks to be above that was created in the
24 days of the mimeograph machine.

25 Since that time, it has been photocopied,

66

1 expanded, put on yellow paper, put in different
2 documents. It has continued to morph, but it does not
3 follow property lines, roadways, watersheds, creeks,
4 vegetation types. It clearly was a circle drawn on the
5 map by someone in Napa County to say beyond, there far
6 is Angwin.

7 It was clearly not intended to be a specific
8 land use policy to guide growth in Angwin. If you look
9 at the staff report when there was an amendment that was
10 done to the urban bubble to include some public works
11 projects at PUC in 1989, there were recommendations at
12 that time by the county staff that 118 acres of rural
13 residential land be removed. It was single family
14 homes. And for whatever reason, that was not enacted
15 when the other inclusions of the public works projects
16 was made.

17 If you go back to actual public hearings of
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1-42P
cont'd.

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18 the 1983 discussion for the current General Plan at the
19 time Tony McClimans, I guess he was on the planning
20 staff, recommended that the urban part of Angwin be
21 limited to the college and adjacent commercial areas.
22 It doesn't say anything about college land that is in
23 productive agriculture. It asks that it be limited to
24 college and commercial areas.

25 I have included a map for you that lists by

1 parcel number, the parcels of land that are agricultural⁶⁷
2 that we'd like to have removed. And in addition, I have
3 a petition that was signed by 180 of my neighbors that
4 seeks specifically to remove those parcels of land, and
5 I will submit that.

6 Lastly, in the -- in the current General Plan
7 draft that's before you, there's a proposal for several
8 configurations of the urban bubble. Clearly, we object
9 to version 3, which includes the daisy chain or string
10 of pearls, which is PUC's proposal to build 61-acre
11 ranches on productive agricultural land. And I don't
12 think I need to state why that is a bad idea.

13 Alternative two plus J, while it does have
14 some merit because it removes agricultural land, is off
15 the mark because it seeks to add this rural village
16 area. We still have no clear explanation why including
17 this rural preexisting village area as an urban
18 designation would benefit the county of Napa or the
19 residents of Angwin or future -- further the goals of
20 agricultural protection in Napa County.

21 Instead we have proposed the map that Hillary
22 included when we had our workshops in Angwin. It was

Mtg.
1-42P
cont'd.

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23 merely just called scenario J, our scenario two with no
24 Measure J vote. So we don't really feel that there's
25 necessity to include 276 parcels, some developed, some

Mtg.
1-42P
cont'd

1 rural, some forested in urban designation of Angwin. 68

2 That said, the reason it's important obviously
3 to address the urban bubble is protection of
4 agricultural lands, and watershed lands is the
5 underlying fabric of what makes Napa County a special
6 place. We needed to address the urban bubble back when
7 Diane Dillon on Guy --

8 CHAIRMAN KING: Excuse me. You're really
9 close.

10 KELLIE ANDERSON: Okay.

11 And obviously now, with the triad PUC
12 proposal, it puts added emphasis on why this is to be
13 addressed in the General Plan.

14 Thank you.

15 CHAIRMAN KING: Thank you.

16 I want to ask for clarification, Hillary. Any
17 comments that were written on these even if they don't
18 say them at the podium will still be taken?

19 SECRETARY GITELMAN: Yes. Before we leave
20 this room, we will make sure we have copies for all
21 those cards plus the materials submitted to the clerk
22 today.

23 CHAIRMAN KING: Okay.

24 I'm just going to do it this way. Shanker,
25 Gopal. Thank you.

1 GOPAL SHANKER: Gopal Shanker, 3901 Lake 69
2 County Highway in Calistoga. My silver bullets for many
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Mtg.
1-43E/P

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3 of these things that you -- some of you heard me speak
4 about these before, renewable energy. I'm going to
5 submit my comments in written form once I figure out how
6 to do it to Hillary.

7 I just want to touch on one thing though. It
8 is an issue about climate change. Climate change is
9 something that is on top of everyone's mind. The best
10 things that I have seen that people are -- I mean,
11 governments are trying to do is reduce the emission
12 levels from the current levels down by about 25 percent
13 by 2020, with the scientist as saying that what we need
14 to do is reduce it by 60 and 80 percent.

15 okay. So having said that, that's just a
16 pothole in the road that I think we need to avoid. And
17 here's what I'm suggesting, that Napa County become a
18 net producer of clean energy. At the moment, we produce
19 about -- I think according to the baseline report, we
20 produce about 8 percent of our energy, and we bring the
21 rest in from somewhere else, 92 percent from somewhere
22 else. And the assumption is that that's pretty much how
23 it's going to scale. We're going to grow to a certain
24 extent and we're just going to have to continue to
25 import our energy. That's a very dangerous assumption,

1 and here's why.

2 Just setting aside climate change as a reason
3 for finding an alternative to fossil fuels, here are
4 some of the other things that are happening in the
5 world.

6 Peak oil is an issue, so we're expecting that
7 just like the United States' production of oil peak to

Mtg.
1-43E/P
cont'd

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8 1970 or '71, I don't remember, and since then, we've
9 made up our requirements by importing oil from other
10 places. World production of oil is supposed to peak if
11 it hasn't already -- we're not certain about the
12 numbers. Sometime under the worst of circumstances,
13 they say -- excuse me, the best of the circumstances,
14 they say about 2040 or 2050, so there's a supply issue.
15 Going from petroleum to natural gas, again, we
16 have problems because natural gas is also fossil fuel is
17 going to peak at some point. So that's the second
18 issue.

19 And similar issue is that India and China and
20 a billion people coming out of poverty from those two
21 countries are putting and increasing of these demands on
22 our resources, primarily of energy.

23 So somehow, we've got to find supplies for
24 energy for India and China, too. We are all competing
25 for the same global resources. We have -- we just

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1 assume because fossil fuels are so much part of our
2 lives that we cannot make the transition. The reality
3 is that's the only option we're going to have. The
4 only -- only resource that we have in the world today
5 that produces 15,000 times what we need on a daily basis
6 is solar energy. Fossil fuels and so forth don't come
7 even close. Okay.

8 So why should we do it? Napa County, I think,
9 consumes about one terawatt hour, and terawatt hour
10 means there are 12 zeros.

11 CHAIRMAN KING: Mr. Shanker, you have about a
12 minute, just so you know.

13 GOPAL SHANKER: Napa County is using about
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Mtg.
1-43E/P
cont'd.

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14 .3 percent of what California uses in all. But why I'm
15 suggesting that we do this is because it's going to
16 solve -- make -- strengthen our agricultural industry,
17 it's gonna strengthen our tourism industry, it's going
18 to improve health, it's gonna clean up air quality.

Mtg.
1-43E/P
cont'd.

19 The potential problem on tax, that's going to
20 be imposed on us, which again according to my laptop,
21 the reasons depending on whether you assigned \$4 a ton
22 for carbon or \$40 a ton can be between four and a half
23 million dollars to \$45 million per year for Napa County.

24 All these things will disappear or will be
25 taken care of by tackling this issue. Jobs will be

1 created, plenty of business, this will be the single 72
2 largest creation of wealth in the history of human kind
3 is what the venture capitalist are saying after the PC
4 boom. Obviously, we'll be reducing the effects of
5 climate change, and most importantly, for me here living
6 in Napa County is when we do this because nobody
7 disagrees that renewable energy is a good thing, but
8 nobody does squat about it.

9 We're doing that in Napa County without, you
10 know, coming out a concerted plan. I think we can set
11 the example. Even though we're small consumer, just as
12 we did with becoming a world class wine industry in a
13 very short amount of time.

14 Thank you.

15 CHAIRMAN KING: Thank you. Nicole Byrd.

16 NICOLE BYRD: Good morning. That's probably a
17 test of my bad handwriting. It's actually Byrd,
18 B-Y-R-D.

Mtg.
1-44E/P

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25 For a county that has worked really hard to

1 keep city center growth to use the implementing language⁷⁴
2 of how to do that is a little bit scary. And I think
3 I'm voicing fears that we've already heard about. I
4 also want to Eco the request for an extension of 120
5 days to complete my review of the plan and all the
6 associated documents.

7 I also want to take a quick minute, if I may,
8 to read part of a letter from Wendy Wollen who's the
9 chair of Berryessa trails and conservation. She's at
10 901 Cape Cod Napa, from her letter -- I think you
11 already have a copy of it. Okay.

12 She's, again, from Berryessa, Berryessa Trail
13 and Conservation, which is a nonprofit organization
14 based in Napa County that is devoted to protecting,
15 enhancing, and fostering appreciation for our natural
16 resources.

17 The General Plan is the best opportunity to
18 set a course for the future protection of natural
19 resources and preservations of agriculture in Napa
20 County. The draft General Plan, while well organized
21 and written in a fluid accessible style, includes
22 language and policies which will weaken the mandates of
23 the current General Plan, and we believe the intention
24 of those with much time and effort into preparing this
25 revision.

1 In some cases, while espousing good goals and⁷⁵
2 policies, the plan fails to provide sufficient
3 specificity to guide the county through the next two

Mtg.
1-44E/P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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4 decades. And in any cases, the plan provided a support
5 should the board of supervisors choose to act, but does
6 little to ensure that action to protect the county will
7 actually occur. In other cases, the plan seems to back
8 away from some of the fundamental policies that have
9 preserved our agricultural heritage.

Mtg.
1-44E/P
cont'd.

10 wendy's letter goes on to provide examples of
11 policies. She's concerned about which I won't go into,
12 but she wanted to make it clear that the intention --
13 that their intention is to provide specific language and
14 text for consideration by staff in the advisory
15 committee. They believe that this will enable the staff
16 and committee to respond more efficiently to our
17 concerns.

18 In order to complete that task, they also ask
19 the planning commission to support the request for
20 additional time to analyze the comments on the General
21 Plan and the EIR.

Mtg.
1-45E/P

22 And she ends her letter, I think, saying, "The
23 General Plan is our chance to set a course for Napa
24 County for the next two decades. It's worth the time
25 and effort to get it right."

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1 Thank you.

2 COMMISSIONER PHILLIPS: I have a question.
3 You were talking about the language on implementing.
4 Was that it wasn't there or it had been dropped?

5 NICOLE BYRD: well, the goal -- generally,
6 there's a lot of implementation that's missing from the
7 plan. The specific example that I made was in goal five
8 from the 1983 plan, which talked about when implementing
9 the plan in every possible way to make sure to keep long
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Mtg.
1-46P

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10 term protections of ag and open space in place and also
11 to stimulate development of the areas identified as
12 residential commercial.

Mtg.
1-46P
cont'd

13 COMMISSIONER PHILLIPS: Thank you.

14 NICOLE BYRD: You're welcome.

15 CHAIRMAN KING: Thank you.

16 And Ginny Simms.

17 GINNY SIMMS: Thank you, Mr. Chairman. My

18 name is Ginny Simms. I live at 21 Oak Grove way in
19 Napa. First of all -- I do have copies and I will be
20 circulating them. I think I have enough.

Mtg.
1-47P

21 First of all, I want to thank Hillary and you
22 need to know that she is extremely generous with her
23 time for those of us who have tried to get our way
24 through and understand this. And it's a personal thanks
25 to -- I think we all owe.

1 Also, the committee has done their own duty,⁷⁷
2 and I love the new matrix, so I have -- and the next one
3 should not be taken lightly. In general, I find there
4 are many areas where the draft plan is an improvement
5 both in language and in protection of our county.
6 However, there are also many areas where the draft
7 language is less effective and more permissive and
8 allows for much more change than envisioned by the board
9 in public meetings two years ago.

10 Point one, the documents are not properly
11 indexed or numbered to assist in any 1983 to 2007 or the
12 2000 draft to the EIR. The matrix supplement is still
13 not paginated. we'll just see what we get. I had
14 difficulties finding exact comments in the EIR for

Mtg.
1-48E/P

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15 policies, thus had trouble in matching mitigations.

16 The primary example of this is that in the
17 present matrix, there are 154 changes for which there is
18 no direct referral, but claim that the language is
19 covered in a variety of places. These cannot be
20 verified or checked. There's also no crossover between
21 EIR mitigations and the draft document. I made that
22 comment last night at 10:00 o'clock. As of today, it's
23 pretty darn good except I still can't find any
24 mitigations for the growth management exemption, LU12.

25 There are areas where the language of the old

Mtg.
1-48E/P
cont'd.

1 plan is greatly changed in the draft. Often, the new ⁷⁸
2 language is weaker. There is no good comparison
3 document, and it is nearly impossible to check them all.

4 One example is in the very beginning.
5 Language in the old plan reads, "to plan for agriculture
6 and related activities as the primary land uses in Napa
7 County and concentrate urban uses in the county's
8 existing cities and urban areas," unquote.

9 The new reads, "Preserve existing agricultural
10 land uses."

11 There is a connection between agricultural
12 focus and urban areas, and the new language only hopes
13 to preserve agricultural. Now that interface is very
14 important. That's where you get the AOS and so forth.

15 Another example is the use of the term
16 non-agricultural land in the draft, put together with
17 the lack of the pairing in draft in goal one, they leave
18 no urgent reason to protect the vast majority of the
19 Napa County lands which are essential to agricultural
20 survival and to land use planning in Napa.

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21 Lastly, there is a woolly use of the term
22 "developed" for what is meant is urban or urbanized
23 areas. Developed means with roads and/or house, et
24 cetera.

Mtg.
1-48E/P
cont'd.

25 Third main point, there are vital topics which

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1 are not included in the organized fashion, thus
2 deemphasizing them as well as making them vague and
3 ambiguous. One of these is open space, which is
4 referred to in several places, but it is both left in as
5 in AWOS in one place, and out, as in a zoning chart.

Mtg.
1-49P

6 As well, it is a hard to find topic if you're
7 really looking for it.

8 Another one is the river as resource. By not
9 placing it in an organized fashion, wherever it could be
10 consulted, it becomes only incidental to the planning
11 process. For example, there is a possible large
12 development on the river south of the City of Napa and
13 river planning is totally ignored.

14 There is a lack of historical growth rates for
15 population and the economy in a usable fashion. I'm
16 talking about Napa County historically. It's
17 interesting to go back as far as you can in those
18 charts.

19 Even though the charts in the plan as well as
20 in the Kaiser-Marsden appendix have information and it's
21 better, there still exists language such as, quote,
22 "People pay more for houses in Napa due to the quality
23 of living," unquote.

24 That's not true, now or historically. Or
25 there's a place where it says that we need to decide

3.0 COMMENTS AND RESPONSES TO COMMENTS

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1 between slow growth and economic growth. Also, that is⁸⁰
2 not been true now or historically.

3 And are we really going to plan for the future
4 and never include global climate change as a factor? I
5 hope not.

6 There are about a dozen really important
7 topics that are hard to research, such as the
8 transitional zones, the Hess property, without a much
9 better articulation between the documents we have from
10 the draft plan. We're going to need much more time than
11 three weeks, and I believe, so will you.

12 Please try to get more time, a 180 days, if
13 you can, before the close of our comments.

14 I thank you very much.

15 CHAIRMAN KING: Thank you.

16 That was the last speaker card that I have
17 received. Is there anyone else that did not know about
18 the speaker cards or that chooses to speak?

19 Okay.

20 How do we proceed? Do we keep the hearing
21 open?

22 SECRETARY GITELMAN: No. You can close the
23 public hearing, and then we'd like to hear comments from
24 commissioners.

25 CHAIRMAN KING: Okay.

1 so I'll close the public hearing and bring it⁸¹
2 back to commissioners for their comments. So whoever
3 wishes to start, press their button.

4 Heather.

5 COMMISSIONER PHILLIPS: I'd like to address
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Mtg.
1-49P
cont'd.

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6 the issue of the -- of what our ability is in terms of
7 the time limit. So I don't know what we are, if we
8 could make a recommendation or what is in our
9 jurisdiction, so to speak, regarding the hearing period.

10 SECRETARY GITELMAN: Well, Commissioners, you
11 know, you are welcome to express your opinion. This is
12 a decision, as I mentioned, that the board will be
13 making on April 3rd. We haven't -- we don't have action
14 item on your agenda. I don't think you could take a
15 motion, but if each of you would state your personal
16 preferences, I think the board will grant some
17 additional time. They'll have to decide how much, and
18 then whether there will be any additional hearings. If
19 there are additional hearings, you could also make the
20 request of the board that you conduct them that they
21 either happen here at a regular meeting or at evening
22 meeting that you would participate in.

23 CHAIRMAN KING: Do you have any specific
24 comments in that direction, Heather?

25 COMMISSIONER PHILLIPS: I think the period

1 should be extended. I would like to see if it is 82
2 extended. And I know that we were all taking notes on
3 what people were asking for extensions, but I was
4 thinking in the 90-day range sounded good to me.

5 CHAIRMAN KING: Any other comments so far,
6 Terry?

7 VICE-CHAIRPERSON SCOTT: Regarding the time
8 extension, I would agree with Commissioner Phillips and
9 majority of the crowd. I think it's appropriate that we
10 have more time to absorb this, and you have more time to

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11 absorb it and to articulate your impressions and your
12 concerns. Additionally, we've received probably 15
13 different packets of information this morning prior to
14 our meeting started.

15 And frankly, I felt unable to read them, lest,
16 I take the attention to the many comments that you have
17 provided us. So I believe we need additional time as
18 well, and it's been pointed out that the environmental
19 impact report is -- somewhat outweighs Webster's
20 dictionary. And certainly, in terms of requiring our
21 focus, it does more than that. So I would be in favor
22 of a minimum 60-day extension, and I would agree with
23 Heather. I'd be more comfortable with a 90-day
24 extension.

25 And I think that's not what everyone would

1 like. I think 180 days is a little excessive in terms⁸³
2 of -- this is something -- keep in mind that's been
3 going on for nearly two years. The fact that we've got
4 some things now to look at and that they have some
5 compilation of data and information that we can comment
6 on and that we can absorb, I think reasonably we should
7 be able to do that in three months, so I would support a
8 90-day extension.

9 CHAIRMAN KING: Anyone else?

10 COMMISSIONER FIDDAMAN: Well, weighing on the
11 time extension, I think I'm in the same place, 60 days
12 is probably acceptable to me, but 60 to 90 days is the
13 range that I think is reasonable. I think we all need
14 to take some time here, that this is a mountain of
15 stuff. I've made it through the General Plan, pretty
16 truly I think, and I'm developing comments. I'm not
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17 going to get into all that today. I've got some
18 specific comments.

19 The EIR, I found quite daunting and there's a
20 lot, a lot more to be absorbed from that. This is a
21 really big job for everybody. I really want to thank
22 all the citizens that are here that are taking the time
23 to wade through this mass of documentation and give us
24 your comments. I think they're very helpful. I mean,
25 I -- as a -- I've only attended some of the more recent

1 steering committee meetings, and I've certainly been 84
2 impressed with their deliberations and effort they put
3 into it.

4 I am -- one of my initial reactions to the
5 plan was that I didn't think there was as many
6 implementing action plans as I expected. And I haven't
7 really -- I can't quantify that for you, too,
8 specifically, but I had expected more.

9 I know there needs to be a balance there
10 because I have seen plans in the past where there were
11 lots and lots of actions required and they just never
12 got done for lack of resources. So actions do need to
13 be balanced with resources that are available, but I'll
14 have some comment on that I think at some point.

15 It was very -- the comments from several
16 people this morning were helpful to me. I hadn't
17 really -- I've not had an opportunity to really compare
18 this plan as carefully as I'd like to the previous plan,
19 and I hadn't really thought of it as weakening some of
20 our ag preserve measures.

21 And so I want to take a closer look at that,

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22 so hopefully, the board is going to give us a little
23 more time to work on this.

24 Thanks.

25 CHAIRMAN KING: Thank you. And Rich?

1 COMMISSIONER JAGER: Yeah. I'd like to agree⁸⁵
2 with the rest of the commission that we need 60 to 90
3 days. And I'd like to thank the audience because
4 literally you're doing my work for me by bringing out a
5 lot of these issues and helping me focus on what your
6 concerns are.

7 And I will be attending more public comment
8 because I can see it's very valuable to me, personally,
9 and I think to the rest of the commission, so thank you
10 again.

11 CHAIRMAN KING: Thank you. Heather?

12 COMMISSIONER PHILLIPS: One other thing that
13 was -- to have the more time to get this done, but also
14 to make sure that they have the right tools to get it
15 done. And one thing that I agree that when people were
16 talking about the difficulty in having to use several
17 documents and the cross references, and one thing that I
18 noticed is that the draft General Plan refers that there
19 is a index, and I was unable to locate an index and I
20 didn't know if that was coming or if it is planned.

21 SECRETARY GITELMAN: I think it's planned as
22 an element in the final document. The draft General
23 Plan update also refers to implementation chapter which
24 has Commissioner Fiddaman points out this is intended to
25 be a compilation of all the action items in the plan.

1 Just because this document needs to continue⁸⁶
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2 to be shaped and developed by the steering committee,
3 those pieces have yet to be drafted.

4 COMMISSIONER PHILLIPS: Okay.

5 SECRETARY GITELMAN: Obviously, there will be
6 opportunity for comments on them when they are
7 available. I'll have a report before the plan is
8 adopted.

9 COMMISSIONER PHILLIPS: And then the other was
10 about the location matrix. It had been brought up about
11 the -- it is so helpful to have the one place where you
12 have the original text, and then it was sometimes hard
13 to find the new text with no page numbers, or it would
14 be great if it actually had the actual text. And then
15 one thing that I know that we had talked about before
16 was then to have a column that kind of talked about. I
17 think I used the term "the gap analysis," which is
18 what -- in another life, a kind of document that we used
19 to have, if that was a possibility of doing something
20 like that.

21 SECRETARY GITELMAN: Tell me exactly what you
22 mean by gap analysis?

23 THE WITNESS: Gap analysis would be talking
24 about the differences between the two if there was any
25 beyond just the basic change that was made and then may

1 be how it reflected to anything like the EIR or
2 something like that.

3 SECRETARY GITELMAN: You know, Commissioners,
4 as I mentioned in my opening remarks, we are happy to
5 keep working on any tools that you think would help the
6 readers and commenters from staff's perspectives. This

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7 has been an excellent public hearing because people have
8 already started digging in despite the difficulties, and
9 provided us with very specific comments that I think we
10 can address in revisions to the documents. Happy to
11 keep working on the -- that matrix -- the other matrix,
12 anything that will make anybody's job easier here.

13 CHAIRMAN KING: Terry.

14 VICE-CHAIRPERSON SCOTT: First of all, I'd
15 like to second Heather's comments regarding the gap
16 analysis approach. Of course, I really like that. In
17 addition to articulating the changes between the two, it
18 might be helpful to provide a little rationale as well
19 why you felt those changes were necessary or why they
20 were made. And if the -- if the verbiage is more
21 specific, why it was more specific, if it's less
22 specific, why so.

23 And that will -- I think that will help us in
24 our analysis. Specifically, I'd like to thank all 19
25 speakers that addressed us this morning. I know that

1 all of us took as copious notes as our limited writing⁸⁸
2 skills would allow us.

3 But in addition, we have the backup letters
4 that many of you have provided and we'll go back and
5 match those notes with the letters that you've written
6 so that we have a more comprehensive view of what your
7 concerns are.

8 And lastly, I think it's very important for us
9 to have this information. I guess, secondly, I'd like
10 to thank the -- I guess, there were two writers who were
11 unable to be here, but had speakers read their letters
12 for us, and that is helpful as well and that, too, will
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18 schedule more. I should mention also that my staff and
19 I are on the speaking circuit. So if there's any
20 neighborhood association or fraternal organization or
21 homeowner group or anything that we've missed and you'd
22 like us to come, that's a more intimate way for us to
23 get into Q and A with people and help them understand
24 these documents. We're happy to schedule more on those
25 meetings upon request.

1 CHAIRMAN KING: A couple of comments from me,⁹⁰
2 and then I want to ask some direct questions of Hillary
3 to help us all understand the rest of this process.

4 Most of the last 10 to 15 years, I have spent
5 writing grants for nonprofits, school districts, et
6 cetera, and some of them actually end up looking like
7 these books, and one of the interesting aspects of about
8 the process that we're going through right now is one
9 thing I will absolutely put on the record. I hate
10 writing grants by committee, so much easier to just do
11 it yourself, so I have to hand the citizen's committee
12 and staff -- I think they deserve applause and any other
13 kudos so we can pass their way for actually just being
14 able to work together, much less producing these
15 documents.

16 However, in that process, whether you're doing
17 it alone or you're doing it as a group, you tend to move
18 towards a lot of wordsmithing, you tend to go towards
19 making things clearer, plainer, et cetera, and I would
20 like to think and I do believe that much of -- some of
21 the confusion that we're reading into the new document
22 is an effort to clarify.

23 The problem is, as that those of us that have
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24 followed what has been going on in this county for a
25 number of years, are time catching some of those changes

1 and realizing what they could mean. And I think that⁹¹
2 part of the process that the staff has put into place is
3 to help us understand what those changes are, and it is
4 our role and your role to help them understand how it's
5 being interpreted and making sure what it truly means
6 and what goes into the final document.

7 There are things -- there are places where I
8 found an "and" where there used to be an "or." And I
9 think that that makes a huge difference. There was a
10 comment earlier about a "may" instead of a "shall," and
11 that also makes a huge difference.

12 The wordsmithing will come as well as your
13 comments will also be addressed, and I want to reassure
14 you and assure you once again that all the comments that
15 were here today, both written and spoken, will be
16 addressed by staff and in the final EIR.

17 One of the questions I have of staff is if, in
18 fact, the time is extended and you have heard that we
19 ourselves have struggled with the time that we had to
20 get through all the documents. And if the board chooses
21 to extend it, I would hope that we have another hearing
22 where after we have actually finished all of these
23 documents and analyzed them for us to be able to ask our
24 questions, give you our input in a public setting, as is
25 appropriate.

1 So as you're talking to the board about the⁹²
2 extension, also discuss how it's going to be structured,

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3 so that once we're done with our analysis, that we have
4 the ability to question and provide comments as well.
5 You may think that we get wealthy by sitting up here,
6 but many of us still work other jobs, have families, and
7 we're just like you, in many ways, volunteers, and we're
8 trying to fit this in along with every thing else in our
9 lives.

10 And so we hear you, we feel your pain as they
11 say. And I believe that the board is going to be very
12 responsive to what has been heard here today and before
13 today.

14 So I already formed my major question to you,
15 Hillary, and you may not know the answer yet, that I
16 hope we'll be getting an answer soon, how do we fit into
17 the future of this, the commission with you
18 understanding that we have not been able to completely
19 analyze these documents. And so we would hope for an
20 answer to that, probably if not today, when you come
21 back with an answer about the extension.

22 SECRETARY GITELMAN: Well, Chair King, you're
23 absolutely right. That's the question that the board
24 will determine whether to hold an additional hearing,
25 and if so, who should hold that hearing during an

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1 extension of time. I will, of course, communicate the
2 commission's desire when we ask the board this question,
3 April 3rd. I also wanted to emphasize that the
4 commission's going to get ample additional shots of all
5 these at the end of the process, so after the steering
6 committee takes the comments before today and revises
7 the draft plan, to hopefully address those comments
8 fully, the document will be reissued. It will come back
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9 to the planning commission for one or more hearings, at
10 which time, you will have again ample time to conduct
11 your deliberations and make a recommendation to the
12 board.

13 Just because of the amount of work involved,
14 as you say, it's difficult to review these documents.
15 It's also difficult to prepare revisions. I don't see
16 that happening until towards the end of year or early
17 2008. So it's a year long journey together, but we will
18 get ample additional time to input into the final
19 document that's presented to the board for their
20 consideration. Thank you.

21 Bob.

22 COMMISSIONER FIDDAMAN: Well, I just wanted to
23 comment one more time that I appreciate the very
24 positive spirit that was here this morning. The
25 comments, you know, there was a lot of criticism laid on

1 this plan, draft that we have at this point, and -- but⁹⁴
2 Hillary's still smiling, and I hope that the authors of
3 many of the individual areas are still smiling but it
4 has been very positive.

5 The "wordsmithing" can be very, very
6 difficult. I was reminded by some of Jim's remarks
7 about when we revised the Calistoga General Plan,
8 unfortunately, the word "vision" had become politicized
9 in town. And I think we spent an attorney meeting
10 trying to decide how to talk about what our vision of
11 the future was going to be without using the word
12 "vision."

13 So at least, we don't have that challenge

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14 here, but I hope we can all keep a good positive spirit
15 as we march on through this. While it's not a great
16 plan, I think it's a great start.

17 CHAIRMAN KING: So once again, I want to thank
18 everyone here for their input, for their presence. I
19 honestly feel like there were voices that weren't heard
20 today, of views that were not shared, and I hope that
21 those folks also decide that they want to play an
22 integral role in what is being shaped here. For
23 balance, you need all the voices, and I just leave you
24 with thanks. I appreciate you.

25 I'm sure that unless you guys want to stay for

1 the last part of our business where we just basically ⁹⁵
2 get reports and adjourn, I'll give you a couple minutes
3 to move out before I start the next item.

4 Thank you.

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6 (Whereupon, the hearing was closed at
7 11:33 a.m.)

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HENRY GUNDLING, GASSER FOUNDATION, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-1 P: Commenter states that he is the vice president of the Gasser Foundation and is speaking on behalf of the Gasser Foundation. The commenter states that environmental sustainability must guide all of our actions. The commenter strongly supports the energy goals in the Draft General Plan. The County appreciates the input and has taken these comments into account in preparing the Revised General Plan Update. The commenter is referred to the revised Conservation Element.

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CORI BADERTSCHER, AT PUBLIC HEARING #1, MARCH 21, 2007

- Response Mtg. 1-2 E/P:* The commenter states that she is from the City of American Canyon and is interested in the County's General Plan. The County appreciates the commenter's input in the process.
- Response Mtg. 1-3 P:* The commenter states that she is against the proposed development on Old Hill that would result in 1,500 to 2,000 houses. The commenter wants to be on the record as being against this development. The County appreciates the comment and does not propose any changes to the General Plan.
- Response Mtg. 1-4 P:* The commenter states that an American Canyon representative should be on the steering committee to ensure that the needs of the City of American Canyon are met. The County appreciates this input. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan proposes an RUL for the City of American Canyon that has been jointly agreed to by the City and the County.
- Response Mtg. 1-5 P:* The commenter states that there are several areas in the General Plan where parcels are misrepresented, representation of American Canyon as Vallejo as well as the comment period. The commenter is referred to Response 1-1 as well as to revisions to the General Plan Update associated with the City of American Canyon. The comment period was extended to June 18, 2007.

3.0 COMMENTS AND RESPONSES TO COMMENTS

PETER BARTELME, PACIFIC UNION COLLEGE, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-6 P: The commenter states that Pacific Union College does not accept any changes in the urban bubble for Angwin. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble.

3.0 COMMENTS AND RESPONSES TO COMMENTS

ELISABETH FRATER, SIERRA CLUB, NAPA GROUP, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-7E/P: The commenter states that they want their written comments addressed and an extension of time to review the documents. See Response 10-1 for a discussion of public review.

Response Mtg. 1-8 P: The commenter questions the growth assumptions in the documents. The commenter also notes that it is not clear in the alternatives how the impaired status of the Napa River watershed is being addressed. See Response 1-1 for a discussion on growth methodology contained in the Draft EIR (see Draft EIR Section 4.0 and Appendix B) and see Alternatives Master Response 3.4.2 for a discussion of alternatives. Hydrologic and water quality impacts associated with the General Plan Update were evaluated through hydrologic modeling that included consideration of drought conditions (see Draft EIR Section 4.11 and Appendix H). Water supply impacts under normal and drought conditions were addressed in Draft EIR Section 4.13, which identified the impacts as significant and unavoidable for all alternatives evaluated. The commenter is also referred to Water Supply Master Response 3.4.1 regarding water supply impacts of the Revised General Plan Update.

3.0 COMMENTS AND RESPONSES TO COMMENTS

LOWELL DOWNEY, NAPA COUNTY GREEN PARTY, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-9 P: The commenter requests that the precautionary principle presented be included as a guiding policy in the General Plan. See Response 3-1 for a discussion of the precautionary principle as well as Climate Change Master Response 3.4.4 regarding conservation efforts and climate change issues.

3.0 COMMENTS AND RESPONSES TO COMMENTS

BERNARD KREVET, FRIENDS OF THE NAPA RIVER, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-10E/P: The commenter states that they need more time to review the documents. Also, the commenter remarks that the Draft EIR lists six alternatives without calling out a preferred alternative as required by CEQA. See Response 10-1 for a discussion of public review and Alternatives Master Response 3.4.2 for a discussion on the adequacy of the alternatives analysis contained in the DEIR.

Response Mtg. 1-11E/P: The commenter states that the General Plan does not seem to be reflected in any of the alternatives presented in the Draft EIR. See Alternatives Master Response 3.4.2 for a discussion on the adequacy of the alternatives analysis contained in the DEIR and Section 2.0 of this document regarding the Preferred Plan for the General Plan Update.

Response Mtg. 1-12E/P: The commenter notes that the living river principles developed for the Napa County River Flood Control and Restoration Project are only mentioned in the General Plan on a couple of pages. The commenter wishes to build on this nationally acclaimed project. The County appreciates the comment and refers the commenter to the revisions to the Conservation Element.

Response Mtg. 1-13E/P: The commenter states that the TMDL that have been performed for sediment and pathogens don't seem to be included in the plan. See Response HH-3 for a discussion on TMDLs. Draft EIR Section 4.11, Hydrology and Water Quality, provides a description of the TMDLs for the Napa River and mitigation measures consistent with the TMDL activities.

Response Mtg. 1-14E/P: The commenter states that global warming is mentioned but does not seem to be considered in other sections of the DEIR. See Climate Change Master Response 3.4.4 for a discussion on climate change.

Response Mtg. 1-15E/P: The commenter also states that the allowance for timberland and woodland conversion appear to be too generous without sufficient impact analysis. The commenter's input is appreciated, and the commenter is referred to additional policy provisions in the Conservation Element.

Response Mtg. 1-16E/P: The commenter asks that the detailed suggestions on accessing the river presented in 2005 by Friends of the Napa River be included in the General Plan. The County appreciates these comments and refers the commenter to revisions to the General Plan Update.

Response Mtg. 1-17E/P: The commenter states that they need an extension of time to review the documents. See Response 10-1 for a discussion of public review.

3.0 COMMENTS AND RESPONSES TO COMMENTS

EVE KAHN, GET A GRIP ON GROWTH, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-18E/P: The commenter requests an extension of time to review the documents. See Response 10-1 for a discussion of public review.

Response Mtg. 1-19E/P: The commenter goes into specifics on why a time extension is needed to review and give input on the General Plan. See Response 10-1 for a discussion on public review.

3.0 COMMENTS AND RESPONSES TO COMMENTS

CHERYL HARRIS, CALIFORNIA NATIVE PLANT SOCIETY, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-20 E: The commenter refers to a letter submitted by the California Native Plant Society regarding the incompleteness of the Biological Resources section of the Draft EIR. The commenter is referred to responses to comment letters 89 and 169.

3.0 COMMENTS AND RESPONSES TO COMMENTS

HAROLD KELLY, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-21P: The commenter has concerns that aspects of the General Plan would endanger Measure A and Measure J being implemented. The commenter is referred to revisions to the General Plan Update that incorporate provisions of both measures. In addition, the Preferred Plan is consistent with the growth control provisions of Measure A and now establishes Napa Pipe as a "Study Area" that retains its industrial designation (see Section 2.0 of this document).

Response Mtg. 1-22 E/P: The commenter requests an extension of time to review the documents. See Response 10-1 for a discussion of public review.

3.0 COMMENTS AND RESPONSES TO COMMENTS

JOHN STEPHENS, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-23 E/P: The commenter requests an extension of time to review the documents. The commenter also states that global warming must be addressed in the General Plan. See Response 10-1 for a discussion of public review and Climate Change Master Response 3.4.4 for a discussion of climate change.

3.0 COMMENTS AND RESPONSES TO COMMENTS

MOIRA JOHNSTON BLOCK AND ALVIN LEE BLOCK, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-24 E/P: The commenter requests an extension of time to review the documents. See Response 10-1 for a discussion of public review.

Response Mtg. 1-25 P: The commenter states that the introduction to the General Plan lacks a clear and cohesive summary of major themes. The commenter is referred to revisions to the General Plan Update.

Response Mtg. 1-26 P: The commenter states that the General Plan contains excessive use of the word as "may" and suggests that "shall" be used in order to be more decisive and clear. The commenter is referred to revisions to the General Plan Update.

Response Mtg. 1-27 P: The commenter feels that global warming must be addressed in the General Plan at a greater level of detail. See Climate Change Master Response 3.4.4.

Response Mtg. 1-28 P: The commenter states that the arts should be recognized and acknowledged as playing an indispensable role in the County. The commenter is referred to revisions to the General Plan Update.

3.0 COMMENTS AND RESPONSES TO COMMENTS

VOLKER EISELE, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-29 E/ P: The commenter requests an extension of time to review the documents. See Response 10-1 for a discussion of public review. The commenter also goes on to say that the proposed General Plan is a blueprint for growth and it contradicts exactly what the County set out to do in 1968 and expresses concerns regarding agriculture. The commenter is referred to revisions to the General Plan Update. Section 4.1, Agriculture, of the Draft EIR addresses impacts to agriculture from General Plan Update implementation.

Response Mtg. 1-30 P: The commenter states that the "bubble" concept should not exist and that he disagrees with the Angwin bubble specifically. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The commenter is also referred to Alternatives Master Response 3.4.2 regarding the Draft EIR alternatives analysis and the consideration of an alternative that would eliminate the bubbles.

Response Mtg. 1-31 P: The commenter does not agree with the proposed land use designations for Pope Valley. The County appreciates this comment. As identified in Section 2.0 of this document, the Preferred Plan for the General Plan Update no longer proposes a land use designation change for Pope Valley.

Response Mtg. 1-32 P: The commenter states that he is very upset that the General Plan is taking this direction. The County appreciates the input from the commenter and refers the commenter to the revisions made to the General Plan Update.

3.0 COMMENTS AND RESPONSES TO COMMENTS

SANDY ELLES, NAPA COUNTY FARM BUREAU, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-33 E/P: The commenter states that agriculture is the highest and best use of the County's land and that fact should be reflected in the General Plan. The commenter expresses concerns regarding the rate of growth (1%). The commenter is referred to Section 2.0 of this document regarding the Preferred Plan of the General Plan Update and to revisions to the General Plan Update.

Response Mtg. 1-34 P: The commenter would like the City of American Canyon to cooperate with the County and to adopt a slow growth philosophy and join the County in protecting agriculture and open space. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan proposes an RUL for the City of American Canyon that has been jointly agreed to by the City and the County.

Response Mtg. 1-35E/P: The commenter indicates that the Farm Bureau disagrees with the land use designation for the Hess Vineyard property. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan proposes that the Hess Vineyards be designated Agriculture, Watershed and Open Space (AWOS).

Response Mtg. 1-36E/P: The commenter states that the circulation element is troublesome and asks how more vehicles will affect the quality of life in Napa County. The commenter is referred to revisions to the Circulation Element as well as to Draft EIR Section 4.4, Transportation, that addresses the traffic impacts of the alternatives evaluated for the General Plan Update.

Response Mtg. 1-37E/P: The commenter requests an extension of time to review the documents. See Response 10-1 for a discussion of public review.

Response Mtg. 1-38 P: The commenter finishes with an appeal that the planning commissioners become actively involved in the process. The County appreciates this comment. Key policy issues have been presented to the Planning Commission during the preparation of the General Plan Update for input. The Planning Commission will consider the Preferred Plan and the revisions to the General Plan Update and will provide a recommendation to the Board of Supervisors.

3.0 COMMENTS AND RESPONSES TO COMMENTS

JOHN TULLY, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-39 E/P: The commenter states that the phrase "urban bubble" is not appropriate for Angwin and also states concerns with future traffic if the urban bubble is implemented. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The commenter is also referred to Alternatives Master Response 3.4.2 regarding the Draft EIR alternatives analysis and the consideration of an alternative that would eliminate the bubbles. The traffic impacts of implementation of the proposed General Plan Update county-wide (including impacts around the community of Angwin) have been evaluated in Section 4.4, Transportation, of the Draft EIR.

3.0 COMMENTS AND RESPONSES TO COMMENTS

MARSA TULLY, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-40 P: The commenter disagrees with the “urban bubble” designation for Angwin. The proposed General Plan Update has been revised and now identifies a “Preferred Plan” (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The commenter is also referred to Alternatives Master Response 3.4.2 regarding the Draft EIR alternatives analysis and the consideration of an alternative that would eliminate the bubbles.

Response Mtg. 1-41 E: The commenter states that they cannot find anything in the DEIR about Howell Mountain Road. Howell Mountain Road is described as a collector road on page 4.4-5 of the Draft EIR, and a segment analysis was conducted for this road from Pope Valley Road to North White Cottage Road. Impacts to roadway segments are presented in Section 4.4.3 of the Draft EIR. As identified in Draft EIR Tables 4.4-13 and -14, Howell Mountain Road is anticipated to operate at acceptable levels of service under year 2030 peak hour traffic conditions. No changes to the Draft EIR are recommended.

3.0 COMMENTS AND RESPONSES TO COMMENTS

KELLIE ANDERSON, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-42 P: The commenter states that the Angwin urban bubble is incorrect and should be modified. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The commenter is also referred to Alternatives Master Response 3.4.2 regarding the Draft EIR alternatives analysis and the consideration of an alternative that would eliminate the bubbles.

3.0 COMMENTS AND RESPONSES TO COMMENTS

GOPAL SHANKER, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-43 E/P: The commenter states that climate change should be addressed in the General Plan and that Napa County should become a producer of clean energy. The commenter is referred to Climate Change Master Response 3.4.4 regarding climate change and to revisions to the Conservation Element to address the issue and promote clean energy.

3.0 COMMENTS AND RESPONSES TO COMMENTS

NICOLE BYRD, GREENBELT ALLIANCE, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg.1-44 E/P: The commenter requests an extension of time to review the documents. See Response 10-1 for a discussion of public review. The commenter is also concerned that some of the policies seem to weaken the preservation of the agricultural heritage of Napa County. The commenter is referred to revisions to the Agricultural Preservation and Land Use Element and the Conservation Element regarding protections for agricultural and natural resources of the County.

Response Mtg.1-45 E/P: The commenter requests an extension of time to review the documents. See Response 10-1 for a discussion of public review.

Response Mtg.1-46 P: The commenter states that implementation policies are missing from the plan. The commenter is referred to the revisions to the General Plan Update.

3.0 COMMENTS AND RESPONSES TO COMMENTS

GINNY SIMMS, AT PUBLIC HEARING #1, MARCH 21, 2007

Response Mtg. 1-47 P: The commenter states that there are areas of the Draft General Plan that lack effective language. The County appreciates input on the proposed General Plan Update. The commenter is referred to the revisions to the General Plan Update.

Response Mtg. 1-48 E/P: The commenter states that she had trouble in matching policies in the General Plan with mitigation measures in the Draft EIR. The commenter also has concerns that new Draft General Plan language is weaker than old language. The commenter is referred to the Revised General Plan Update. With the public release of the Revised General Plan Update in December 2007, an updated matrix of a comparison of existing General Plan policies to the proposed update policies will be created. An updated matrix of the comparison of General Plan Update policies and Draft EIR mitigation measures will also be publicly released in December 2007

Response Mtg. 1-49 P: The commenter is concerned that certain topic areas, such as open space, are deemphasized by being presented in several locations. The commenter is referred to the Revised General Plan Update.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Public Hearing 2

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NAPA COUNTY GENERAL PLAN

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STEERING COMMITTEE MEETING

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PUBLIC HEARING

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REPORTER'S TRANSCRIPT OF PROCEEDINGS

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MARCH 28, 2007

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1:00 P.M.

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1195 THIRD STREET, SUITE 305

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NAPA, CALIFORNIA

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REPORTED BY:

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1 APPEARANCES:

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2

MARY ELLEN BOYET

3

STEPHEN CUDDY

4

DEBRA DOMMEN

5

TOM GAMBLE

6

MICHAEL HALEY

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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- 7 JAMES HENDRICKSON
- 8 GUY KAY
- 9 PETER MCCREA
- 10 CAROLE MEREDITH
- 11 BETH PAINTER
- 12 JEFF REICHEL
- 13 BRAD SIMPKINS
- 14 WILLIAM TRAUTMAN
- 15 BOB TORRES
- 16 DUANE WALL

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2 MARCH 28, 2007 - WEDNESDAY 1:05 P.M
3 P R O C E E D I N G S
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6 PETER MCCREA: Item two on the agenda is
7 public comment, which is normally reserved for public
8 comment about things that are not on the agenda. But
9 since everything is on the agenda today, I don't think
10 we're going to eliminate this item on the agenda. Item
11 three on the agenda is a -- our city representative

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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12 Carol is not here but I do believe that the city manager
13 of American Canyon is here and wanted to address the
14 committee; is that true?

15 RICHARD RAMIREZ: Good afternoon, Mr. Chairman
16 and members of the committee. I would like to thank
17 you. My name is Richard Ramirez. I'm the assistant
18 city manager of the City of American Canyon and with me
19 is Vice Mayor -- Vice Mayor Bennett who will be giving
20 you some instructions --

21 PETER MCCREA: Just a second. Can somebody
22 turn that microphone -- hook the microphone. Okay.

23 (Off the record.)

24 RICHARD RAMIREZ: Okay. Again, my name is
25 Richard Ramirez. I'm the city manager of the City of

1 American Canyon and with me is Vice Mayor Joan Bennett³
2 who would just like to make some very quick introductory
3 remarks. We apologize Mayor Leon Garcia is not
4 available to be with us today, he's out of town. But we
5 wanted to make sure that we have the opportunity to come
6 forward and say hello. We see that there's a very nice
7 lake PR piece that's out there that we hadn't seen
8 before so I'm glad that we're here. So with that, I
9 will turn you over to Vice Mayor Bennett.

10 JOAN BENNETT: Good afternoon, ladies and
11 gentlemen. It's nice to see you. Let me first apologize
12 for not coming to several of your meetings before. I'm
13 relatively new back on the council I like it was at the
14 end of June last year. So I'm not as familiar with the
15 process of what was going on before that time, but we're
16 learning fast. I want to thank you for the opportunity
17 to be here. As you are well aware, there are many

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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18 things that impact American Canyon that are on your
19 General Plan proposal, and some of them we agree with
20 and some of them we don't. So we are hoping that in the
21 scope of things that we will come to some agreements on
22 things. As Rich mentioned I just picked up this piece
23 that you have about the American Canyon rural urban
24 limit line, I'm anxious to read it. I'm sure it will be
25 interesting to us and if there's any questions that we

1 can ask -- answer for you at this time, Rich and I are⁴
2 here to do that. So --

3 MIKE HALEY: Right. I have a question because
4 I read through the documents and to me, it seems like --
5 I mean, I'm hearing that this could evolve into a
6 lawsuit to which -- maybe my comment is more as a
7 taxpayer, not as a member of the this board but, you
8 know, I don't want to see that happen. You know, I
9 think it would be kind of ridiculous actually.
10 Taxpayers from the same county funding two sides of the
11 lawsuit, kind of like me suing my wife to take out the
12 garage or something. So it seems like this should be
13 able to be worked out and to me, it also seems like
14 whenever American Canyon Incorporated, there must have
15 been an agreement about what its northern limit was.

16 And so, you know, I think we have to start
17 there and accept that that's what it is and then I
18 understand that American Canyon has some concerns about
19 what's going on at the border and I hope that Napa
20 County will address those concerns. But, you know, we
21 should go back to what was agreed upon at the time and
22 work from there, and I really don't want to see this

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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23 turn into a lawsuit. I mean, that would be the kind of
24 thing -- that's the kind of thing that make taxpayers
25 cynical about the government really. And I hate to see

1 that happen.

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2 JOAN BENNETT: I don't think any of us want to
3 see that happen. And there are some things that we
4 disagree on and hope that through dialogue and education
5 and understanding we're welcome to some agreements, but
6 I appreciate your willingness to do that.

7 RICHARD RAMIREZ: Actually, we're here to ask
8 a couple of questions. To better understand how we got
9 to where we're at. As I've handed out, there's a
10 General Plan map that's been in existence since 1994 and
11 those of your who re in the planning profession
12 understand that once a city is incorporated, there's an
13 obligation to look out to where your boundaries are
14 going to be and plan for that. That's exactly what the
15 City did in 1994 and that map has not changed.

16 And so I was talking with one or two of the
17 committee members trying to understand what -- when the
18 committee acted to have the county RUL line drop
19 two-thirds of mile into the City's planning area, what
20 was discussed? How did you come to that conclusion?
21 And the second question is, when you did that, did you
22 ask the City to come forward and to talk about the very
23 thing -- Committee Member Haley that you're talking
24 about what type of conflict that will create?

25 And so that's what I'm here to ask. When did

1 the committee discuss and act on dropping the RUL line
2 in the county, into the City's established General Plan
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3.0 COMMENTS AND RESPONSES TO COMMENTS

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3 RUL line, and why did you do that? And when you did it,
4 why did you ask the City to come and talk?

5 PETER MCCREA: Hilary.

6 RICHARD RAMIREZ: Well, I know Hilary's
7 answer.

8 PETER MCCREA: Well -- I'm sorry. Hilary is
9 our staff, and I would like to her to respond.

10 HILARY GITELMAN: Thank you, Mr. Chair. And I
11 really want to thank the representatives of American
12 Canyon for coming. As you can tell, and as Michael has
13 highlighted there is an area of an disagreement here. I
14 think the RUL boundary that has been included in the
15 Draft Plan and I want to emphasize that it is a Draft
16 Plan. We are seeking comments from the City and from
17 the public. That RUL suggestion is based on the current
18 sphere of influence line that's been adopted by LAFCO,
19 and so that is origin, it should not be a surprise, it
20 was not pulled out of the air, and it was discussed with
21 Rich's predecessor in American Canyon, and the staff in
22 American Canyon.

23 So while I acknowledge that there is a
24 disagreement, I think the disagreement has been clearly
25 defined. You will have at your desks today, in addition

1 to the letter that Mr. Ramirez passed out from the City⁷
2 of American Canyon, you will have a response from the
3 Napa County Board of Supervisors which once again, I
4 think just articulates what the disagreement is. I am
5 confident, Michael, with your suggestion, that there is
6 a resolution here, but we haven't gotten there yet, and
7 I expect that we will continue to work towards that and

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8 that you will be part of that as work on a revision to
9 the current Draft Plan.

10 MIKE HALEY: Yeah, I knew it was a sphere of
11 influence versus the RUL and I guess, you know, this
12 isn't really a place to hold a debate about it.

13 RICHARD RAMIREZ: No, it's not. No. You're
14 right.

15 PETER MCCREA: Hilary, it seems like -- all
16 right. So it is my understanding -- it's my
17 understanding that actually this is the decision that
18 LAFCO has to make, and we can't make it with anyone; is
19 that correct?

20 HILARY GITELMAN: Well, I think that the
21 County can decide what to put in its General Plan just
22 as the City can decide on what to put in its General
23 Plan. The only growth boundary, in my view, that is
24 legally binding on both jurisdictions is the one that is
25 adopted by LAFCO.

1 PETER MCCREA: That's fine. So we have
2 essentially included in this Draft Plan the legally
3 binding definition that goes.

4 HILARY GITELMAN: Our proposal is not exactly
5 like the sphere of influence on the eastern side but on
6 the northern boundary which is, I believe, the area of
7 disagreement between the County and the City. We have
8 selected the boundary that has been adopted by LAFCO as
9 the sphere of influence.

10 PETER MCCREA: Thank you.

11 MIKE HALEY: Is there -- the area of
12 disagreement only included the Hess property or are
13 there other properties involved?

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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19 you and providing you with information about why that is
20 so complicated. You have the fact sheet, and that fact
21 sheet is what you need. But we have real disagreements
22 on the County on many issues. But I think Hilary is
23 right. We can work through this and find a solution.

24 PETER MCCREA: I'd have to say, Mr. City
25 Manager, that I don't think this is right venue to have

1 that discussion. I think this is -- you put an 10
2 application to LAFCO this needs to be adjudicated at
3 LAFCO not here.

4 RICHARD RAMIREZ: But I'm not here to talk our
5 SOI. I'm here to talk about the county's RUL line
6 encroaching on the city's established planning area.
7 I'm not here to talk about SOI, you're absolutely right.
8 That's is not your purview. I'm here to ask the
9 question when the RUL line -- or the county shifted into
10 the city's established planning area, was that discussed
11 by the committee?

12 MIKE HALEY: No, it wasn't.

13 RICHARD RAMIREZ: And can --

14 MIKE HALEY: Let me answer your question. But
15 let me say this, that my understanding was that the
16 sphere of influence line was the northern limit of
17 American Canyon and that predated your 1994 General Plan
18 designations on the RUL. So that may be incorrect, you
19 may have arguments against it. But I'm kind of with
20 Peter, like, you know, to argue about all that here, I
21 don't know. We'd have to spend a whole day on it,
22 presenting it.

23 RICHARD RAMIREZ: We welcome the opportunity.

24 MIKE HALEY: Can I ask you -- I want to ask
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25 you another question. Are you happy with LAFCO? Do you

1 feel that LAFCO will fairly represent your interest in ¹¹
2 this dispute?

3 RICHARD RAMIREZ: I believe that when all the
4 facts are on the table such as the City's established
5 documentation in terms of service areas and all of this
6 are going -- I think we will be pleased with LAFCO's
7 outcome.

8 MIKE HALEY: Okay. So you're happy with
9 LAFCO. You feel like that they're going to make a fair
10 decision for you.

11 RICHARD RAMIREZ: We actually petitioned LAFCO
12 to deal with the issue that surrounds all of this called
13 Government Code 56133. The County opposed that. They
14 did not believe that LAFCO had jurisdiction on Section
15 56133 that deals with service areas. Fortunately, LAFCO
16 ruled that they do have the jurisdiction and they are
17 going to take that matter up. We're working with the
18 County on -- working out principals, principals that
19 will deal with service areas and that will also
20 translate hopefully into a resolution about SOI. We're
21 not here to talk about SOI. We are here to get the
22 answer that we want. This committee never formally
23 discussed the RUL and never gave the City an opportunity
24 to come forward --

25 PETER MCCREA: The City always had -- the City

1 always had an opportunity. They had a representative at ¹²
2 these -- at these meetings, at every meeting.

3 RICHARD RAMIREZ: The City never had an

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4 opportunity to come forward and explain why the RUL line
5 being shifted that would create this kind of conflict
6 that we're all dealing with right now.

7 PETER MCCREA: You had an opportunity, you
8 didn't take advantage of that.

9 RICHARD RAMIREZ: Well, it was done in
10 December.

11 PETER MCCREA: Well --

12 RICHARD RAMIREZ: So as December happened, we
13 stopped -- shut off -- it would have been nice to know
14 about it before December. Before it became a final
15 draft.

16 TOM GAMBLE: I do support American Canyon's to
17 request for a 60-day extension on the comment period so
18 they can comment on those issues. It's when everybody
19 is supposed to comment. I'm sure that there are many
20 people here that have comments to make as well. That's
21 what this time is for is to comment. So Mr. Ramirez, I
22 said, I think you got to back off because you may have
23 some issues. You're losing some credibility by starting
24 to make some remarks that are a little accusatory.

25 RICHARD RAMIREZ: I appreciate the sermon.

1 TOM GAMBLE: Can you answer me a couple of ¹³
2 questions. Does the comments that you have just made
3 also take into account the MLUs that are in existence?

4 RICHARD RAMIREZ: Absolutely, because we are
5 in disagreement on that also.

6 We do agree that it's Wednesday, though.

7 TOM GAMBLE: And we want Napa to be a better
8 place than it is.

9 RICHARD RAMIREZ: Absolutely.
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10 TOM GAMBLE: The RUL line, what legal
11 validities do RULs or urban limit lines have?

12 RICHARD RAMIREZ: The are guides for LAFCO and
13 they set up infrastructure planning and investment by
14 the City, or the County's municipal services by the
15 County or special direction.

16 TOM GAMBLE: What is the difference between
17 the legal distinctions between a sphere of influence on
18 RUL or urban limits lines?

19 RICHARD RAMIREZ: I think -- I believe what
20 the planning director indicated is accurate. The SOI
21 delineates where the city's ultimate boundary will be
22 based on the petition by the City. And the City can
23 only petition for a SOI extension if the planning area
24 has been already reviewed or laid out and environmental
25 documents are taken care of. We have that -- we have

1 that -- you have that copy now and that's what we intend¹⁴
2 to do to extend our SOI or petition to extend our SOI or
3 RUL line.

4 PETER MCCREA: Guy.

5 GUY KAY: LAFCO, over the last year and a half
6 went through an extensive review of the American
7 Canyon's parameters. And I think it's important that
8 whatever LAFCO had decided at that time, and that was
9 part of that group, should come before this board but I
10 think we're spinning our wheels talking about this
11 without knowing what, in fact, LAFCO determined. I
12 can't remember every detail. It was a very lengthy and
13 I would say arduous exercise.

14 RICHARD RAMIREZ: Mr. Chairman, I think

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15 Committee Kay is correct. It was a long discussion and
16 it was based upon the MLU. And it was agreed to at that
17 time that the MLU would only deal with Phase 1 and as
18 the County has outlined in the letter to us, that that
19 is not on the table right now, we understand that. So
20 we're going to go ahead and petition LAFCO to extend our
21 SOI, which is our right because we already planned for
22 that area. You have that map and we can talk more about
23 it later. I think the comments, though, that have been
24 made are absolutely accurate. We're spinning our
25 wheels, we're talking about things LAFCO may have more

1 interest than this committee. We came to get an answer¹⁵
2 from you, you provided that. We would like to come back
3 during the 60-day period and provide more information to
4 you if it changes great it doesn't that's the way it
5 goes.

6 PETER MCCREA: Thank you.

7 JOAN BENNETT: I'd like to read the guideline
8 to you, and which is that American Canyon has always
9 proven to be good partner in this county. And we have
10 been working diligently on our General Plans since 1994
11 and moving forward, but we do respect the County. We do
12 still want to have dialogue. We do want to educate each
13 other about what the ideas and concept and needs are
14 of the County and of American Canyon. It's really
15 difficult for us to understand what you're doing if you
16 really might not understand us as a city. So we want to
17 have dialogue with you. We want to reach some, you
18 know, really understanding about the issues. So I just
19 put that out, you know, we don't want to talk. So thank
20 you for allowing us to be here today.

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21 PETER MCCREA: Thank you. Okay.
22 Carole, do you have anything else?
23 CAROL KUNZE: No.
24 PETER MCCREA: Item 4 is approval of minutes
25 of February 28.

1 Do we have a motion to approve minutes? 16
2 JAMES HENRICKSON: So ordered.
3 PETER MCCREA: Second.
4 MIKE HALEY: Second.
5 PETER MCCREA: All in favor?
6 ALL: Aye.
7 PETER MCCREA: So now is the beginning of the
8 public hearing on the draft General Plan and the draft
9 DIR.
10 HILARY GITELMAN: Well, thank you, Mr. Chair.
11 Hilary Gidelman again. I want to make some
12 introductory remarks before we start the hearing today.
13 This is a public hearing on the draft General Plan
14 update and on the drafts DIR. Both documents were made
15 available to the committee and the public starting on
16 February 16th.
17 This is the second of three scheduled public
18 hearings to take oral testimony. We have a court
19 reporter here, so I would urge everyone who is going to
20 speak to speak slowly and clearly. If you're a member
21 of the public, if you could state your name and address
22 for the record, that would be appreciated. For
23 committee members, if you could make sure your name tag
24 is showing, the court reporter will be able to attribute
25 your remarks to you.

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1 we also provided speaker cards that are in the ¹⁷
2 back of the room. If the people wish to speak, I hope
3 they will fill those out and hand them to one of the
4 staff members that are here and we will get them to the
5 Chair so that the Chair can conduct the meeting in an
6 orderly fashion.

7 We are also asking, just so everybody has a
8 chance to speak, that people limit their remarks to five
9 minutes and speak only once. If you run out of time in
10 the five minutes, you can come to the next public
11 hearing which is on April 4th at 6:00 o'clock at the
12 Yountville Community Center or you could submit your
13 comments by e-mail or in writing.

14 All the comments are going to be treated
15 equally so you don't have to worry that those that are
16 submitted orally will not be given greater weight than
17 those that are submitted in writing.

18 I wanted to -- just as -- by way of
19 introduction, make it clear that the purpose of today's
20 meeting is to get comments of -- from the public on both
21 documents and not to respond to those comments. So I
22 know we got our adrenaline going with a little
23 give-and-take already this afternoon but the purpose of
24 this hearing really is to listen to members of the
25 public and to members of the committee if there are

1 remarks that you would like to make on the record and ¹⁸
2 receive responses in the planning process. This is your
3 opportunity. I thought that the planning commission
4 conducted a very orderly hearing. The way they did it
5 is they heard from public testimony. And then when that
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6 was concluded, members of the commission had an
7 opportunity to offer their remarks as well.

8 First, let me make sure that we're all talking
9 about the same documents. We have the Draft Plan and
10 the draft DIR, and then the draft DIR references a
11 number of technical appendices which are included in a
12 CD disc on the inside back cover. We have hard copies
13 of all these documents available at our offices at the
14 county building and the public libraries throughout the
15 county. At our offices, we have also made available all
16 of the reference materials. If people are following a
17 footnote, they can come to our office and find anything
18 referenced in those documents.

19 We have also made copies available at Kinko's
20 for people who wanted to buy their own because we run
21 out of plans. I think we still have a few of the EIRs
22 left but we've run out of plans. You can go to Kinko's
23 and they will print one up for you. Also, we have made
24 available at Kinko's, although at a cost maybe
25 prohibitive, to make your own copy, a copy of the

1 baseline data report which is, you know, which was a ¹⁹
2 compendium of data about the existing environmental
3 conditions. That is at Kinko's. It's also available at
4 our office and in the libraries. So if you need to
5 track something down, those are your opportunities.

6 Also, I wanted to say that we have developed a
7 number of tools to help people find their way through
8 these documents. The first is a matrix dated February
9 28, that explains the disposition of each goal and
10 policy from the existing General Plan and kind of where

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11 it ended up in the proposed plan so that readers can see
12 how one document evolved into the other.

13 The planning commission last week suggested
14 some improvements to that matrix which we are going to
15 try and accommodate and what we have, that next
16 generation, we will make that available as well. We
17 also have other tools that we hope will help. We are
18 continuing to evolve kind of fact sheets and summaries
19 on critical issues. As previous speakers mentioned a
20 fact sheet we made available to stay on the American
21 Canyon issues. We're working on a fact sheet, developed
22 the Napa pipe situation, and about vineyard development.
23 We are also -- we've also, at the committee's request,
24 prepared a second matrix that compares mitigation
25 measures in the draft DIR to policies in the Draft Plan,

1 and we will continue to make these kinds of tools
2 available to the extent we can through the comment
3 period.

4 I wanted to say a couple of more things about
5 the draft DIR. It's a complicated document, we know
6 that. It's a program EIR that possesses a potential
7 cumulative effects of development that might occur under
8 the plan. Because the plan and the EIR were prepared
9 simultaneously, the EIR looks at a series of
10 alternatives and none of those exactly matched the plan,
11 but they're intended to bracket the potential outcomes
12 of the planning process. So we're hoping that people
13 who are really digging into these documents will not
14 only comment on the plan but will take a look at the
15 alternatives in the draft DIR and let us know what they
16 think.

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17 At this committee's suggestion, we held a
18 public workshop last night -- no, Monday night -- in the
19 Napa County -- city county library to allow members of
20 the public to come and ask us questions mostly about
21 EIR, and how it was structured and the analysis. We had
22 a relatively low turnout but we did get some great
23 questions and I thought it was a useful exercise for us
24 to better explain how these documents are structured and
25 also for people who had questions to get them out and

1 answered.

21

2 I wanted to thank the County staff and the
3 consultants that have participated in this process and
4 first and foremost, all of -- all of you. I understand
5 that this a tremendous commitment of time on a volunteer
6 basis and you really put your shoulder to the wheel. I
7 think we're getting a lot of great comments and
8 testimony. The testimony we heard at the planning
9 commission was tough. There was nothing easy about it.
10 But I didn't hear anything that we will not be able to
11 thoughtfully consider and address as we go through the
12 Draft Plan and try and make revisions in the next phase
13 of our work. And that's really an important point.

14 All the comments we received today at the
15 other public hearings and in writing during the comment
16 period, will need to be considered as we develop a
17 revised document for consideration by the planning
18 commission and the board supervisors, and they will also
19 all be responded to in writing in the final EIR. That's
20 made available to the decision makers at the end of this
21 process.

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22 Finally, I wanted to say that public comment
23 period is currently scheduled to end on April 17th. We
24 had multiple requests for extensions of time and I do
25 expect the board of supervisors to extend the comment

1 period but I don't know by how much. The board will be²²
2 considering that question when they meet on April the
3 3rd. Once I have a new deadline, we will disseminate it
4 to all of you. If the comment period is extended past
5 the end of April, my expectation is that this committee
6 would not hold its April meeting; that we would next
7 meet at the end of May.

8 I'd love to see some of the committee members
9 at the meeting in Yountville on the 4th, 6:00 p.m. at
10 the community hall just because I -- it's nice for
11 members of public who are making comments to -- actually
12 making them to someone other than just to me and the
13 court reporter. So with that, I will conclude my
14 remarks. I look forward to hearing first from the
15 public and then from the members of the committee.
16 Thank you.

17 PETER MCCREA: Thank you, Hilary.

18 First, these are the speaker cards. Anybody
19 who wishes to speak, please fill one of these out and
20 bring them to Lori over here.

21 First person who is asked to speak is
22 Delmer Fjarli.

23 DELMER FJARLI: Yes, sir.

24 PETER MCCREA: Five minutes, Mr. Fjarli.

25 DELMER FJARLI: Well, that's more than the two

1 minutes I thought I had.

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2 My name is Delmer Fjarli. I'm 35-year
3 resident of Angwin and I'm here representing Howell
4 Mountain Mutual Water Company. I want to thank you,
5 Mr. Chairperson, and the committee for allowing us to
6 speak today. Seeing that I have all of this extra time,
7 I'd like to tell you that I've gone to -- been to
8 several of these meetings and it's -- it seems to me a
9 major daunting task that we're doing here on this -- I
10 think you're doing a marvelous job, very thoughtful,
11 careful. Is my time up now?

12 PETER MCCREA: You're doing well.

13 MIKE HALEY: Quit while you're ahead.

14 DELMER FJARLI: That's right now. We have a
15 report by our engineering consult, Wayne, who passed out
16 some folders here. His report is based primarily on the
17 Department of Health Services document on California
18 Drinking Water Source Assessment and Protection
19 Programs. So what we're saying here are already
20 recommendations by the State of California.

21 Just a little history. We have eight domestic
22 watersheds in Napa County, which is an invaluable asset
23 and you might even say it's a conservation program
24 because it helps eliminate use of ground water. Did I
25 say it was -- we use nothing but surface water in these

1 reservoirs. So we're saving ground water that we use ²⁴ if
2 all these people had to use wells. I wouldn't presume
3 to speak for the other watershed situations but we feel
4 these guidelines in general would apply to all of the
5 watersheds.

6 However, we're not asking for a special

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2-1 E/P

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7 consideration but if you give it to us, we would
8 certainly accept it. Ours is the smallest watershed in
9 Angwin. It's 595 acres, 245 acres of which are owned by
10 the water company. We have nine lakes that store the
11 water. We supply half the population of Angwin for
12 their water supply and for much more area than that, for
13 fire protection. Because we have such a small watershed
14 our vulnerability is high, our particular watershed
15 fails five of the six high vulnerability factors as
16 listed by the State Department of Health Services and
17 this is -- this is information is all in your little
18 handout here.

19 We now have around seven vineyards in our
20 watershed with a potential for 21. There is one winery
21 in the watershed which placed its sewer system in our
22 watershed although it had land outside the watershed
23 that could have been used for this purpose. In the past
24 few years, we have had multiple problems occurring as
25 the development increased in our area. There have been

25
1 increased landslides, one of which caused a three-year
2 delay in using our normal water supply. We have had to
3 use water from our emergency lake which is now well down
4 and of course, this year we're not having very much
5 rainfall so it's not filling up. The cumulative effect
6 is also a thing of necessary items because, you know,
7 these requests will probably come in one at a time.
8 And well, one doesn't seem so bad but when we get 21
9 stuffed in that small acreage, that could be a
10 devastating situation. Several watersheds, including
11 Hennessey and Milliken have requested protection zones
12 as recommended by the Department of Health Services.

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13 The following recommendations would help
14 mitigate problems in the future as affect all watersheds
15 we feel. The California State Department of Health
16 Services recommends that 2500 feet of special protection
17 zone be implemented around intake structures of any
18 watershed area. We recommended that development of the
19 watershed should not include wineries. And we don't
20 need to go on an increased traffic because I think
21 Angwin has been pounding new traffic problems for the
22 last several months.

23 We would like to conform to the General Plan
24 of no more than three degree slope, permanent ground,
25 cover, organic if possible, and minimize the

1 concentration of our service of their surface run off.²⁶

2 The handout will explain the background
3 information in which these recommendations are based.
4 If our watersheds become fouled, then we are up the
5 creek without any water.

6 Thank you very much.

7 PETER MCCREA: Thank you, Mr. Fjarli.

8 He's a model of public testimony.

9 Thank you.

10 BOB TORRES: Mr. Chairman.

11 PETER MCCREA: Yes.

12 BOB TORRES: I have a question.

13 Mr. Fjarli --

14 PETER MCCREA: Mr. Fjarli, we have a

15 question.

16 BOB TORRES: Just a quick question.

17 What's the definition of an intake structure?

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cont'd.

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18 Is that a stream and a tributary that is part of the
19 watershed?

20 DELMER FJARLI: No, I believe that is
21 separate. I'm going to defer to my consultant here, if
22 I may?

23 BOB TORRES: Okay.

24 DELMER FJARLI: Thank you. He knows this
25 stuff. I'm just here for my looks.

1 DUANE DEISS: Basically, A domestic watershed²⁷
2 in Napa County is comprised of a source of surface
3 water, a reservoir where they hold it, and then you have
4 the intake structure where they take the water from the
5 reservoir and take it to the treatment plant. And so --

6 BOB TORRES: So it's really a point and
7 there's a radius.

8 DUANE DEISS: That's right. And the points
9 are usually close to the dam. So the 2500-foot radius
10 is partly an underwater shed and partly below the dam,
11 which doesn't count. We're just looking at the parts
12 that are in the watershed. But this area, 2500 feet,
13 had been identified nationwide through decades of study,
14 and California is going along with it along with most of
15 the other states, where it's so close to the intake
16 structure which goes into the treatment plant that you
17 don't have much time to react if anything happens in
18 that zone, and you don't have the benefit of that taking
19 place either that something happens 5 or 10 miles
20 further away, you a lot more reaction time. And that's
21 why it's been identified as a zone of particular
22 concern.

23 BOB TORRES: Thank you. That answers my
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24 question.

25 PETER MCCREA: Excuse me, sir?

1 DUANE DEISS: Yes.

28

2 PETER MCCREA: For the record, could you state
3 your name?

4 DUANE DEISS: Yes. Duane Deiss. I live in
5 the Angwin.

6 PETER MCCREA: Thank you.

7 GUY KAY: I've had an opportunity to preview
8 this because of -- for four to five years I've been
9 interested in the watershed in Angwin. And this
10 recommendation I think, is very, very balanced because
11 it recognizes multiple uses within the watershed, and at
12 the same time, it looks to protect the watershed over
13 the long haul. It isn't saying keep out of our way, we
14 want to do it all in a pristine manner. It recognizes
15 multiple uses at the same time it conserves the
16 watershed.

17 PETER MCCREA: Thank you.

18 Next speaker is Henry Gundling.

19 HENRY GUNDLING: Good afternoon, everybody.

20 My name is Henry Gundling, last name is spelled as G as
21 in George, U-N-D-L-I-N-G, and my address is
22 703 Trancas Street. And I'm the vice president of the
23 Gasser Foundation and I'm here speaking in behalf of the
24 Gasser Foundation, and following on the ideal speaker
25 that we just heard on, I'm actually here to commend you

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1 today too.

29

2 As you know, the Gasser Foundation has as its

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3 goal the well-being of Napa County, and over the years
4 we played a key role in supporting work of many
5 organizations which share that goal, including in fields
6 human services, arts and education, nutrition and health
7 care. And I'm speaking to you today because I want to
8 emphasize a key element of our vision for Napa County.
9 We believe environmental sustainability must guide all
10 our actions. And at the Gasser Foundation, as of about
11 six months or so ago, we began to analyze our own
12 properties, and we're also launching a new initiative
13 that you'll probably begin to hear more and more about,
14 and it's similar to some of the initiatives that we have
15 sponsored in the past like the initiative for the
16 near-homeless program, aging out foster youth, and
17 helping human services, things like that. And this
18 initiative, we plan to work with our grantees to find
19 ways in which they can make their facilities and
20 operations more environmentally friendly. Pretangible
21 benefits for both the county's environment and our
22 grantees' cost of operation.

23 Our immediate focus is on efforts which will
24 conserve energy and promote the use of renewable
25 resources. But we see a larger picture and look further

30
1 working with the whole community towards that end.
2 We're looking for to collaborating with other funders
3 and hopefully, can create a countywide effort.

4 Through this program, we hope to build broad
5 partnerships to support environmental sustainability for
6 Napa for generations to come. The Gasser Foundation
7 strongly supports the environmental sustainability goals
8 and the job General Plan chapter on conservation, and in
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9 particular, pages 210 and 211 of the Draft Plan. And we
10 look forward to providing additional input and some
11 written suggestions for additional language that will
12 make this focus on environmental sustainability, energy
13 conservation, continual energy, and sustainable
14 buildings, these are all things that's mentioned on the
15 listed pages.

16 For today, I wanted to just submit and I'll
17 give it to the Julie in the back. After your
18 consideration, the Gasser Foundation's revised mission
19 statement, we just made some amendments in the fall as
20 well as a mission statement for our new initiative. And
21 I wanted to just share with you today -- it's just a
22 paragraph here, the revised Gasser Foundation mission
23 statement and it reads, "The Gasser Foundation is
24 committed to the well-being of Napa County, its place,
25 people and places. To that end, the foundation supports

1 programs which enhance quality of life and sustain the³¹
2 environment. Fields of interest includes the arts,
3 education, economic development for charitable purposes,
4 health and human services, nutrition and shelter,
5 recreation and the environment."

6 And very significantly the last sentence
7 reads, "Environmental sustainability guides the
8 Foundation's action in all of its undertakings."

9 So we think this is a wonderful process. We
10 think you, guys, have done a fabulous job. We consider
11 this as an opportunity for all of us to envision the
12 future of Napa, and we're hoping that we'll all
13 collectively choose to make Napa sustainable in every

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14 way and for all of us. And I appreciate the opportunity
15 to speak this afternoon.

16 PETER MCCREA: Thank you.

17 HENRY GUNDLING: Thank you very much.

18 PETER MCCREA: Are there any questions?

19 Thank you, very much.

20 The next speaker card that I have is for

21 Vice Mayor Bennett.

22 And Mr. Ramirez, do you have more to say?

23 Thank you.

24 Next speaker is Wendy Wallin.

25 WENDY WALLIN: Wallin.

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cont'd.

1 PETER MCCREA: Wallin.

2 WENDY WALLIN: Hi, Wendy Wallin, W-A-L-L-I-N.

3 I live at 9481 Steele Canyon Road. I also want to thank
4 you for giving me the opportunity to speak and also for
5 all the work that you've done.

6 I'm here speaking on behalf of myself today as
7 a land owner, property owner, and also as a citizen of
8 the Napa community. And I wanted to address just one
9 issue and I tend to be language obsessed, so I'll
10 probably I have a lot of written comments about, you
11 know, the language and whether it says what I think it
12 really means. But for now I just wanted to address one
13 issue, and that is, in the Social Equity/Environmental
14 Justice section, on page 86, under the Agricultural
15 Preservation and Land Use. I don't think that that
16 fully addresses the spirit of environmental justice and
17 I just wanted to make a few comments about that, that
18 are based on things that I have been reading and I've
19 done a little bit research.

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20 The basis for environmental justice lies in
21 the equal protection clause of the US constitution, and
22 that the states may not deny to any person the equal
23 protection of the laws. Now, the purpose of the
24 environmental justice section is to ensure equity in
25 fairness and planning, land use procedures, that sort of

1 thing, in accordance with the established law. 33

2 For instance, the planning and zoning law
3 prohibits any local entity from denying any individual
4 or group the employment -- the enjoyment of residence,
5 land ownership, tenancy, or any land use due to race,
6 sex, color, religion, ethnicity, national origin,
7 ancestry, lawful occupation, or age. This is minimally
8 addressed in Policy Ag/LU-107, and it's contradicted by
9 the more lengthy and ambiguous language in
10 Policy Ag/LU-109, which is sometimes called the Property
11 Rights Statement, which effectively creates a special
12 consideration for an elite group of people, land owners,
13 without any equitable consideration for those who don't
14 own property.

15 Social equity and environmental justice also
16 encompasses community health, safety and well-being. I
17 don't believe there should be any mention of
18 environmental justice in the General Plan unless we
19 address it fully.

20 So the following -- I believe, I still have
21 time, it's just some suggested language for revising
22 Policy Ag/LU-109 to bring it into conformance with the
23 concept and spirit of environmental justice. So I will
24 read my little writing contribution.

Mtg.
2-4 P
cont'd.

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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25 "Environmental justice requires fair treatment

1 regardless of ethnic or national origin, culture, 34
2 religion or socioeconomic status, with respect to
3 community planning and the limitation of environmental
4 laws and lands use policies. Environmental justice is
5 obtained in part through planning policies that promote
6 livable communities and smart growth. County
7 government's authority to engage in planning derives
8 from its responsibility to protect the public health,
9 safety, and welfare.

10 "Sustainable development and important
11 component of this function calls for a proactive
12 approach which will need to meet the current generations
13 without compromising the ability of future generations
14 to meet their own needs. This is done by promoting and
15 balancing environment, economy, and equity. Ensuring a
16 fair balance between the rights of the land owners and
17 other common rights and community value shared by all
18 taxpayers will be taken into consideration in land use
19 planning in accordance with laws. This General Plan
20 promotes policies which reduce the harmful effects of
21 incompatible land uses, fosters community sustainability
22 and promotes equitable policies and procedures."

23 So that's my little suggestive paragraph.

24 Now, just -- some suggested policies because I
25 have looked at other General Plans and they're much

1 more, I think, thorough in addressing the spirit of 35
2 environmental justice and social equity.

3 Just a couple of examples. We ensure that all
4 persons live in a safe and healthy environment; that's

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Mtg.
2-4 P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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5 one. Identify any procedural inequities in which the
6 planning process is not applied uniformly and address
7 them.

8 Now, I haven't really checked with the whole
9 General Plan to see whether or not that is covered in
10 other elements, so I apologize in that way.

11 Identify any geographical inequities in which
12 the burden of undesirable land users are concentrated in
13 certain neighborhoods and address them. And my guess is
14 that is somewhat addressed in the housing element, but I
15 haven't seen that.

16 So thank you.

17 PETER MCCREA: Thank you.

18 Next speakers, who asked to speak as a group,
19 Molly Levine, Tessa Levine, and Maya weir.

20 TESSA LEVINE: Our third party, Maya weir, had
21 a scheduling conflict, so it will just be Molly and
22 myself.

23 Tessa Levine, address, 5233 Dry Creek Road.
24 And Molly and myself are here speaking on behalf of many
25 students in our environmental science class at New

1 Technology High School who couldn't be here today, but³⁶
2 this is their opinion also.

3 We're here to comment on the General Plan
4 update because, well, we acknowledge that its
5 self-contained sections on conservation and land
6 conservation and stuff like that, it ends there. And
7 we're distressed at the fact that nowhere in the plan
8 does it mention using or promoting renewable and
9 sustainable energy in Napa. We feel that Napa would

Mtg.
2-4 P
cont'd.

Mtg.
2-5 E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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10 only be benefitted if these topics were included and it
11 is in the best interest of all of us if they are
12 addressed in the draft.

13 When we bring up renewable energy, we know
14 that financial concerns arise. We think utilizing
15 renewable energy would only benefit Napa. Tourism is a
16 very important aspect of Napa's economy and this could
17 be another attraction. We could be a model for the rest
18 of California and, you know, people come here to see the
19 grapes and all that good stuff. They can say, Hey,
20 let's go to Napa, their green. It could be just another
21 attraction.

22 If we don't do anything to include renewable
23 and sustainable energy, there will be negative
24 consequences. Obviously, our carbon imprint and global
25 warming are issues for a lot of -- in the minds of a lot

1 of Napa citizens, and this would not only calm their ³⁷
2 minds but add to our global friendliness in general.

3 And I'll hand it over to my sister.

4 MOLLY LEVINE: As Tessa was saying, I'd like
5 to continue on saying that using renewable energy in
6 Napa Valley is definitely a feasible option because we
7 have so many resources that we aren't taking advantage
8 of. One program I would like to express interest in,
9 which has already been effectively put into places in
10 many states including Idaho and North Dakota is fuel for
11 schools. The program uses biomass from forests to fuel
12 schools to create renewable energy, and while this exact
13 program may not be appropriate for Napa, I ask why
14 couldn't we use this method of creating energy not only
15 with biomass from forests but also with the grape vines
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Mtg.
2-5 E/P
cont'd.

Mtg.
2-6 E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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16 that we pull out at the end of every season. I think it
17 would definitely be in Napa's best interest to look at
18 not only this option but any of the copious renewable
19 energy options that would assist the Napa County in
20 becoming a more environmentally friendly place. And
21 that would help Napa reach out and become a county that
22 attracts tourists not only because of wine but also
23 because of the unique progress towards becoming an
24 environmentally self-sustaining county, and I believe
25 that we could make it there.

Mtg.
2-6 E/P
cont'd.

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1 PETER MCCREA: Thank you.

2 JAMES HENRICKSON: wait. Ladies, I do have
3 a question. On your biomass suggestion other states.
4 Can you be more specific about that, burning biomass or
5 is it -- how are you making energy with biomass?

6 TESSA LEVINE: I couldn't tell the exact
7 scientific way they do it, but using things like wood
8 chips and the underbrush in forest, and the places in
9 middle America, there are ways of turning that into
10 efficient fuel. And since trees are carbon neutral,
11 that would not add to our carbon output, it would
12 just -- I'm sorry, I can't tell you exactly how they do
13 it.

14 BOB TORRES: Okay. I think it's -- it has to
15 do with ethanol production and methanol maybe. And a
16 sole generator that actually produces more energy than
17 it needs to run itself, if that make sense.

18 We're doing actually a few studies. Davis is
19 right now in Lodi in San Joaquin valley using grape
20 cuttings and vines.

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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21 PETER MCCREA: Tom?

22 TOM GAMBLE: Are you still in high school?

23 THE LEVINE TWINS: Yes, we're juniors. And

24 we're twins.

25 TOM GAMBLE: Well, congratulations for

1 stepping into the lion's den. 39

2 BETH PAINTER: Peter?

3 PETER MCCREA: Yes.

4 BETH PAINTER: I just want to also really

5 thank you for coming and speaking. It means a lot to me

6 to see members of the -- of your school community to

7 come and speak. And I would encourage you to tell your

8 friends that you need to be involved.

9 So thank you.

10 THE LEVINE TWINS: Thank you.

11 PETER MCCREA: Thank you very much.

12 Next speaker is a total stranger,

13 Kelli Anderson.

14 KELLI ANDERSON: Good afternoon.

15 Kelli Anderson.

16 PETER MCCREA: Five minutes.

17 KELLI ANDERSON: Go for five more minutes.

18 Rather than my absence being haunting to you,

19 it's my presence that I'm concerned about being

20 antagonistic, but I really appreciate the time. And

21 Hilary and her staff is fabulous. They responded to all

22 of our questions really promptly, it's been a really

23 long process. But I have attended every meeting and I

24 know you have thoroughly considered Angwin.

25 However, along the way, as I've done research,

Mtg.
2-7 P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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1 it seems there were maps and past documents that were 40
2 really never provided to you as far as the evolution of
3 the urban bubble, and so I put together a little packet
4 there that might help you. The first step contains a
5 map of the existing urban bubble, and I have this really
6 big, if you guys ever want to look at it. And what I've
7 shown here is the forested agricultural areas that are
8 within the bubble and the parcels that lies partially
9 within and partially out of the bubble, in addition to
10 the Pacific Union College campus and the existing
11 commercial facilities. It's highlighted in yellow, the
12 five parcels that we have asked to be removed from the
13 urban bubble because they are zoned Ag watershed which
14 is a conflict with the urban designation. And in
15 addition, I've highlighted an area of blue, that during
16 a 1998 General Plan amendment was suggested by the
17 County planning staff to be removed from the urban
18 bubble because in all rights it is a rural residential
19 neighborhood. There is a page in there that highlights
20 that recommendation by County staff to remove the
21 118 acres, for whatever reason that was not followed
22 through with.

23 I would also like to point out that in the
24 current Napa County General Plan, there is a text
25 definition there of the urban bubble, I'll just read

1 that to you. "Angwin urban area, is Pacific Union 41
2 College, and adjacent commercial facilities."

3 So right there we have a problem in that I own
4 a little one-acre parcel in the Angwin urban bubble, and
5 PUC doesn't own it and it's not commercialled. So I

Mtg.
2-7 P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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6 have other neighbors that are also single-family
7 homeowners or vineyard owners who are in an urban
8 designation on the map but it doesn't match with the
9 text. In the draft General Plan, the text, a
10 description of the Angwin urban bubble has been deleted.
11 So I ask your attention to not deleting that text but to
12 clarifying, expanding and defining it so that it matches
13 whatever urban bubble we ultimately come up with.

14 I also have a map here that highlights
15 five parcels that I think are agricultural and should be
16 removed with parcel numbers referenced. We submitted a
17 petition signed by 180 residents of Angwin to remove
18 those five agricultural parcels from within the urban
19 bubble. By the way, they are all partially in and
20 partially out of the urban bubble, so the line clearly
21 did not respect property lines or existing land uses.

22 Also, during the 1983 General Plan update, the
23 County planning staffs at that time recommended that the
24 Angwin urban bubble map be changed and to indicate a
25 reduction in the area that was previously identified as

1 the urban area, and that the urban part of Angwin be
2 limited to the college and adjacent commercial areas.
3 That was in 1983 during that General Plan update. For
4 whatever reason, again, it seems like that fell through
5 the cracks.

6 I have a letter here from Mel Garman who
7 obviously was involved in the 1989 General Plan
8 amendment of the urban bubble. At that time, two public
9 works projects were included in the urban bubble, the
10 sewage treatment pumps and water tanks, and this is his
11 account of what the Angwin bubble was supposed to

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Mtg.
2-7 P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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17 and we don't match the text. | Mtg.
18 JAMES HENRICKSON: So your home is in this | 2-7 P
19 blue area? | cont'd.

20 KELLI ANDERSON: Yes. Okay? Thank you.
21 PETER MCCREA: Thank you, Kelly.
22 Next speaker is Ginny Simms.
23 GINNY SIMMS: Thank you, Mr. Chairman.
24 My name is Ginny Simms, I live at
25 21 Oakville Way in Napa. And I'm going to quickly

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1 discuss some things and then a little later, I hope,
2 find time to submit them more clearly in writing. But I
3 didn't want to miss this opportunity to talk to you
4 about some general things that we hope as --
5 get-a-grip-members that you will consider.
6 First of all, there is an overreaching concern
7 in our group that you did not mention energy efficiency
8 in a way in which it is clearly a community goal, it can
9 be achieved. And certainly, if it's in here and gripped
10 in a good strong way, it will encourage people to do
11 what others privately have already done in Napa and stay
12 current. This not yesterday's plan.
13 Secondly, the idea of adopting a General Plan
14 for an agricultural community without some strong way of
15 dealing with the problems of climate change as they show
16 themselves is I think not a really good idea.
17 Overall, in the writing of the General Plan,
18 there's some watering down the language that occurred.
19 And what I want to do -- they're hard to find because in
20 the crossover document that you have and that we have,
21 there are 154 places where it says the language is not
22 precisely copied and so forth. So to get these spots

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Mtg.
2-8 E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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23 where the language is watered down is very difficult to
24 do and we're working on it. However, let me give you
25 one because I think it's central to the problem. And

1 this is your Ag/Land Use Goal No. 1, it says, "To ⁴⁵
2 preserve existing agricultural land uses." Now, I concur
3 with that. But in the old plan it said, "to plan for
4 agriculture as the prime use." There's -- that's a
5 watering down, all you can do is preserve. There are
6 other goals here, but this one was forthright in the old
7 General Plan.

8 Now, we get to the urban question. In the old
9 General Plan and -- put urban uses in urban areas -- and
10 it said, "In existing cities and urban areas." Now you
11 have, way down at Goal 3, "concentrating
12 non-agricultural areas in existing urbanized for
13 developed areas." The definition of a developed area is
14 a place where the house and a road or a building and
15 road. I don't think that word really has to go, and I
16 prefer the old language. Let me give you just a piece
17 of the old language as well. Just to give you an idea
18 about what watering down happens. We have language in
19 the old plan that talked about the goal being to ensure
20 the long-term protection and integrity of agricultural
21 lands, open spaces, and so forth. That's a language.
22 And I like it a lot better than preserve.

23 Next, whole little bunch of stuff. The
24 viewsheds should be acknowledged in the plan somehow,
25 whether by reference on the listing and appendix or

1 something. You well know, I'm sure on -- all of you, ⁴⁶

Mtg.
2-8 E/P
cont'd.

Mtg.
2-9 P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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2 how long and how far that issue has been. And I think
3 just to acknowledge where we are in these days is a good
4 place to start.

Mtg.
2-9 P
cont'd.

5 In the growth management plan there's a thing
6 called Ag/LU-120 and it's not analyzed in the EIR. It
7 says, basically, if the board wants to, it can put
8 housing anywhere it wants to that isn't Ag, and there's
9 no analysis of where that might be. It also implies
10 that in order to get the affordable housing, which I
11 assume is the reason for that new thing, in order to get
12 it, you're going to have big developer come in and he's
13 going to do a lot of stuff and then he's also going to
14 give you some affordable housing. As you read that
15 policy, 120, LU-120, we advocate that it disappeared.
16 It weakens Measure A, you're going to see it back on the
17 ballot, put it in your notes.

Mtg.
2-10 E/P

18 In the economic analysis, in both the EIR and
19 in your plan, you do not have information that would be
20 very important to you. The job income distribution is
21 almost more important than the jobs themselves. You
22 have a lot of information about where they think the
23 jobs are going to be and where they would come from and
24 how many there are going to be and a whole lot of
25 looking into the future. But what you don't show, and

1 they have this and you could ask them and you can get ⁴⁷
2 it, is what constitutes a living wage and how many of
3 those jobs will come up to that living wage and how many
4 of those jobs will not. Sector by sector. I don't
5 think it's any surprise to any of you, but both -- that
6 the tourist industry and the hotel industry and, to some
7 extent, the restaurant industry all have many jobs that

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8 fall below that level. I'm not saying we're not --
9 those people aren't welcome or those jobs aren't
10 welcome, I'm simply saying how could you plan for a type
11 or style of community development without knowing which
12 segment of the community you were in most encouraging.
13 And I know that can be done because we saw it when
14 Monticello was presented by this same consultant.

15 There's some places in here, I think all of
16 you just in common sense ought to know that we're not
17 going to go there, so I'm just going to list them and
18 then I'll try to make some sense of them if I have time.

19 First of all, the Angwin development, you're
20 just to going to go there and you might as well admit
21 it. What you are going to do is attempt to preserve the
22 community character of Angwin, to allow for some
23 development, particularly of affordable housing
24 development, to allow from -- for some creative and
25 marvelous reuse in that commercial zone. In my --

1 personally, of course, I -- my kids wouldn't go to that⁴⁸
2 college because you can't drink coffee and you can't
3 drink beer and you can't find a place to have any wine
4 and you have to go down a very bad road to get to any of
5 the places where the action is. But that -- they might
6 not be all like my kids but let's face it, Angwin is --
7 has community character and it deserves protection, and
8 whatever you people do, you should be focusing on that.

9 Next, the county development of Napa Pipe --
10 thank you -- county development of Napa Pipe outside of
11 the city is, in my view, a disaster. You all know this
12 plan and you know how little this plan is aimed at

Mtg.
2-10 E/P
cont'd.

Mtg.
2-11 P

Mtg.
2-12 P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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13 controlling things that are talked about in the
14 transition area, quote/unquote, that has been invented
15 for Napa Pipe and for Syar Pacific. This County is not
16 prepared nor should it be prepared to handle large urban
17 developments on the edge of cities just because. This
18 is something that I think is Goal 2, I would still
19 prefer urban is Goal 2 and leave the -- your Goal 2 as
20 3. I think they are bookends, they shape the County,
21 they say yes to this and no to that, and I have known
22 developers who have come to Napa and have decided they
23 had to leave because they understood that it was either
24 Ag or it was either urban and they couldn't fit in.

25 Now, the other thing is the transition zones,

Mtg.
2-12 P
cont'd.

1 no. Design a study zone, you don't want everything ⁴⁹
2 that's in that transition zone, and PS, the transition
3 zone doesn't allow for recreation, doesn't mention
4 anything about any of the other kinds of value you want
5 might in a large development -- these are big guys, they
6 are in Yountville. In Hess -- I think you heard from
7 American Canyon about the intergovernmental conflicts,
8 but I would like to support the -- everything you can do
9 to keep that Hess properties in agricultural. One of
10 the things that they didn't do was they didn't look at
11 good agricultural lands and do the matrix on Ag and
12 industry when they were looking at the growth of
13 agriculture. And if you're doing everything to support
14 agricultural, you're going to look at that parcel and
15 realize how much more valuable it is to meeting your
16 goals than it would be. And all I want to ask is that
17 you reinforce that and possibly even use the terrible
18 word "greenbelt."

Mtg.
2-13 P

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19 Thank you very much for listening, and I want
20 to tell you I don't think I could have made it here if I
21 was you. I couldn't have sat those many hours and
22 wrestle with it.

23 Thanks.

24 PETER MCCREA: Thank you. Excuse me.

25 GINNY SIMMS: Oh, yes.

1 MIKE HALEY: Let me ask about what you said ⁵⁰
2 about the climate change. Do you have any specifics of
3 things that you would like to see?

4 GINNY SIMMS: Yeah. I believe that we have
5 just gone through, for example, the hottest ten years in
6 California's records and I think that has implications.
7 And when we ignore that or we downplay it, or we don't
8 make provisions for adjustments because of it, we are
9 not planning.

10 CAROL KUNZE: What kind of adjustments?

11 MIKE HALEY: Yeah. I'm wondering about
12 specifics for the General Plan.

13 GINNY SIMMS: I think one of the things that
14 you need to do is you need have somewhere and it is
15 probably in the -- in a section that is not land use but
16 you do need to have somewhere where what you say is, we
17 are at the edge of a discussion, we are on the brink of
18 dealing with climate change. It is unknown exactly how
19 that will affect these future plans. But the County
20 will review this plan every X years, and we'll make
21 adjustments should the present predictions of climate
22 change become -- come to pass.

23 If I was looking at it in an -- and the ocean

Mtg.
2-14E/P

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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24 is going to go up a foot and a half in 40 years, in the
25 lifetime of this plan, I would want to know that. And I

Mtg.
2-14E/P
cont'd.

1 want to be able in my plan to plan to fit it, and to 51
2 adjust it. Hilary had some wonderful language about
3 something. She can tell you what it is, I didn't write
4 it down and so it's gone.

5 MIKE HALEY: Okay.

6 PETER MCCREA: Thank you.

7 WILLIAM TRAUTMAN: Speaking of writing it
8 down, she did say that she was going to submit written
9 comments --

10 PETER MCCREA: Right.

11 WILLIAM TRAUTMAN: -- but it raised a
12 question. Are we going to get a copy of the transcript?
13 Is that -- is this --

14 PETER MCCREA: Yeah.

15 WILLIAM TRAUTMAN: -- going to be transcribed?

16 PETER MCCREA: Yeah. Well, everything, not
17 only that. The staff has to respond in writing to every
18 issue that's raised in public document.

19 WILLIAM TRAUTMAN: But we'll be able to read
20 the transcript?

21 PETER MCCREA: Yeah.

22 GINNY SIMMS: Yeah. I'll try when I -- if I
23 do find time to get some of these idea in a better
24 order, I'll try to get you individual copies as well, so
25 you don't have to look for this.

1 I appreciate the question about the global 52
2 climate change.

3 TOM GAMBLE: Ginny, I think I understand what
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4 you think about Napa Pipe. You know, part of the issue,
5 is also where we put in -- how we are dealing with our
6 state housing mandates, so if you have any.

7 GINNY SIMMS: Yes, I do. Yes, I do. I'll try
8 to be brief. The housing mandates are such and I think
9 this has bearing on two things I thought. Housing
10 mandates says we have to be able to plan for, I think,
11 it is approximately 725 affordable units within the next
12 ten years. And we have been able to use the two cities
13 so people aren't too happy. There is a lot of buyers'
14 regret going on both ends. But the issue is, that's one
15 of the ways. It's to settle those buyer regret
16 problems. The other way to do this is that the County
17 can and, I think, should make an inventory of all lands
18 that it believes would be suitable for small, affordable
19 housing developments.

20 I recommended to you that if you haven't
21 already gone out to the end of Villa Lane and look at
22 that, it's a dense, affordable apartment area, you
23 should look at it. You should look at -- you should
24 look at the one at Jefferson and Trancas.

25 These are the kinds of things we are thinking

1 of we are not building an enormous community in order to
2 get this guy to put in the corners some little stuff.
3 That's really how we get it. I think you get it by
4 building a town, and I think you get it by identifying
5 places where you may actually have to negotiate and buy
6 the land, you may actually have to start writing many
7 more grants, many more kinds of things. You may have to
8 work hand-in-hand with almost anyone. I would suggest

Mtg.
2-15P

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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9 that if anyone builds a second home unit on a
10 agricultural parcel from this day forward, that they
11 sign an agreement with the housing authority that that
12 will be used for 40 years as employee or low income
13 housing on a rental basis. You have a lot of that.
14 And people use -- people who live in places
15 that are large and require a lot of upkeep would
16 probably like to have a place where they can make
17 assurances if they could always find somebody to help
18 them out. And that's one way to solve the great many --
19 we are not getting real credit for those second units
20 even though we're getting units and it's because we're
21 not tying them to the housing question, and I think we
22 should.

23 TOM GAMBLE: Thank you.

24 PETER MCCREA: Thank you.

25 Elizabeth Pressler.

Mtg.
2-15P
cont'd.

1 ELIZABETH PRESSLER: Good afternoon. My name⁵⁴
2 is Elizabeth Pressler. I live at 121 Nole Circle in
3 Saint Helena. I will be reading from a letter today and
4 I have copies that I like to pass around. First, I
5 would like say the copies of this letter have been
6 submitted to the General Plan Steering Committee, Napa
7 County Conservation Development and Planning Commission
8 and County Board of Supervisors.

9 "My husband and I are owners of commercially
10 zoned property in the Rutherford area and currently
11 operate a retail wine sales and public tasting room that
12 is located in the former post office building across
13 Beaulieu Vineyards. We've recently acquired an interest
14 in a vacant commercial building adjacent to our existing
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Mtg.
2-16P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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15 business and had to have several discussions with your
16 staff about potential uses of that building. Both
17 parcels has been zoned and use for a variety of
18 commercial uses since at least the 1970s."

19 "We are very interested in establishing
20 live/work units in conjunction with future commercial
21 businesses that are currently allowed by the commercial
22 limited zone district. In discussing this offer with
23 your staff, we were informed that residential uses are
24 not currently permitted in the commercial limited
25 zone -- commercial limited zone district. But that

Mtg.
2-16P
cont'd.

1 the new General Plan might report the county and us with⁵⁵
2 the opportunities to provide such uses in the future.
3 We strongly support the continuation of the city center
4 development program that has protected county
5 agricultural lands from urban encroachment to further
6 strengthen the county's agriculture land protection
7 program."

8 "We believe equally strongly that residential
9 uses such as work/live units should be permitted in all
10 the county's commercially zoned areas. By doing so, we
11 can accommodate reasonable residential growth within
12 those areas long designated for urban level uses. We
13 can reduce the pressure to convert these agricultural
14 lands to urban uses and reduce home-to-work vehicle
15 trips. We have taken the opportunity to review the
16 Draft General Plan to determine if we might affect our
17 current and future plans for our properties and whether
18 live/work units are to be permitted within commercial
19 zones."

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20 "We were pleased to discover and support the
21 county's long standing commitment to allow all
22 commercial uses on commercially zoned parcels. We also
23 strongly support the county's commitment to pursuing
24 policies and programs to address the needs for
25 workhouse -- workforce housing and home-based

1 businesses. While these policies might be sufficient ⁵⁶ to
2 allow for live/work units to be developed on our
3 commercial limited properties, we respectfully request
4 that the Draft General Plan we supplemented with
5 specific language that allows live/work as well other
6 appropriate residential uses to be built on limited
7 commercial property."
8 "We would like to suggest that an explicit
9 policy be added to appropriate locations within the
10 General Plan and that to that section of the General
11 Plan addressing the special needs of Rutherford. The
12 addition of the live/work and other appropriate
13 residential uses on the commercially zoned properties
14 like ours will increase the viability and liveability of
15 those who live in geographic areas of the county that
16 have been long designated for non-agricultural uses.
17 Further, the combining of commercial and appropriate
18 residential uses in areas already designated for urban
19 uses is consistent with existing and proposed county
20 goals of maximizing housing opportunities while
21 protecting agricultural land, reducing traffic
22 congestion and work trips and also improving the
23 county's economic health."
24 "We would appreciate your thoughtful
25 consideration of our proposal and request that you
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Mtg.
2-16P
cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

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1 forward this letter to Steering Committee of Planning ⁵⁷ | Mtg.
2 Commission and Board of Supervisors. Thank you very | 2-16P
3 much." | cont'd.

4 PETER MCCREA: Thank you. Questions.

5 ELIZABETH PRESSLER: Yes?

6 BRAD SIMPKINS: I'm -- just curiosity. Are
7 your properties served by well and septic or public
8 water supply?

9 ELIZABETH PRESSLER: Actually, we are hooked | Mtg.
10 up to Saint Helena water. We're getting water from | 2-17P
11 there, so yeah.

12 BRAD SIMPKINS: And septic water you're on

13 your own?

14 ELIZABETH PRESSLER: Yes, we have our own

15 septic.

16 Yes?

17 MIKE HALEY: what kind of business are you

18 talking about?

19 ELIZABETH PRESSLER: We're still investigating

20 what might be possible. We're not quite sure what we're

21 trying to --

22 MIKE HALEY: You just like the concept of the

23 live and work situation.

24 ELIZABETH PRESSLER: Yeah. We're exploring

25 all opportunities. It's a commercial zone so we would

1 like to fulfill that and use it in the best way. But ⁵⁸ we
2 see an opportunity to also add some residential to the
3 spot, to the site. And right now, the county does not
4 allow for that, the plan does not allow for that.

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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5 PETER MCCREA: Thank you.
6 ELIZABETH PRESSLER: Thank you very much.
7 TOM GAMBLE: Mr. Chairman, I see we're losing
8 a few people every once in a while to the restroom, can
9 we have a five-minute break?
10 PETER MCCREA: Sure, about 10 would be great.
11 (Recess taken)
12 PETER MCCREA: You're on.
13 LOIS BATTUELLO: Lois Battuello,
14 1634 Main Street, Saint Helena. And I want to thank
15 everyone, in particular, the language update to the
16 safety component and the sections of the General Plan.
17 Much needed and much appreciated. Bases are all covered
18 that address my concerns of the January 10 letter to the
19 Steering Committee. And the other thing is that you do
20 have -- you already have before you my concerns about
21 the EIR. And I'll try to do a cogent specific type of
22 letter, no more than two pages, for a future meeting on
23 the EIR at that time.
24 I am not affiliated with any group here in the
25 county. I am very independent and I have to be for a

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1 lot of reasons. But I have shown this little poster off
2 before, and I did put on record formally this time, it's
3 just kind of remind people that we really don't need the
4 kind of Mickey Mouse decisions. And I must say that,
5 without delving as deeply into the EIR as I should have
6 by now, I'm really concerned that there are -- there's a
7 lot of conflicted language, and that EIR seems to be
8 driven by specific projects rather than following a
9 process that is otherwise outlined by the county through
10 the planning processes itself. And insinuating specific

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Mtg.
2-18E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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11 projects into an EIR or a General Plan can be highly
12 problematic later on. I like Ginny Simms' references to
13 very clear language about what this county is all about
14 and where development does and doesn't take place.

Mtg.
2-18E/P
cont'd.

15 Thank you.

16 WILLIAM TRAUTMAN: Peter?

17 PETER MCCREA: Oh, just a minute, Lois.

18 LOIS BATTUELLO: Yes?

19 WILLIAM TRAUTMAN: We have a memorandum dated
20 March 28th and it refers a lot to Disney but it's not --
21 it doesn't seem to have any signature or name.

22 Okay. That's it. Thank you.

23 PETER MCCREA: Okay. We're done.

24 LOIS BATTUELLO: Thank you.

25 PETER MCCREA: Sally Kimsey.

1 I want to thank the speakers who all have been⁶⁰
2 really well organized and really concise.

3 SALLY KIMSEY: Sally Kimsey, 7227 Pope Valley
4 Road, Pope Valley, California.

5 I just -- a group of Pope Valley citizens is
6 going to get together and submit a letter in writing
7 about our concerns, about General Plan. But I just want
8 to ask a question, really, and that is that in the
9 General Plan Draft, it talks about a potential Measure
10 J vote and requests public input on that. I understand
11 that this is one the forms and we can submit a letter
12 about what we feel about the Measure J vote, but where
13 does it go from there and who decides what's in that
14 Measure J vote?

Mtg.
2-19P

15 I know that that the property owners have been

3.0 COMMENTS AND RESPONSES TO COMMENTS

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16 speaking to the Planning Department and the Board of
17 Supervisors about what they would like. Are there going
18 to be public hearings in Pope Valley about that? when
19 does it get decided? Does the Board of Supervisors
20 decide that? Is that -- is the specifics of the Measure
21 J vote in the final, General Plan that goes for
22 approval? That's really -- mostly a question.

23 PETER MCCREA: Hilary, do you want to respond
24 to that?

25 HILARY GITELMAN: Hilary Gitelman of the

1 planning staff. I will try and answer, but I should say ⁶¹
2 that this is subject to change. We haven't really given
3 this all the thought it probably merits.

4 Our expectation was that based on public
5 comment, the committee would decide whether they wanted
6 to retain the language in the General Plan suggesting a
7 Measure J vote. But if that plan was adopted by the
8 Board of Supervisors, the Board would then place the a
9 Measure J -- that ballot innatives on the ballot and at
10 that time, the Board would have a hearing on exactly
11 what the words are and what it would say. The Board
12 could choose not to do that and leave it to the property
13 owners and -- but that's a decision that they would make
14 at the end of the day if the idea survives the
15 committee's process.

16 PETER MCCREA: Okay. So I think the answer to
17 your question is that we'll be discussing this again --

18 SALLY KIMSEY: Okay.

19 PETER MCCREA: -- at the committee.

20 SALLY KIMSEY: The only difficulty or one of
21 the main difficulty for community members is it's hard
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Mtg.
2-19P
cont'd.

Mtg.
2-20P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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22 to say whether you're for or against something without
23 knowing what it is. In other words, you can be for a
24 very general idea about what this person's idea and what
25 my idea could be this far apart. So that's just makes

Mtg.
2-20P
cont'd.

1 it difficult to submit whether we think it's a good idea⁶²
2 or not.

3 PETER MCCREA: Well, there will be a specific
4 proposal considered by this committee about whether to
5 recommended putting on the ballot.

6 SALLY KIMSEY: Thank you.

7 PETER MCCREA: Gopal Shanker.

8 GOPAL SHANKER: Good afternoon.

9 Gopal Shanker, 3901 Lake County Highway, Calistoga.

10 First, I -- I always forget to do this so let
11 me start by saying thank you for all your efforts. I
12 want to build a little bit on what some of the other
13 folks have already said and maybe add to it.

Mtg.
2-21E/P

14 My suggestion is that energy and climate
15 change, especially energy, should be a topic area of its
16 own. And the reasons for these are, as far as I'm
17 concerned, energy is fundamental to everything that we
18 do and it can be an issue that brings everybody
19 together.

20 It doesn't matter what your political leanings
21 are. It doesn't matter if you think climate change is
22 real or not. There's a reason to be more energy
23 efficient and to produce renewable energy. Just a few
24 examples of this -- and just -- by the way, I have no
25 background in energy, but I've acquired over the last

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1 few years through self-study and going all across the
2 country attending conferences, and what I realized is
3 that there are many, many reasons for considering
4 energy, so climate change obviously is one of them.

5 If we switch to renewable energy, then
6 emission levels will go down. If climate change was not
7 an issue, there is an issue of deep oil which is a
8 supply constraint. If neither of those two things were
9 issues, there is the issue of a billion people in China
10 and India coming out of poverty and their energy
11 requirements skyrocketing and their demands for energy
12 coinciding with ours, and we are all going to be looking
13 into the same sources. There are obviously a whole
14 bunch of other things, health-related issues and
15 environment-related issues and so on and so forth.

16 So the plan that I drafted completely
17 unsolicited was to have Napa County become a net
18 producer of clean energy. The first version of this is
19 something that I passed on to the students of New Tech
20 High School, and you heard Molly and Tessa Levine from
21 the environmental sciences class talk about it a little
22 bit.

23 So, you know, one of the dangers of this issue
24 of renewable energy is that you can talk to a hundred
25 people and all hundred will probably say that, yes, it's

1 the right thing to do. We should switch to renewable ⁶⁴
2 energy. But out of those hundred, there aren't very
3 many people who actually do anything, because everyone
4 is waiting for some breakthrough technology, everyone is
5 waiting for their neighbors to make a mistake before
6 they, you know, try to solve themselves and so on and

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Mtg.
2-21E/P
cont'd.

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7 so forth.

8 The reason that I'm pushing this for Napa
9 County is because we have shown leadership in the past.
10 We have done something that very few people have been
11 able to pull off. And let me share a few examples,
12 AgPreserve, 1968 -- I don't know, maybe you can confirm
13 this -- is the first in the United States.

14 We had a New Technology High School. This is
15 a school that we set up in response to a bunch of people
16 being unemployed for Mare Island. And it's not that,
17 you know, they weren't progressive school education
18 models in other parts of the country and the world, but
19 what Napa did was called them together, best practices,
20 and as a result of this, this is one of four school
21 models that the Bill and Melinda Gates Foundation funded
22 for application. It is one of the most successful
23 models. If I'm not mistaken, there are 35 replication
24 sites based on this model in the country --

25 PETER MCCREA: Two more minutes.

1 GOPAL SHANKER: -- in the country by the end⁶⁵
2 of this year.

3 And there are many other examples. Bob's
4 given me the one about -- excuse me -- Bob Torres has
5 given me the one about the Rutherford society and
6 the Rutherford restoration project. The living a little
7 project is another one and so on and so forth.

8 So if we decide here in Napa County and
9 just -- by the way, I still get the chills when I make
10 statements like this. If we can be fossil fuel-free in
11 five years, it will show the rest of the world that we

Mtg.
2-21E/P
cont'd.

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12 can pull something really, really amazing off and it can
13 be done. That's the most important thing to recognize.
14 And the reason for doing this is that not only will we
15 be establishing an example for the rest of the world to
16 follow, but then we have other problems that we can
17 focus on solving, okay?

18 So finally, I -- you know, there will be
19 written comments that I will submit to anyone who is
20 interested, including Hilary, but what I hope to be
21 working on with input from any of you is an actual
22 implementation plan to make this happen.

23 Okay. Thank you. Thank you for your time.

24 CAROL MEREDITH: Comment.

25 Gopal spoke at the public hearing last week,

Mtg.
2-21E/P
cont'd.

66

1 and that made curious so I went to his website and
2 downloaded a document that he wrote, and if any of you
3 are interested, you might want to go there too. It's
4 www.recoltenergy -- recolte is R-E-C-O-L-T-E,
5 energy.com. Now, there's about a 13-page document that
6 details some of his ideas.

7 GOPAL SHANKER: That's being edited, but that
8 version is what the kids from New Tech are working on.

9 JAMES HENRICKSON: What is your association
10 with New Tech?

11 GOPAL SHANKER: I'm on the board of the
12 foundation. The foundation's mandate is to support the
13 school itself because this is the first school that was
14 established, and then to promote its reputation across
15 the country.

16 JAMES HENRICKSON: And how do you propose to
17 take Napa County in five years. I mean, are we talking
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3.0 COMMENTS AND RESPONSES TO COMMENTS

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18 about the fleet of cars that are out there as well --

19 GOPAL SHANKER: No, no. Everything. I mean,
20 there's a benchmarking baseline study that's been done
21 already. I think it was a 2005 and based on 2003 data.
22 I haven't checked my map. but I think, Napa County's
23 electricity, natural gas, and gasoline requirements are
24 documented there, and so just electricity can be offset,
25 you know, possibly with solar electricity.

Mtg.
2-22E/P

1 Natural gas, to some extent, can be reduced to⁶⁷
2 solar hot water depending on -- you know, the first
3 thing we have to do is find out how the energy is being
4 used and then figure out how we can match sources of
5 energy with uses of energy. We have -- and we also have
6 to do a study of what resources we have here. So
7 in this -- in the incorporated cities, we can come up
8 with some sort of plan to help people -- help people
9 finance solar electric system or solar hot water system
10 on their rooftops.

11 Biomass, which the Levine sisters talked about
12 is -- this world war I, world war II technology where
13 you gasify wood. So you use wood, and what Bob Torres
14 again talked about was the cellulosic ethanol ready to
15 use microorganism to convert wood waste into --
16 into fuel.

17 JAMES HENRICKSON: And then you burn the fuel?

18 GOPAL SHANKER: And you burn the fuel, yeah.
19 But, again, the more you convert stuff, the more energy
20 you lose. So, again, the reason for doing renewable
21 energy is the resources are localized. We figure out
22 Calistoga may have geothermal resources that are to be

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23 tapped. Then there's wind possibly in the Carneros
24 region. There are gasoline substitutes already. At the
25 moment we don't produce any ethanol here, but we

Mtg.
2-22E/P
cont'd.

1 certainly can produce biodiesel if we choose to.
2 Natural gas may be a little harder to replace but,
3 again, there are ways.

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4 I have three spots in my car I'm going to
5 Stanford if anyone wants to go with me.

6 PETER MCCREA: Thank you.

7 Is there anybody else who would like to speak?

8 Okay. Then we'll be -- then we'll close the public
9 comment period.

10 Well, Hilary, your suggestion was if there
11 were any comments that members of the subcommittee
12 wanted to -- that anybody wanted to make for the --
13 officially for the record, now is the time to do it.

14 HILARY GITELMAN: Now is certainly an
15 opportunity. There will be others. This will be the
16 time if anyone wants to make any comments on the record.

17 JAMES HENRICKSON: I just want to make one --

18 PETER MCCREA: would you like those -- Can she
19 hear? Okay.

20 JAMES HENRICKSON: This is -- I just want to
21 say I've read this comparison of proposed General Plan
22 update policies and draft of the EIR. I got to say it
23 was done terrifically and it was very helpful in terms
24 of identifying the areas that we will be discussing over
25 the next few meetings.

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1 PETER MCCREA: Tom.

2 TOM GAMBLE: Briefly, I do think it would be
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3 multidiplomatic support American Canyon's request for a
4 60-day extension so they can get their arms around these
5 documents, perhaps shorten other time spans on other
6 issues.

7 PETER MCCREA: All right. I have -- I have
8 little sympathy to American Canyon. They have had
9 representatives at this meeting at the beginning of
10 session.

11 TOM GAMBLE: Well, it's a long document.

12 PETER MCCREA: Anybody else?

13 Okay. Future agenda items.

14 HILARY GITELMAN: Well, as we indicated
15 earlier, I think we're all waiting to see what the Board
16 of Supervisors does on the comment period. The comment
17 period is extended past the end of April as we
18 anticipate, we would suggest that the committee take the
19 April meeting off and meet again at the end of May.

20 Yeah. So our next meeting would be the end of
21 May. And we would try and -- if the comment period is
22 still ongoing, we would hear additional testimony. If
23 it's -- even if it's ongoing, I think we will try and
24 identify a substantive discussion either for the
25 committee so we continue to get some work done towards

1 our goal. 70

2 BETH PAINTER: One thing that we -- you know,
3 as we start getting on comments in, it will be helpful
4 for the committee as the staff writes responses to those
5 comments is that we all understand clearly whether or
6 not the EIR, as it stands, adequately covered that
7 issue, where that is, and if we didn't, then what do we

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3.0 COMMENTS AND RESPONSES TO COMMENTS

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8 need to do, an additional study, additional analysis, et
9 cetera, and adequately address it, because we're going
10 to get a whole myriad of complicated issues to try to
11 understand and we heard about many of them today. And I
12 know you'll do that anyway just as a committee as we
13 start to get comments. We were going to need to look at
14 the EIR and say, was it there, was it there adequately,
15 and what else do we need to do. So I know that's a big
16 task and we will be talking about that at the next
17 meeting.

18 HILARY GITELMAN: Why don't we bring -- the
19 next time we get together and we'll bring with us what
20 we propose as a schedule and a process going forward. I
21 think our expectation has been that the EIR and the
22 responses to comments on EIR would continue to be
23 something that the staff and consultants take the lead
24 on, that this committee would have all the comments on
25 each topic as they review each element again and revise

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1 the Draft Plan.

2 BETH PAINTER : It's going to be a big job.

3 HILARY GITELMAN: It's going to be a big job
4 for all of us.

5 JEFF REICHEL: Just more of a question but
6 the eluded to it, is there anyway can we see the data he
7 said that in a one huge file. I mean, you get
8 overwhelmed. If we could get as early enough, I guess.
9 That's possible. I'm really asking a question more than
10 anything else but. It will be nice to be able to read
11 this stuff. I was impressed with the quality of
12 comments today.

13 HILARY GITELMAN: Yes.
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3.0 COMMENTS AND RESPONSES TO COMMENTS

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14 JEFF REICHEL: They were very good. I'm sure
15 there are comments coming in the mail, other meetings
16 that I don't know about. And it would certainly
17 better -- for us to digest those slowly than in one
18 monumental stack.

19 HILARY GITELMAN: We will talk about how to
20 make that happen.

21 JEFF REICHEL: It's a question.

22 HILARY GITELMAN: You know, with the
23 understanding that in a process like this, you usually
24 get 90 percent of your comments in the last few days.
25 But we will --

1 JEFF REICHEL: But we're getting good ones
2 now.

3 HILARY GITELMAN: We are getting good ones
4 now. We are getting good ones now. But just to warn
5 you, we are going to -- no matter what we do, we're
6 going to get a big pile at the end.

7 JEFF REICHEL: All the more reasons.

8 HILARY GITELMAN: Let us strategize about how
9 to do that. We will.

10 PETER MCCREA: Tom.

11 TOM GAMBLE: So does that mean that this
12 agenda for May 30 is very tentative, on May 30?

13 HILARY GITELMAN: Correct. The topic that we
14 list there is tentative, because if we have to cancel
15 the April meeting, we will probably push everything back
16 topicwise.

17 TOM GAMBLE: We'll wait for the e-mail.

18 PETER MCCREA: Okay. Hilary, could you --

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19 were there any -- was there any themes or issues that
20 would help the committee to be aware of that came out of
21 the planning commissions --

22 HILARY GITELMAN: Well, as Jeff suggested,
23 I'll get you the transcript when it's available. We
24 heard from about 20 speakers. I thought some of the
25 themes were the same that you heard today about energy

1 conservation and climate change. We also heard from ⁷³
2 speakers who are concerned that facets of the plan were
3 weaker, weaker than the current plan, and some speakers
4 started to point out specific areas where that was the
5 case. And then a -- clearly, we had a collection of the
6 speakers about Angwin and we learned the new phrase
7 "bubble trouble" about Angwin. So it was a good kind of
8 cross-section of comments. We will get you the
9 transcript.

10 PETER MCCREA: Who is the presiding officer,
11 April 4th public hearing?

12 HILARY GITELMAN: I think that Howard and I
13 will be presiding over the April 4th hearing and that's
14 why we would welcome your company. It's at the
15 Yountville Community Hall at 6:00 p.m.

16 PETER MCCREA: April 3rd?

17 HILARY GITELMAN: April 4th. It's a
18 Wednesday.

19 PETER MCCREA: Thank you.

20 (Whereupon the hearing was
21 concluded at 2:55 p.m.)

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23
24

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1 CERTIFICATE OF REPORTER

2 I, Angie Materazzi, a Certified Shorthand Reporter,

3 hereby certify that the foregoing proceedings were taken

4 in shorthand by me at the time and place therein stated,

5 and that the said proceedings were thereafter reduced to

6 typewriting, by computer, under my direction and

7 supervision;

8 I further certify that I am not of counsel or attorney

9 for either or any of the parties to the said

10 proceedings, nor in any way interested in the event of

11 this cause, and that I am not related to any of the

12 parties thereto.

13 DATED: _____

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 License No. 13116

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3.0 COMMENTS AND RESPONSES TO COMMENTS

DELMER FJARLI, HOWELL MOUNTAIN MUTUAL WATER COMPANY, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-1 E/P: Commenter describes watershed characteristics and vulnerability of the water supply from increased development. Commenter points out the State of California standards for development around water intake structures, discusses the increased traffic resulting from new development, and recommends slope and ground treatment to minimize surface runoff.

Commenter is referred to Water Supply Master Response 3.4.1 for a detailed discussion regarding surface water and groundwater resources. Revisions to the Conservation Element of the Revised General Plan Update contain policies requiring that existing significant vegetation be retained and incorporated into agricultural projects to reduce soil erosion and to retain wildlife habitat. Additionally, the Conservation Element includes streamlined permitting procedures which should be instituted for new vineyard projects that voluntarily retain valuable habitat and connectivity including generous setbacks from streams and buffers around ecologically sensitive areas in accordance with established standards. Also, the Conservation Element requires the County to enforce compliance with existing stream setback regulations, provide education and information regarding the importance of stream setbacks and the active management of native vegetation within setbacks, and develop incentives to encourage greater stream setbacks where appropriate. It also contains the following provision under Policy CON-45:

"Protect the County's domestic supply drainages through vegetation preservation and protective buffers to ensure clean and reliable drinking water consistent with state regulations and guidelines."

3.0 COMMENTS AND RESPONSES TO COMMENTS

DUANE DEISS, HOWELL MOUNTAIN MUTUAL WATER COMPANY, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-2 E/P: Commenter states the importance of maintaining adequate setbacks around water intake structures. Commenter is referred to Response Mtg. 2-1 for a discussion regarding water system setbacks and the General Plan Conservation Element for policies regarding setbacks and other water conservation measures.

3.0 COMMENTS AND RESPONSES TO COMMENTS

HENRY GUNDLING, GASSER FOUNDATION, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-3 E/P: Commenter states the importance of environmental sustainability for the conservation of energy and the promotion of renewable resources (i.e., green buildings, continual energy, etc.). Commenter also praises the Committee for their efforts. Commenter is referred to Climate Change Master Response 3.4.4 and the revised General Plan Conservation Element which includes energy goals and policies to increase the amount of energy produced through locally available energy sources, including renewable and alternative energy resources where they are compatible with the maintenance of environmental quality (i.e., geothermal energy sources). Additionally, Conservation Element policies require the County to promote and encourage green building and sustainable development through the achievement of LEED standards set by the US Green Building Council.

3.0 COMMENTS AND RESPONSES TO COMMENTS

WENDY WALLIN, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-4 P: Commenter believes the Agricultural Preservation and Land Use Element does not fully address social equity and environmental justice and suggests language to be included. The County appreciates this input and refers the commenter to the revised Agricultural Preservation and Land Use Element.

3.0 COMMENTS AND RESPONSES TO COMMENTS

TESSA LEVINE, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-5 E/P: The commenter is concerned that the General Plan does not address the issue of sustainable energy resources and expresses how beneficial it would be for the County. Commenter also expresses concern of carbon imprints of County citizens and the issue of global warming. Commenter is referred to Climate Change Master Response 3.4.4 for a detailed discussion on climate change and revisions to the Conservation Element that address this issue.

3.0 COMMENTS AND RESPONSES TO COMMENTS

MOLLY LEVINE, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-6 E/P: Commenter discusses the benefits of renewable energy in Napa Valley and offers suggestions on how the county can become environmentally self-sustaining. Commenter is referred to Climate Change Master Response 3.4.4 for a detailed discussion on climate change and revisions to the Conservation Element that address this issue.

3.0 COMMENTS AND RESPONSES TO COMMENTS

KELLIE ANDERSON, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-7 P: The commenter expresses concern with the Angwin urban bubble, rezoning, and the PUC proposal. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The proposed PUC project is a separate project from the proposed General Plan Update and will require its own public review process and CEQA review.

3.0 COMMENTS AND RESPONSES TO COMMENTS

GINNY SIMMS, AT PUBLIC HEARING #2, MARCH 28, 2007

- Response Mtg. 2-8 E/P:* Commenter expresses concern over energy efficiency and the need to address climate change for Napa's predominantly agricultural community. Commenter is referred to Climate Change Master Response 3.4.4 for a detailed discussion on climate change and revisions to the Conservation Element that address this issue.
- Response Mtg. 2-9 P:* The commenter suggests that the viewsheds should be addressed in the General Plan. The list of County designated scenic roadways has been included in revisions to the Community Character Element.
- Response Mtg. 2-10 E/P:* Commenter states that the EIR fails to analyze General Plan policy Ag/LU-120 and recommends that the policy be deleted. Commenter is referred to Page 4.2-11 of the Draft EIR which discusses Measure J, the Agricultural Lands Preservation Initiative. Pursuant to this initiative and General Plan policies, any change to agricultural land use designations would require a vote from County citizens. The commenter is also referred to Section 3.0 for a full discussion on Measure J. Policy Ag/LU-120 has been deleted from the revised Agricultural Preservation and Land Use Element.
- Response Mtg. 2-11 P:* The commenter states that Angwin's character deserves protection and the PUC proposal and associated development may not do that. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The proposed PUC project is a separate project from the proposed General Plan Update and will require its own public review process and CEQA review.
- Response Mtg. 2-12 P:* Commenter states that development of the Napa Pipe property and County development outside cities is a disaster. The proposed General Plan Update has been revised and now designates the Napa Pipe site and the Pacific Coast/Boca site with a Study Area designation (under the Preferred Plan) that would allow for future consideration of land use changes to the sites. However, the General Plan Update does not establish any use of the sites beyond industrial.
- Response Mtg. 2-13 P:* The commenter notes that a study zone should be designed, rather than a transition zone. The commenter is referred to Response 2-12.
- Response Mtg. 2-14 E/P:* Commenter reiterates concern over climate change. Commenter is referred to Response 2-8 above.
- Response Mtg. 2-15 P:* Commenters makes suggestions regarding housing mandates and affordable housing. The County appreciates these comments. It should be noted that the Housing Element is not being updated as part of this process.

3.0 COMMENTS AND RESPONSES TO COMMENTS

ELIZABETH PRESSLER, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-16 P: Commenter would like to be able to develop mixed use on their commercially zoned property in Rutherford. The County appreciates these comments. The commenter is referred to the revised Agricultural Preservation and Land Use Element regarding changes to commercial policies. These policy provisions would allow for accessory residential dwelling units and would not require application of Planned Development zone.

Response Mtg. 2-17 P: The commenter notes that their property is connected to the St. Helena water system and has a septic system. Commenter discusses the types of development they are investigating for the property. The commenter is referred to Response 2-16 above.

LOIS BATTUELLO, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-18 E/P: Commenter states the EIR is full of conflicting language and is driven by specific projects rather than through the outlined County planning process. The commenter is referred to Section 1.0 of the Draft EIR which clearly outlines the purpose, intended uses, organization and scope, and environmental review process pursuant to CEQA Guidelines. The Draft EIR provides no environmental clearance for any proposed development projects under consideration in the County. The commenter provides no specific evidence of conflicting language in the Draft EIR. The County believes that the Draft EIR adequately and consistently addresses the environmental effects of the proposed General Plan Update implementation. The commenter's comment letters are responded to in this section of the Final EIR.

3.0 COMMENTS AND RESPONSES TO COMMENTS

SALLY KIMSEY, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-19 P: The commenter states that she is representing a group of Pope Valley residents concerned about a potential Measure J vote and who decides what is in the Measure J vote. The County will prepare the ballot initiative for voter consideration (based on Board of Supervisor direction). As identified in Section 2.0 of this document, the Preferred Plan of the General Plan Update has been identified and does not include a land use designation change for Pope Valley.

Response Mtg. 2-20 P: Commenter notes that it is difficult to submit whether something is a good or bad idea due to the ideas being vague. The County appreciates these comments regarding the process and suggests that the commenter continue to participate in the process.

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GOPAL SHANKER, AT PUBLIC HEARING #2, MARCH 28, 2007

Response Mtg. 2-21 E/P: The commenter states the importance of energy sustainability (renewable sources) and addressing climate change. Commenter is referred to Climate Change Master Response 3.4.4 for a detailed discussion on climate change and revisions to the Conservation Element to address this issue.

Response Mtg. 2-22 E/P: The commenter makes suggestions as to alternative energy sources which could be used in the County. Commenter is referred to Climate Change Master Response 3.4.4 for a detailed discussion on climate change and revisions to the Conservation Element that address this issue.

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Public Hearing 3

040407Hearing

COUNTY OF NAPA
GENERAL PLAN UPDATE
PUBLIC HEARING

wednesday, April 4, 2007
6:08 p.m.

Held at:
YOUNTVILLE COMMUNITY HALL
6516 Yount Street
Yountville, California

REPORTED BY: KIMBERLY K. ELWELL, CSR NO. 12980

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Public Hearing Re: General Plan Update, dated 4/4/07

1 MR. SIEGEL: Good evening. Welcome to our
2 General Plan public hearing. If everyone will grab a
3 seat, we will try to get started.

4 My name is Howard Siegel. I am the
5 Community Partnership Manager for Napa County, and I am
6 joined by Hillary Gitelman, the Planning Director, and
7 several other County staffers.

8 In addition, I also would like to
9 acknowledge the presence of one of the Board of
10 Supervisors, Diane Dillon. And also, Harold Moskowitz,
11 the Chair of the Board, is here, and Bob Fiddaman from

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12 the Planning Commission. I'm sorry if I haven't
13 spotted anybody else, but we are glad you are all here
14 tonight.

15 Let me just put this into context and we
16 will go into a little bit of detail about how tonight
17 is going to work. This is the third public hearing in
18 a series during the public comment period for the
19 General Plan Update and the Environmental Impact
20 Report. And the public comment period started on
21 February 16th and was, as recently as yesterday,
22 extended into, I believe, June 18th, for a total of 120
23 days. So we will be adding a couple of additional
24 public hearings that I will talk about as I go through
25 my remarks.

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1 First, I just want to make sure that
2 everybody did notice the handout table when you came
3 in. We have sign-up sheets, we have blank speaker
4 cards, and I would encourage anybody who would like to
5 comment on the record tonight -- we do have a court
6 reporter here, as you can see -- just fill out one of
7 those cards and just bring them forward so people can
8 speak in some sort of sequence. And there are also
9 several handouts, some fact sheets and brochures, as
10 well as for those of you who have been following the
11 process, we have a matrix that compares the current
12 General Plan of 1983 to the new one. And tonight, we
13 actually have a revised matrix that we hope is a little

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14 bit more clear and easy to understand for some people
15 who have some questions. So please make sure to stop
16 by the table before you leave or during the meeting and
17 pick up some of these handouts.

18 The primary purpose of tonight's meeting,
19 and it is a little bit different than the first two
20 public hearings which were in front of a more formal
21 audience, namely the Planning Commission on the 21st
22 and then the Steering Committee on the 28th, but this
23 is the third series, all of which had a court reporter
24 present, and your verbal comments will go on the
25 official record and be addressed in the Final

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1 Environmental Impact Report. And the Steering
2 Committee, when they begin their deliberations a couple
3 of months down the road, will have copies of the
4 comments that were made either in writing or verbally
5 tonight or at any of the other public hearings.

6 As far as we can tell, we have a
7 manageable-sized crowd and I think, so far, less than
8 ten speaker cards. So we are going to ask people to be
9 fairly brief, but I don't think we are going to have to
10 hold to a strict time limit, at least it doesn't look
11 that way so far.

12 So again, what we have to receive comments
13 on are primarily the two documents, the Draft General
14 Plan and the Environmental Impact Report. We don't
15 have hard copies here of the documents. Hopefully many

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16 of you have them. 040407Hearing what we do have are CDs that have
17 all the documents included on it, as well as the
18 technical addendums to the EIR. So those are also on
19 the front table.

20 We do have some copies still available at
21 the Planning office, the County offices, as well as a
22 CD at Kinko's. If you are interested that is available
23 if people want to go and make their own copies. And
24 last but definitely not least, the County's Web site
25 does have the County General Plan on its own Web site

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1 that has all the documents available, as well as
2 records of the Steering Committee meetings, et cetera,
3 et cetera. So there is a quite a library available on
4 the Web site.

5 I am going to talk a little bit about the
6 General Plan from a content standpoint and not go into
7 too much detail here, but basically to let people know
8 this is a process that has been ongoing for over two
9 years now. We have actually been in this room a couple
10 of times, including, I think, probably February or
11 March of 2005 when we had an early start of the process
12 with seven public hearings where we had people come
13 out, 40, 60, 80 people in some cases, pretty much to
14 let us know how they felt about the current General
15 Plan and life in Napa County in general and what
16 changes, if any, they would like to see. I think sort
17 of the overall sentiment that we heard was that, we

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18 like Napa the way it is, and the basic approach to land
19 use was the city center of the growth is the way to go
20 and it should be continued.

21 So that is part of the process. There are
22 some maps in the back that I will talk a little bit
23 more about in a minute.

24 Measure J, as I am sure all of you know
25 about, is essentially part of this process and

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1 essentially we really won't know the answer to that
2 question until the plan is complete and whether or not
3 any of the recommendations of the plan require growth,
4 whether it is Angwin or Pope Valley, Napa Valley or
5 some place else that I am sure a lot of you are
6 concerned about.

7 Essentially, we have been describing four
8 primary changes along with essentially the status quo
9 that we heard from the general public and the Board of
10 Supervisors, and those are really three that are
11 geographically specific and one that is not. One is
12 Angwin itself and there is a proposal up here from the
13 PUC that I am sure many of you know about in terms of
14 some expansion of their campus and creation of perhaps
15 several hundred units of housing that may or may not
16 become subject to a Measure J road map.

17 There is the Napa Pipe property where there
18 is also a proposal that has actually been accepted by
19 the County, I believe, since our last public hearing.

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20 There is an application for a zoning change and General
21 Plan Amendment. So that actually also is addressed in
22 the General Plan.

23 And the third, final plan issue is the
24 rural urban limit line being proposed around the city
25 of American Canyon and that the County perhaps has a

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1 different view of where that line should be sitting.

2 So those are issues that we're all actually
3 looking forward to receiving public comment on, whether
4 it is tonight or in writing, and we really want to hear
5 people's opinions about how those major situations
6 should be played out.

7 The fourth major change is the so-called
8 environmental superior vineyard proposal where there
9 would be more of a streamline process for vineyard
10 proposals that met certain standards.

11 So those are really the four big items that
12 we feel are of essentially significant change from the
13 current General Plan.

14 Before we get into the actual comments,
15 just the maps in the back that we are going to refer to
16 are really just for people to take a look at related to
17 the Environmental Impact Report. The significant point
18 to make about the EIR, aside from the fact that it is
19 about three or four times the size of the General Plan
20 itself, is that the approach we have taken, which makes
21 it a little bit complicated, is to prepare the EIR

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22 consecutively as opposed to subsequent to it for one
23 major practical reason: That the plan process itself
24 takes multiple years, and to wait for the plan to be
25 done and then start an Environmental Impact Report, we

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1 would probably be ready to start another update by the
2 time it was done.

3 So what we have attempted to do is
4 essentially bracket the outcome of what we believe the
5 plan will show with five different alternatives in the
6 EIR, some that show higher levels of growth than
7 others, some that envision expansion in Angwin at PUC
8 and some that envision residential development in Napa
9 Pipe and some that don't. So essentially what we have
10 done and what we hope will happen is that what the
11 plan, the Final Plan actually proposes falls somewhere
12 between the end points of what the alternatives have
13 laid out, and essentially they are all quantified in a
14 number of ways, including projected population,
15 projected housing units by the year 2030. And that is
16 something that I haven't mentioned up to now but it is
17 important to know. That is the plan derived for this
18 General Plan Update into the year 2030, which
19 essentially is a 25-year plan, and it has been just
20 about 25 years since the last comprehensive update in
21 1983.

22 So moving forward, a couple of items before
23 we actually get into comments. I would just like to

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24 acknowledge all the County staff that is here, as well
25 as the consultants, specifically Pacific Municipal

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1 consultants. They have done a fabulous job, along with
2 the Steering Committee, of pulling together these
3 documents in essentially a year and a half or so.

4 And again, for those of you who don't know,
5 there is a 21-member Steering Committee that meets once
6 a month on a regular basis which was appointed by the
7 Board of Supervisors in July of 2005. And I know, I
8 believe a couple of them are here tonight, Carol Kunze
9 from the Steering Committee, Carole Meredith, and I
10 don't know if I am missing somebody else here that I
11 haven't spotted yet. But thank you for coming and,
12 again, all of your hard work that has gone into getting
13 us to this point.

14 So essentially what we are going to do
15 tonight is ask people to come on up, and Hillary has a
16 list of speaker cards here, and we are just going to go
17 through those in order and we would ask you to state
18 your name and your address for the record. And I am
19 going to bring the microphone at least as far as it
20 will travel to folks. As we call your name out, please
21 stand up and we will go forward.

22 So let me just ask if there are any
23 questions before we get started.

24 Yes, Lois?

25 MS. BATTUELLO: Howard, can you just

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1 clarify again the status on the Napa Pipe project? Are
2 we saying that an application has been formally
3 received in Planning or are we saying that an actual
4 General Plan Amendment has already been made to
5 accommodate the request of the Applicant?

6 MR. SIEGEL: It is the former. An
7 application was just submitted, I believe a week ago.

8 MS. BATTUELLO: Oh, okay. So it doesn't,
9 at this point, involve its own independent request for
10 an amendment? I mean, it is just what we see in this
11 flyer?

12 MR. SIEGEL: Right. Essentially, that's
13 what the application is and there is a County policy
14 that says General Plan Amendments have to be initiated
15 by an application only in the month of March.

16 MS. BATTUELLO: I see.

17 MR. SIEGEL: I believe this was submitted
18 on March 28th. So there you go.

19 MS. BATTUELLO: That's what I have.

20 MR. SIEGEL: And I think it will probably
21 be at least sometime in May before anything is
22 discussed in front of the Board on that front.

23 MS. GITELMAN: Well, I will just say one
24 more word.

25 Thank you, Howard.

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1 As much as Howard and I both enjoy engaging
2 in Q and A, questions and answers, the point of tonight
3 is just to hear your comments. Whatever we hear from
4 you we will respond to in the Final EIR and your
5 comments will also be used to help us revise the plan
6 documents as we go forward in the next year.

7 If all goes well, our hope is to be through
8 the whole process, get you the written responses to
9 your comments by early 2008. So we still have a long
10 way to go and it is going to require additional hard
11 work and patience on all our parts.

12 With that, I will call the first speaker
13 who is Gopal Shanker.

14 MR. SHANKER: Gopal Shanker, 3901 Lake
15 County Highway, Calistoga.

16 I'm sorry for some of you who heard this
17 spiel of mine before, but the information is constantly
18 changing so there will be some new discussion.

19 All right. So the first thing is, my
20 recommendation is that the Napa County General Plan
21 include energy and climate change as a topic area or as
22 two topic areas, the renewable energy specifically, and
23 I am suggesting this because energy is the fundamental
24 or is the basis for everything we do and we can't
25 assume any more that we are going to continue to get

Mtg.
3-1E/P

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1 energy from the sources that we have been receiving so
2 far.

3 There are a whole bunch of problems that
4 are associated with our existing use of energy. If we
5 take them individually, we see climate changes as one
6 of them; we see peak oil, which is supply issue as a
7 second; we see a billion people emerging out of poverty
8 in India and China. It is not a problem, it's a good
9 thing. It's just that they are going to be consuming a
10 lot of energy as they do it. This is another supply
11 issue.

12 Until now, these problems have been
13 addressed individually. So if we had a supply issue,
14 we are going to war or we decided that we would build
15 more nuclear plants or something. If it is a climate
16 change issue, we have to reduce greenhouse gas
17 emissions, we decide to fund clean coal or, again,
18 nuclear.

19 Anyway, what seems to be happening is, at
20 the moment, we have all of these problems and some
21 others that I have mentioned like health and the
22 environment and so forth, all these problems are
23 converging, which means that the solutions that divided
24 them now attack the specific problem. It is creating
25 additional problems and we can no long afford to do

Mtg.
3-1E/P
cont'd

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1 that.

2 The silver bullet, as far as I am
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3 concerned, is renewable energy. So the proposal that
4 Napa County become a net producer of clean energy is
5 something that I suggested or have drafted a very rough
6 plan. And what this means is that we figure out how
7 much energy we are consuming at the moment, how much we
8 need over the next 20 years and see if we can start by
9 substituting or converting our ways and putting in
10 energy efficiency measures to reduce our requirements
11 to start with and then produce our energy from local
12 resources to offset our needs. And then when we
13 produce more and change the law to allow us to export
14 what we produce, we strengthen our industry here and I
15 think become happier, more creative and more prosperous
16 people.

17 And most importantly for me is that we set
18 an example for other regions in the world that this is
19 something that can be done. Why Napa County, why
20 should we be doing this? Because we have shown
21 leadership in the past. As far as I know, we are the
22 first agricultural preserve in the world. We think we
23 are a great wine destination, but I think that's sort
24 of the wrong way to look at the problem. I mean, this
25 issue, what we have demonstrated here is that we have

Mtg.
3-1E/P
cont'd

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1 very creative people who have been able to turn this
2 place into a world-class industry and the proof is that
3 since the passing of 1976 and Robert Mondavi and a
4 whole bunch of other luminaries' efforts, there are
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5 wines now being produced in India, China, Africa,
6 Australia, you name it. Many people in regions have
7 been inspired by the example here.

8 We have a new technology high school module
9 which, again, not too many people know about, but this
10 is one of four that has been chosen nationwide by the
11 Bill and Melinda Gates Foundation for replication to
12 other nations. There are going to be 35 schools by the
13 end of the year.

14 Anyway, so all these things are examples
15 that we are able to pull something off in Napa County.
16 We use something like point three percent in the State
17 of California's energy requirements and just for us to
18 show that it is something we can do, you know, will
19 demonstrate to the rest of the world that's something
20 that anyone can do.

21 Finally, I have spoken about this stuff
22 many times before and people say, "It all sounds great,
23 but what exactly do we need to do?" And that's the
24 part of the plan I am sort of working on at the moment
25 with other people. But what it means is we have the

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1 baseline study which says we use so much electricity,
2 we use so much natural gas, we use so much gasoline and
3 now we just have to find ways to substitute for it,
4 pool our various resources. We have plenty of biomass
5 in the unincorporated areas. It means using the waste
6 product as a fuel source in controlled plants so that

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Mtg.
3-1E/P
cont'd

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7 we are not polluting the environment. So we do it and
8 it is a regenerated source of energy. We have solar
9 pump power, we have solar portable waste, we have wind
10 perhaps in the Carneros region, we have geothermal in
11 Calistoga. The additional benefit of having these
12 resources be local is that each of our cities in Napa
13 Valley can maintain or create a unique identity for
14 themselves within that unique identity that we are
15 going to create for the County.

16 I can go on forever, but maybe I won't.
17 Anyways, I will stop there.

18 MS. GITELMAN: Eve Kahn is next.

19 MS. KAHN: Hello. My name is Eve Kahn. I
20 have just a few questions.

21 Howard, you start off saying that pretty
22 much the direction of the Board was to have a General
23 Plan with the status quo. Obviously, being up to speed
24 and more readable, all of those are excellent goals.
25 In many cases or in most cases, that is true, but

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1 there's a few words that are missing and I think -- I
2 guess I am kind of curious why.

3 I will just start out with the visioning at
4 the front of the document. In 1983, we were very
5 simple and our vision was to preserve agriculture and
6 concentrate urban uses in existing urban areas. And
7 that's kind of what it was and I am very happy that you
8 now have six or seven much more detailed ones. But
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Mtg.
3-1E/P
cont'd

Mtg.
3-2P

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9 when I look in the ag preserve and land use goals, the
10 word "preserve" agriculture continues in the Draft, but
11 for some reason in '83, ensuring the long-term
12 protection of those areas of agriculture, that word
13 "protection" is missing. And I think that there are
14 threats to the agriculture, not just from residential,
15 not just from commercial. There is obviously threats,
16 as we just had a speaker talking about external
17 threats. So I think the word "protection" still needs
18 to be looked up. And so I am just a little concerned
19 that in trying to update it, maybe we have lost a
20 little of what made sense back then still makes sense.
21 So that is one comment.

Mtg.
3-2P
cont'd

22 Another kind of on that same vain, if I
23 look back in 1983, concentrating the urban uses in
24 existing areas, we had slow growth Measure A, we had a
25 lot of other components of that. Now, we have a Draft

Mtg.
3-3P

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1 Plan that -- well, let me step back.
2 Slow growth was mentioned 20 times in the
3 old plan or existing plan, it is now mentioned twice.
4 And every time that Measure A is present, the slow
5 growth name of that, in most cases, is missing. The
6 new vision is that we will become known for successful
7 strategies aimed at increasing the supply of housing
8 available to people at all income levels, and that's an
9 excellent goal, but I think we still need to, in my
10 opinion, incorporate that concept of slow. For some
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11 reason, there is a sense that slow growth has been bad.
12 I don't think that we would have the tourism we do, I
13 don't think we would have the high-end hotels coming
14 into this community, both South Valley all the way to
15 Calistoga, if this looked like Silicon Valley or it
16 looked like Alameda or Contra Costa County.

17 So I think that just these few examples, we
18 have lost a little of the things that I think this
19 community values in an attempt to -- rightly so, we may
20 have said, well, maybe we don't have enough places that
21 meet the housing needs, but I am a little concerned we
22 have opened that barn door a little too wide.

23 And the third thing, since you did talk
24 about Napa Pipe, I won't put them on the spot because I
25 know they can't answer, but this is kind of directed at

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1 the Board and that is, the Napa Pipe application asked
2 for a General Plan Amendment to items that are in the
3 Draft that haven't been finalized. They ask for
4 changes to or amendments to change the zoning to a
5 transitional. And if you look into the document,
6 transitional has a lot of definitions and uses. And
7 right now, the way the Draft is, the uses only
8 encompass residential, commercial and industrial. It
9 doesn't say anything about recreation, it doesn't say
10 anything about open space or other types of land uses.
11 So if they pick up what's in the Draft before the
12 community has had a chance to vent all that into
Page 17

Mtg.
3-3P
cont'd

Mtg.
3-4P

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13 comment and possible changes, I am just concerned of
14 the mismatch and timing.

Mtg.
3-4P
cont'd

15 The same is true for the application
16 included pretty much word-for-word what is LU120, which
17 is an override for Measure A, and Measure A was the
18 slow growth initiative, it was a one percent. And I
19 can clearly understand there are opportunities and
20 needs to open that up a little wider at times, but the
21 way that the Draft is written there are no bounds. The
22 Board, as much as I love them, the three people can
23 decide we want ten percent growth and there is nothing
24 in the way the General Plan is written to prevent that.

Mtg.
3-5P

25 So, you know, I know that this process is

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1 going on and will continue, there is lots of
2 opportunities. My concern is that the application is
3 coming up in May and I am unclear on the process of how
4 you try to comment on something when, in fact, the
5 whole process in front of us hasn't been completed. I
6 mean, some of us are going to be -- are talking about
7 it but the whole community won't be sitting there.

8 So that's really a question that is kind of
9 related to anything. I mean, anybody can come along
10 and ask for changes. And I guess since March is over,
11 they won't be able to do that now, but they could have.
12 So that's really a process question, and I know you
13 don't have to answer that right now, but anyways...

14 Thank you.

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15 MS. GITELMAN: Thank you, Eve. We will try
16 and get back to you later on that topic regarding the
17 application outside of this forum.

18 The next speaker is Harold Moskowitz.

19 MR. MOSKOWITE: Thank you. My name is
20 Harold Moskowitz. I live at 133 North Newport Drive in
21 Napa. I am speaking as a citizen of Napa, not as any
22 part of the government.

23 Napa Valley has 40-acre minimums for all
24 the vineyards in Napa Valley, so does Wooden Valley.
25 The rest of the valleys have 160-acre minimums and it

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1 can't be split. Now, with 160 acres of grapes, it is
2 tough to get a contract for them and it is tough to
3 finance it and it makes it almost impossible today to
4 get new contracts. Now, myself, I had at crush an
5 extra 30,000 gallons of wine because I couldn't sell
6 the grapes. And if I had the 40-acre rule that I could
7 block off, I could maybe sell at least to someone to
8 run it and crush their grapes.

9 So I am asking the Committee to look at
10 giving the other valleys the same privilege that Napa
11 Valley has, which is a 40-acre minimum. My ranch is in
12 the Williamson contract. It has been there for 30
13 years and I could have cut it to 40 acres many years
14 ago, but it wasn't necessary. But there has come a
15 time now when contracts to sell grapes is very hard.
16 New contracts are almost impossible to get. And I had

Page 19

Mtg.
3-6P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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17 an offer for some of my bulk wine, \$8 a gallon. I
18 would have been better off to drop the grapes than to
19 sell it for \$8 a gallon.

20 So I am asking the Board to look at giving
21 us the same privilege as Napa Valley has and wooden
22 valley and being able to cut 40 acres off of the
23 160-acre parcel and be able to lease it out separately
24 or do something else with it, whatever it may need, to
25 make it profitable. The vineyards today are not that

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1 profitable. A lot of them are, but there are some of
2 us that are not. So I am asking you to please take a
3 look at the rest of the valley.

4 Thank you very much.

5 MS. GITELMAN: The next speaker is Lois.

6 MS. BATTUELLO: I will pronounce it.

7 That's why Hillary uses my first name only. (Laughing)

8 Lois Battuello, 1634 Main Street, Saint
9 Helena.

10 I am just here this evening to hand off a
11 chart that was supposed to be a picture worth a
12 thousand words, but because it was misnumbered it had
13 to be explained with a one-page letter. It is for the
14 Steering Committee's consideration.

15 So I want to thank all the Planning members
16 who are here for being the couriers to get information
17 coordinated with the Steering Committee who are --
18 everybody is juggling a really complex problem.

Page 20

Mtg.
3-6P
cont'd

Mtg
3-7P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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19 I kind of want to hail what Eve Kahn said
20 about the word "protection" when it comes to
21 agriculture and agricultural land. And it actually,
22 whether people don't -- you know, know this or not, it
23 is becoming a national security priority to protect
24 agricultural land throughout the country. In part, the
25 country is now becoming the net importer of food rather

Mtg.
3-7P
cont'd

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1 than the net exporter. So the last thing that the
2 country wants to see is a development of prime
3 agricultural land or any level of sustainable
4 agricultural land converted to other uses.

5 Thank you very much to the staff for all
6 you have done.

7 MS. GITELMAN: Thank you.

8 Bob Barbarick.

9 MR. BARBARICK: Bob Barbarick, 603
10 California Boulevard.

Mtg
3-8P

11 Concerning the General Plan and open space
12 and recreation, I would like to see it added in there
13 the industry ballooning. I think ballooning has been
14 around here for 35 years, I think, and it is important
15 to keep the industry. It wasn't noted in the
16 recreation and open space. I would like to see it
17 noted because it is an important factor for the tourism
18 in Napa Valley.

19 So that's all I have got. Thank you very
20 much.

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21 MS. GITELMAN: Robert Moore.

22 MR. MOORE: Thank you.

23 I want to make three points -- actually,

24 there is two on the first point.

25 My name is Robert Moore, 1515 King Avenue

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1 in Napa.

2 The first point is a goal. This is
3 something that was submitted early on in the process
4 but I just wanted to stress it, which is the
5 sustainable transportation. They are trying to
6 incorporate the goal of having ideally easy, safe
7 bicycling throughout Napa County, from north to south
8 at least and potentially more than that, incorporated
9 into the planning for open space. So that's a really
10 strong goal for health reasons as well as for energy
11 reasons and for tourist reasons as well.

Mtg.
3-9E/P

12 The second is to promote the principle and
13 the principle is embodied in the whole concept of
14 having an Environmental Impact Report, which is so
15 voluminous, which is the idea of evaluating the risks
16 of something before implementing it. And there is a
17 principle that I am speaking of, it is called the
18 precautionary principle which basically states that
19 before a policy that could have harm to the public
20 health or to the environment is implemented, that there
21 is a burden on the people proposing that policy to show
22 that there is not going to be harm to the environment

Mtg.
3-10E/P

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23 or to individuals' health. It says you evaluate that
24 up front like you do an Environmental Impact Report as
25 opposed to waiting for harmful things to happen.

Mtg.
3-10E/P
cont'd

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1 So anyway, I just wanted to suggest that
2 that general overriding sort of principle of the
3 precautionary principle be inserted perhaps in a
4 paragraph or so just to say that this is the general
5 reason that we are doing an Environmental Impact Report
6 and it should be a guideline principle for decision
7 making outside of the General Plan process.

8 The third issue is, the concept of
9 sustainable agriculture is mentioned higher up in the
10 document from the beginning, but in the detailed
11 section, the agricultural land use section, I recommend
12 that we include something about promotion of
13 sustainable and organic agriculture. That is something
14 that is also of value to the community and to make sure
15 that we are protecting the growers who are trying to
16 work towards that in the policies that they implement.

Mtg.
3-11E/P

17 Thank you.

18 MS. GITELMAN: Lou Penning.

19 MR. PENNING: Lou Penning, 1016 Fabiola

20 Drive. I am talking about the circulation and I

21 represent the Napa Bicycle Coalition.

22 Well, the current conditions in the EIR
23 show that many areas of Napa Valley have a loss level
24 of F as far as the roads go and most of these areas up

Mtg.
3-12E/P

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25 valley aren't going to be corrected. The amount of

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1 traffic that is projected is going to almost triple in
2 this 2030 plan. So we have gone from zero a hundred
3 years ago to 150,000 vehicle miles traveled (VMT). It
4 took us a hundred years or so to get there, but we are
5 going to triple that in only 30 years. And the number
6 one goal of the circulation element was to have a
7 transportation system that reflected our, we will call
8 it, city situation. But I want to just think about
9 what this situation is going to look like in 2030 when
10 we have almost three times as many cars.

11 The EIR stated that in 1980 we had over
12 seven percent of our population riding their bikes on a
13 regular basis, now it is four percent. So what we are
14 seeing is that as traffic increases, bicycles are being
15 engineered out of the system and so is pedestrian
16 traffic also. I don't think that this plan in any way
17 really addresses any type of realistic solution for the
18 conditions that we are going to be expecting in the
19 year 2030.

20 They do have a space where they have a
21 recommendation for the level of bike use and pedestrian
22 use and there is an "X" left there and I don't know
23 when that number would be put in. But if we double the
24 amount of bike use to eight percent, that would
25 almost -- that wouldn't really even be -- it would just

Mtg.
3-12E/P
cont'd

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1 be close to what we had in 1980.

2 So I think that -- you know, that that
3 number -- that that "x" should be over ten percent and
4 a good goal would be 12 to 15 percent. Now, we can't
5 really do that without any type of major language going
6 into this plan.

7 And I don't really see a good section on
8 trip reduction as far as being encouraged. You know,
9 we do have those numbers of the 520-something-thousand
10 vehicle miles travelled in 2030, but there should be an
11 equally-long section about what kind of policies are we
12 going to embrace to try to reduce this. There was some
13 language about trying to encourage tourists to get into
14 buses, but there really has to be more than just a
15 statement saying "encourage." There has to be policy
16 and goals.

17 Tourism also -- again, just to say about
18 the tourism, I think there is enormous potential to get
19 the tourist on bikes. I didn't see any numbers on
20 there that related to how many tourists are already
21 here on bikes. I know when you drive out of the city,
22 you will come up to Napa and you will literally see on
23 any given day, on a Sunday anyway, several hundred
24 bicyclists out on the road. You head up to Mendocino
25 County and you see them in the tens. And, you know, I

Mtg.
3-12E/P
cont'd

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1 mean, we are a playground for people in the city. They
2 have these big, wide roads that, as far as I can see,
3 are going to be way traffic congested in 2030.

4 I also didn't see any mention of the
5 existing Planning documents and there is a South County
6 plan that holds really high potential for increasing
7 commuter bike traffic throughout the South County.
8 This South County bike plan has a really nice
9 alternative for a railroad bike path. And without
10 this, again, in the goals stated to build out the bike
11 portions of the existing Planning documents, I think,
12 is an oversight.

13 And then there also is a Napa County bike
14 plan and the Napa County bike plan does spell out costs
15 and has projections for projects again. Basically it
16 is elementary Planning documents that need to be built
17 out by the year 2030. And again, I did not see that
18 mentioned.

19 So that's it.

20 MR. GITELMAN: Dieter Deiss is next,
21 followed by Kathy Hayes.

22 MR. DEISS: Thank you. My name is Dieter
23 Deiss. I live in Calistoga, 3000 Palisades.

24 The speaker a moment ago preempted my
25 remarks about bikes. I am on the Bike Committee. I

Mtg.
3-12E/P
cont'd

Mtg.
3-13P

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1 can only underline what he said. We are way behind in
2 Napa Valley when it comes to safe biking. You can go
3 to many, many states here in the United States and you
4 will see that there are states which mandate now that
5 for every mile of highway, there is a mile or two of
6 bike ways, which, by the way, is the European approach.

Mtg.
3-13P
cont'd

7 So we are not even listed on web sites as a
8 designation for bikes. Even if you don't talk about
9 guests or visitors biking here, you can talk about our
10 own people, safe access for our children to schools.
11 So it is definitely a subject which I would have
12 belabored a little more but was very well put.

13 I would instead like to ask for more focus
14 in the General Plan in overall mobility in the valley,
15 mobility including not only people but goods. When you
16 see the increase of the truck transports out and into
17 Calistoga because of our water company up there, we are
18 now exporting water that is bottled someplace else.
19 Another projection is to bottle it in Calistoga instead
20 of where the others bottle, which is down here.

Mtg.
3-14E/P

21 These are decisions the companies have to
22 make, but we need a General Plan which overall looks at
23 how do we handle in the future the pressures which are
24 either put upon us through the visitors who come into
25 the valley and the transport of goods.

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1 I am suggesting that the Plan address to
2 bypassing cities. We have done quite a bit here in

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3 Napa, Napa the town, to mitigate traffic, but at the
4 same time we increase the problems in Saint Helena as
5 well as in Calistoga. The highway is congested in such
6 a way that if I talk about Calistoga as a destination,
7 by the time people have reached Saint Helena, they are
8 already exhausted because if they have visited only two
9 wineries and trying to exit the winery which they just
10 visited to get back on Highway 29, they say, "No more."
11 And if we don't wake up to the question, people ask
12 already, Is it worthwhile to go on a weekend to
13 Calistoga, and they say, It is a nice town but to get
14 there is just so tiring, and this will get only worse.

15 So I would like to see in the Plan strong
16 language which encourages bypassing Saint Helena and
17 Calistoga and if you cannot be that specific then just
18 say in the Northern Valley.

19 I would like to have a study, if it is
20 possible, how we can direct part of the traffic from
21 Lake County instead of through the Napa Valley -- yeah,
22 we have, by the way, a corridor for traffic from Lake
23 County down into the Bay Area. I lived for 15 years in
24 Middletown. I know Butts Canyon, I burned all my tires
25 there. There was and is a beautiful stretch installed

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1 by Lake County from Middletown all the way into Polk
2 Valley and then it abruptly ended. And I understand
3 there was once a regional plan where that road would
4 extend to the Interstate 80 corridor somehow past Lake

Mtg.
3-14E/P
cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

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5 Berryessa and so on. If we would offer for Lake County
6 another option to get into the Bay Area rather than
7 having them all using Silverado Trail, we would be very
8 smart.

Mtg.
3-14E/P
cont'd

9 Another suggestion besides bypassing our
10 valley is to make another northern entry more
11 convenient. People may say, why would you do that?
12 Then you get more people coming in from the north. I
13 think if you had another strong entry and exit into the
14 valley from the north, meaning from Santa Rosa, people
15 would who want to visit the northern end of the valley
16 would be much better served to take 101 and then a good
17 cross-connection from Santa Rosa into Calistoga. That
18 would relieve the pressure of all the people trying to
19 get through one entrance, which is Napa, and then all
20 the way up north. So that is just a matter of
21 cooperating with the other county, our neighboring
22 county, but I think we should have strong language.

Mtg.
3-15E/P

23 In summary, we need to mitigate traffic.
24 We need to increase the mobility for goods and people,
25 we need to do it in such a way that we protect the

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1 integrity of this valley.

2 So my fourth suggestion is that we have
3 some studies how we could get light rail reinstated.
4 It is possible. We have a track which right now ends
5 at Charles Krug. It should be possible with goodwill
6 and if we unite and build a coalition to extend the

Mtg.
3-16E/P

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7 track back for the remaining six miles to Calistoga and
8 then get a light rail, an economic rail, which is using
9 electricity, which would be preferred, and not these
10 huge, oversized wine trains, which, as much fun as it
11 may be for some people, if people come from Europe and
12 see that, they all think we are not quite normal, maybe
13 we had too much wine or something.

14 we have an opportunity here to park cars in
15 the southern end of the valley, create parking there
16 and then allow the people in a more convenient,
17 relaxing way with day passes to enjoy the County and
18 get the cars out of this valley as much as we can.

19 I am an ex-automobile man and my old
20 company would hear me, but the valley is too precious
21 to let happen what is already happening on weekends.
22 It is no fun to come here and we will all suffer for
23 that.

24 Thank you.

25 MS. GITELMAN: Kathy.

Mtg.
3-16E/P
cont'd

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1 MS. HAYES: Good evening. It is weird to
2 be facing this way.

3 Kathy Hayes representing the North Bay
4 Association of Realtors, 2407 California Boulevard in
5 Napa.

6 Just like many of you, the Realtors
7 Association is starting to pour over the Draft document
8 and becoming familiar with it, and we are just at the

Mtg.
3-17P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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9 beginning stages of that journey like many of you in
10 this room. So I wanted to come here tonight to give
11 you some verbal thoughts about a couple of issues that
12 we have been talking about -- understanding that the
13 long and involved ten-page letter will be
14 forthcoming -- just like many of you here in this room.
15 One of the issues that the group recently
16 talked about was the issue of Angwin, which has come up
17 a bunch of different times, and in the Draft scenario
18 or Draft Plan, there is Scenario A, Scenario B,
19 Scenario C. And the group of realtors kind of looked
20 at all of the maps and kind of went, Huh. So they kind
21 of stepped back for a moment and went, Well, what would
22 be values that would be important in looking at
23 whatever matters are put forth? And so the comments
24 are more based on what kind of values should we
25 articulate rather than what land should be in or out.

Mtg.
3-17P
cont'd

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1 Number one, there was a really, really
2 strong opinion that the current residents of Angwin
3 should have a significant, predominant voice in what
4 the land use changes look like. There was a real
5 strong feeling that someone who lives in Napa or
6 someone who lives in American Canyon isn't living in
7 that community and that folks that live in the
8 community should have a really, really strong voice
9 about what their future looks like. So whatever
10 changes were proposed, the issue of traffic needed to

Mtg.
3-18P

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11 be taken into account because of how folks get to
12 Angwin; that more of us really want the Pacific Union
13 College to provide, to make sure that it is an integral
14 part of Angwin in Napa County. And so there was a lot
15 of questions about what do they need for long-term
16 viability. Same thing with the airport, understanding
17 that that is a precious resource and what does the
18 airport need for long-term viability.

19 There was a question asked and it was,
20 "what could be developed right now without a Measure J
21 vote," and that that was important information to have
22 as part of the discussion in looking at scenarios. And
23 there was also recognition that this General Plan
24 process allowed an opportunity to ground truth, because
25 there is activities and land uses on the ground already

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1 that don't necessarily match up with what the General
2 Plan says currently and that here was an opportunity to
3 do some of that and we need to take advantage of that.

4 In regards to transitional zones, in
5 concept, the Realtors Association supported the concept
6 and there has been different thoughts here earlier this
7 evening. It was understood that by the words it meant,
8 in our minds, that it was a study area, that it would
9 require much planning and discussion between the
10 counties, and the adjacent cities didn't lock those
11 lands into any one particular future use and allowed
12 the existing use to continue, which seemed to make

Mtg.
3-18P
cont'd

Mtg.
3-19P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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13 sense to us. That may be one area in discussing with
14 some folks that have different perceptions of what
15 those words are that it is really, really important to
16 make sure everybody understands what each of those
17 words are and the intent behind those words.
18 Realtors were supportive of Policy Ag/Lu-37
19 which would allow Hess Vineyards to remain in
20 agricultural zoning but maintain the ability for
21 natural uses in the future. There was a concern that
22 in the language the rezoning requirements might be too
23 tight, because what it says is that there is absolutely
24 no industrial land available, and there were folks in
25 the room that felt like that was too strong, that it

Mtg.
3-19P
cont'd

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1 might need to be no appropriate industrial land or
2 something that was less than an absolute no.
3 Measure A and implementation policies in
4 the General Plan, realtors understood that there was an
5 absolute need to have Measure A as part of the General
6 Plan, but when you read the land use document, all of
7 how Measure A is implemented is also in the General
8 Plan down to how you conduct the lottery. And in the
9 realtors' minds, that's the kind of stuff that should
10 be in ordinance language rather than in the General
11 Plan. It doesn't take away from the importance of
12 Measure A, but if the Board of Supervisors or Staff
13 felt that the mechanics of how a lottery is run needs
14 to be changed, right now it is a General Plan Amendment

Mtg.
3-20P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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15 and it didn't make a lot of sense for the kind of nuts
16 and bolts of how you implement Measure A being in the
17 General Plan.

Mtg.
3-20P
cont'd

18 And finally, Policy Ag/Lu-120, which talks
19 about allowing the Board of Supervisors in very limited
20 situations to exceed the annual building permit limit
21 for certain multi-family residential property
22 proposals, this was something that, in concept, we
23 supported because it allowed -- and in our reading,
24 some relatively tight situations -- a Board of
25 Supervisors to be able to get a multi-family project on

Mtg.
3-21P

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1 the ground and it allowed for the different cycles and
2 development while still honoring the tenets of
3 Measure A.

4 And with that, those are our initial
5 comments. Thank you so much.

6 MS. GITELMAN: Thank you. While I don't
7 have any more speaker cards, is there anyone -- yes?
8 Would you like to make another comment?

9 MR. MOSKOWITE: Yes, I would.

10 Hi. I am speaking as a County Supervisor
11 now.

12 Back in the middle '80s, I suggested that
13 we put a route from American Canyon, get on top of that
14 ridge and go all the way to Calistoga with it. The
15 only structure they would have to have is across the
16 Conn Dam area, but it would be on the ridge, which

Mtg.
3-22P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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17 would be no problem with drainage, it would just be a
18 matter of flattening the ridge out. It is land where a
19 rattlesnake has to pack a lunch and no growers --
20 they said it was growth-inducing and all this and that,
21 but I think that that would -- an idea that in the
22 future, put a road from American Canyon overpass into
23 American Canyon, start there and get up on the ridge
24 and go all the way to Calistoga, it would take a lot of
25 traffic out of the valley and would be something that

Mtg.
3-22P
cont'd

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1 would be very useful.

2 Thank you.

3 MS. GITELMAN: I did get one more speaker
4 card, George Hemke.

5 MR. HEMKE: George Hemke, Dry Creek Road,
6 5445.

7 I would like to give you a little insight.
8 As I stand up here, I think I am probably older than a
9 few of you. I was born in Sebastopol, California and I
10 ended up in Napa at the age of three because of a
11 disastrous problem.

12 My mother was born in Woodland, California;
13 my grandmother in Paradise. My wife was born in
14 Vallejo and her father was born in Campbell. We have
15 seen a lot of California and I consider myself a native
16 Californian.

17 Looking at what is going on in this valley
18 and this state, there is one thing that I would make an

Mtg.
3-23P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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19 observation. I looked in the dictionary under
20 "speculator." That is the people that are going to do
21 all the building and vineyards, whatever they want to
22 do. A speculator is one who takes high risk for high
23 gain, but at no place does it say he has to be a winner
24 every time. And I think the Planning Commission could
25 step back and took a look at the developers. If they

Mtg.
3-23P
cont'd

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1 are not organized enough that they have got to come
2 back to you with some changes, that's something else.
3 Now, having been here for quite awhile -- I
4 was in the military. I was first overseas, duty
5 station was au l'aérodrome, Paris. And we went out
6 into the little back waters of Paris to a café that one
7 of the guys had known about, walked in, ordered three
8 beers and the bartender spoke a little English. He
9 wanted to know where we were from.
10 well, "United States." One was from
11 Wisconsin, one from Ohio. And I said, "I am from
12 California." And he said, "Oh, Monsieur, whereabouts?"
13 And I said, "I am north of San Francisco."
14 "You're in San Francisco, Monsieur?"
15 "No, no, no. I am 80 kilometers north."
16 "What is the name of the city?"
17 This is 1953. The population of Napa, I
18 think, was about 21,000.
19 So I thought -- and I have an arrogant view
20 of Frenchmen, with all due respect, with the amount of

3.0 COMMENTS AND RESPONSES TO COMMENTS

040407Hearing
21 crow I had to eat while I was over there. But
22 nevertheless, I said, All right, you smarto, "I am from
23 Napa." And his eyeballs got about twice as big. He
24 steps back and he says, "Monsieur, some of the finest
25 wines in the world come from your area."

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1 "Monsieur, some of the finest wines in the
2 world come from your area"; 1953.
3 I get out of the service in '55. You could
4 get a tour of seven wineries in the valley, not
5 counting Nicolini up there, you could always get a tour
6 through them. But the thing is, I went around, I
7 bought an Austin-Healey in England so I was footloose
8 and fancy free. I started doing the winery tours. I
9 was born here, I picked prunes here, I picked pears. I
10 have milked cows, I have done the whole works.

11 But anyway, as I go around, the one thing
12 that every winery said is what made Napa Valley great
13 is that we have good soil, we have good climate, we
14 have old vines and we do not irrigate -- made Napa
15 Valley great.

16 And as going around, I never did see any
17 irrigation. When you planted a new vineyard, I saw
18 somebody going along with a wagon and putting a bucket
19 of water on each plant. If you irrigate you are going
20 to find the roots are pretty lazy. They are going to
21 stay up next to the top and if you don't water them,
22 you are going to lose them. You leave them alone, they

Mtg.
3-23P
cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

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23 seem to survive. In 1953, a Frenchman knew we had good
24 grapes and good wine.
25 The use of water, this disturbs me because

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1 all of the vineyards have got to have some water. I
2 just told you that what made this valley great was he
3 did not irrigate.

4 Now, I have worked in eight different
5 countries and I have been in four others, and it is
6 rather interesting, in Northern Spain, there is an area
7 that it is illegal to water wine grapes. The water is
8 so scarce that it will only be used for food; okay?
9 with that in mind, I think that's where we are headed.

10 So the Planning Commission, the other thing
11 that I don't like is, in Switzerland, if you are going
12 to build this building in Switzerland, you wouldn't
13 build it in the flatlands. Their flat land is so
14 precious to raise food. You would have to put a column
15 the height of the corner of the building, a batten that
16 showed the roof line and then everybody would take a
17 look. And if they said, wait a minute, that's blocking
18 my view of the lake, you wouldn't build it.

19 Now, drive through Napa, drive through Napa
20 Valley, right here in Yountville they are building
21 three-story buildings where you can't see the hills.
22 The beautiful thing of Napa Valley was any time you
23 went around any place in town, in Napa, anywhere, you
24 could see the hills. Where are they? Hidden behind

Mtg.
3-23P
cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

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1 stomping ground for a hundred years ago.
2 A couple of things, one, what George
3 Moskowite mentioned -- or Harold, excuse me, Harold
4 Moskowite, was about the parcel size in Napa County and
5 I would like to reflect on that a moment because I
6 support his idea of allowing landowners some
7 flexibility in how and what they do with their land
8 over generations -- you know, as it passes through
9 generation after generation. And the trend has been to
10 go from no parcel size to 160 acres, which some people
11 consider restrictive. It is not restrictive if you
12 have an unlimited amount of money in your wallet. 160
13 acres is a nice home site and I presume that all of us
14 could afford a 160-acre home site in Napa County or we
15 probably wouldn't be living here; am I right?

16 (Laughter from the audience.)

17 MR. CHOPPINGTON: Okay. That's just a
18 starting point, 160 acres. If you want to put a
19 driveway in, you want to put in your improvements, it
20 goes up from there, your home and everything else. It
21 isn't just a million dollars to get into the gate, the
22 ante is many, many millions.

23 My real point is not so much that, because
24 we have already created for ourselves a playground for
25 the well-to-do, and I think we all recognize that. But

Mtg.
3-24P
cont'd

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1 for those people, such as Harold mentioned, that have
2 parcels and may have a need for dividing off a part of
3 that and they can't do it under any way, shape or form,
4 that's where my rub comes in a little bit, because I
5 have seen it divide families. I have seen some of my
6 best friends in Napa have to sell their land and move
7 out because they couldn't do anything with the parcels,
8 even though they were fairly significant parcels,
9 because there were two or three family members that
10 inherited the land. They couldn't -- none of them
11 individually could afford to buy out the other two and,
12 therefore, the only resultant thing they could do was
13 sell.

14 And I personally have been through this
15 where I inherited land and my father, when he
16 originally bought it, would have liked to -- you know,
17 it is only 23 acres, but it was enough. At the time,
18 the Planning Department said you could -- there was no
19 restriction on lot size other than being able to put in
20 a driveway, sewer and get power and water, of which we
21 had all of those available. And so we built -- my
22 father built the home on the leading edge of the
23 property to spend in his lifetime looking at the rest
24 of the property to best determine maybe where one or
25 two other homes could be built, maybe my brother, maybe

Mtg.
3-24P
cont'd

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1 myself, you know, my family would be interested in
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3.0 COMMENTS AND RESPONSES TO COMMENTS

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2 building there.

3 well, as it turned out with the zoning
4 change, no more homes could be build on it. So now
5 there is a home on the front edge of the property with
6 23 acres of open space with roads to it and everything,
7 nice land. But when I inherited it, it created a
8 divide in the family because my brother got aced out.
9 I got it because he couldn't do anything about it;
10 okay? And to pass title in a clear fashion, my father
11 said, you know, "One of you is going to win and one of
12 you is going to lose. Sorry about that."

13 It is too bad that he didn't have the cash
14 equivalent to say, Hey, here's, you know, a million
15 dollars to you and then Fred, you take the money -- or
16 the property. I have seen this happen repeatedly and
17 it is frightening. I don't think we really intended
18 for that to happen but we are losing our families. We
19 are losing our youth in the community, they can't
20 afford to live here. We are making it more and more
21 restrictive for them, and those of us that are local
22 residents and would like to keep our family here are in
23 a bind. We can't do that. I have two children and I
24 am faced with the exact same predicament my father was
25 in; how do I pass it to the next generation? I can't

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1 do it. One is going to win, one is going to lose.

2 On another note, and that being the climate
3 change, one of the speakers mentioned it and that we
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Mtg.
3-24P
cont'd

Mtg.
3-25E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

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4 should look at that issue in the General Plan. I don't
5 like the idea of changing horses midstream and I think
6 that we are -- 20 years from now, we are going to know
7 whether or not the full effect of the climate change
8 and 20 years from now we will be having these same
9 meetings to determine what role that should play in the
10 General Plan. I do not like the idea of any particular
11 agenda being addressed in the General Plan and I think
12 reading through it, it is heavy on ag, it is heavy on
13 the environment and I don't want to see it heavy on the
14 environment to the point that we are addressing issues
15 that are on the radar screen but not well-defined
16 today.

17 And with that note, I will pass it back to
18 somebody else.

19 MS. GITELMAN: Thank you.

20 Well, as you heard at the beginning of this
21 evening, the comment period has been extended through
22 June the 18th, so there is plenty of additional time to
23 submit your written comments and your e-mail comments.
24 We will also be disseminating information via our web
25 site about two additional public hearings, one at the

Mtg.
3-25P
cont'd

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1 end of May and one in early June, before the 18th.

2 So stay tuned and thank you so much for
3 participating.

4 (Whereupon, the hearing concluded at
5 7:14 p.m.)

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REPORTER'S CERTIFICATE

1
2
3
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6
7

I, KIMBERLY K. ELWELL, a Certified Shorthand
Reporter and Notary Public for the State of California,
duly authorized to administer oaths pursuant to Section
2093(b) of the California Code of Civil Procedure,
hereby certify that said hearing was taken at the time
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8 and place therein stated; that the testimony of the said
9 parties were thereafter transcribed by means of
10 computer-aided transcription; and that the foregoing is
11 a full, complete and true record of said proceedings.

12 I further certify that I am not of counsel or
13 attorney for either or any of the parties in the
14 foregoing hearing and caption named, nor in any way
15 interested in the outcome of the cause named in said
16 caption.

17 Executed April 16, 2007, at Rohnert Park,
18 California.

19

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KIMBERLY K. ELWELL, CSR 12980

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3.0 COMMENTS AND RESPONSES TO COMMENTS

GOPAL SHANKER, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-1 E/P: The commenter notes that energy and climate change should be a topic area by itself, especially climate change. The commenter notes that Napa County should set an example for other regions in the world. The commenter is referred to Climate Change Master Response 3.4.4 for a detailed discussion on climate change and revisions to the Conservation Element to address this issue.

3.0 COMMENTS AND RESPONSES TO COMMENTS

EVE KAHN, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-2 P: The commenter notes concern that the General Plan update has lost the word "protection" from the agricultural and land use goals. The County appreciates the input regarding the General Plan process. The commenter is referred to the revisions to the Agricultural Preservation and Land Use Element and Conservation Element regarding policy provisions that address agricultural resource preservation and protection.

Response Mtg. 3-3 P: The commenter notes that the phrase "slow growth" was mentioned 20 times in the current General Plan, and it is mentioned twice in the General Plan Update. The commenter also notes that the context of Measure A does not in most cases mention slow growth. The commenter is referred to Section 2.0 of this document regarding the Preferred Plan for the General Plan Update that would meet the growth control provisions of Measure A.

Response Mtg. 3-4 P: The commenter notes concern about the Napa Pipe proposal. The commenter also notes that the Transitional zoning does not include recreation or open space land uses. 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 (under the Preferred Plan) that would allow for future consideration of land use changes to the sites. However, the General Plan Update does not establish any use of the sites beyond industrial.

Response Mtg. 3-5 P: The commenter notes that Ag/LU-120 overrides Measure A. The commenter also notes that Ag/LU-120 gives the Board of Supervisors the decision to allow a lot of growth without the General Plan having a protection measure to prevent that occurrence. This policy has been removed as part of revisions to the Agricultural Preservation and Land Use Element.

3.0 COMMENTS AND RESPONSES TO COMMENTS

HAROLD MOSKOWITE, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-6 P: The commenter would like to allow a 40-acre minimum split instead of 160 acres in other valleys besides Napa and Wooden. The County appreciates this comment. The General Plan Update does not include a land use designation that would address this request. County staff suggests the submittal of an application to the County to make this request.

3.0 COMMENTS AND RESPONSES TO COMMENTS

LOIS BATTUELLO, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-7 P: The commenter handed out a chart and echoed the importance of the word "protection." The commenter notes the importance of protection of prime agricultural land. The County appreciates the input regarding the General Plan process and refers the commenter to the Revised General Plan Update (especially the Agricultural Preservation and Land Use Element and the Conservation Element).

3.0 COMMENTS AND RESPONSES TO COMMENTS

BOB BARBARICK, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-8 P: The commenter notes that the plan should talk about the ballooning industry in the Recreation and Open Space Element. The commenter is referred to revisions to the Recreation and Open Space Element and to Draft EIR Impact 4.1.3 regarding County Code provisions that require protection and buffering from agricultural areas.

3.0 COMMENTS AND RESPONSES TO COMMENTS

ROBERT MOORE, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-9 E/P: The commenter wants to stress sustainable transportation and incorporating the ideas to have easy and safe bicycling from north to south in the County. Subsequent to the releases of the Draft General Plan and Draft EIR, further modification has been made to the Circulation Element to provide for the needs of pedestrians and bicyclists and, where possible, to accommodate those needs in all roadway construction and renovation projects.

Response Mtg. 3-10 E/P: The commenter notes the precautionary principle, which evaluates risk of something before implementation. The commenter also notes that the EIR should be the guideline principle for decision making outside of the General Plan process. The commenter is referred to Climate Change Master Response 3.4.4 for a detailed discussion on climate change and revisions to the Conservation Element to address several of aspects in the precautionary principle.

Response Mtg. 3-11 E/P: The commenter suggests that the promotion of sustainable and organic agriculture should be included in the Agricultural Preservation and Land Use Element. The commenter is referred to revisions to the Conservation Element that include provisions for sustainability.

3.0 COMMENTS AND RESPONSES TO COMMENTS

LOU PENNING, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-12 E/P: The commenter notes concern with bicycle and pedestrian usage and other trip reduction options. The commenter is referred to responses to comments in Letter 168 for the subsequent changes made to the Circulation Element, which discusses additional language for increasing the use of alternative forms of transportation within the County. The Draft EIR identifies several mitigation measures to further promote transit, bicycle, and pedestrian usage (see mitigation measures MM 4.4.1d through j on Draft EIR pages 4.4-50 and -51).

3.0 COMMENTS AND RESPONSES TO COMMENTS

DIETER DEISS, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-13 P: The commenter reiterates and agrees with comments made by Lou Penning. The commenter also notes that the County is behind in bicycle safety and that the County is not listed as a designation for bikes. The County appreciates the input regarding the General Plan process. The County will consider the comment when revising the General Plan. The commenter is referred to Response Mtg. 3-12.

Response Mtg. 3-14 E/P: The commenter notes that there should be more focus on overall mobility in the valley for people and goods. The commenter suggests bypassing St. Helena and Calistoga (Northern Valley). The commenter also suggests a study to look at options to direct traffic from Lake County around the Napa Valley. Policies have been added to the Circulation Element that address multi-modal transportation options. The issue of a bypass for the two cities mentioned and around the Napa Valley is outside of the scope of this General Plan Update process as there would be a need for coordination between the incorporated areas, Caltrans, and the Napa County Transportation and Planning Agency. Currently Silverado Trail bypasses the area around SR 29.

Response Mtg. 3-15 E/P: The commenter suggests making another northern entry from US 101 and Santa Rosa into the Northern Valley, which would help to mitigate traffic. County staff acknowledges the commenter's suggestion; however, this proposal is not recommended by staff.

Response Mtg. 3-16 E/P: The commenter suggests that the County should undertake studies on light rail options. The commenter notes that light rail could transport people throughout the County and help to mitigate traffic. As noted in Response Mtg. 3-14, various multi-modal transportation options, including rail, are considered under the Circulation Element.

3.0 COMMENTS AND RESPONSES TO COMMENTS

KATHY HAYES, NORTH BAY ASSOCIATION OF REALTORS, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-17 P: The commenter notes that the North Bay Association of Realtors (NORBAR) looked at the Angwin scenarios and has provided comments that are based on what kind of values should be articulated rather than what kind of land should be in or out. The County appreciates the input regarding the General Plan process.

Response Mtg. 3-18 P: The commenter notes that the opinions of Angwin residents should have a significant voice in what the land use changes should be. The commenter also notes that the issue of traffic needs to be taken into account for Angwin options in terms of long-term viability. The commenter notes that the Angwin Airport should consider long-term viability. The commenter also states that the General Plan update provides an opportunity to ground land use activities that don't match up with the current General Plan. The County appreciates the input regarding the General Plan process. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. There are no proposals to modify the airfield in Angwin.

Response Mtg. 3-19 P: The commenter notes support for the transitional zones and says that the transitional zones seem to be study areas needing planning and discussion. The commenter notes support for Ag/LU-37 of the Hess transitional zone and suggests that the language is too strict to require only rezoning after no industrial land is available. 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 (under the Preferred Plan) that would allow for future consideration of land use changes to the sites. However, the General Plan Update does not establish any use of the sites beyond industrial. The Preferred Plan proposes that the Hess Vineyards be designated Agriculture, Watershed and Open Space (AWOS).

Response Mtg. 3-20 P: The commenter notes that Measure A implementation language should be in ordinance language and not be in the General Plan. As identified on Draft EIR page 4.3-9, Measure A expired in December 2000, and the Board of Supervisors extended its intent and mandate through the establishment of the Housing Allocation Program that the County currently operates under.

Response Mtg. 3-21 P: The commenter notes support of Ag/LU-120 to allow the Board of Supervisors to exceed the annual building permit limit so that multi-family units to get off the ground. This policy has been eliminated from the Agricultural Preservation and Land Use Element as part of revisions to the General Plan Update.

3.0 COMMENTS AND RESPONSES TO COMMENTS

HAROLD MOSKOWITE, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-22 P: The commenter discusses the ridge route concept which would provide a road from American Canyon overpass into American Canyon and then to Calistoga. The County appreciates the input into the General Plan Update process. However, this suggestion was not incorporated into the revisions to the Circulation Element.

3.0 COMMENTS AND RESPONSES TO COMMENTS

GEORGE HEMKE, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-23 P: The commenter presented a comparison of past and present Napa and viewsheds. The County appreciates the input regarding the General Plan process. The environmental effects of potential alteration of the viewsheds in the County was addressed in the Draft EIR Section 4.14.

3.0 COMMENTS AND RESPONSES TO COMMENTS

FRED CHOPPINGTON, AT PUBLIC HEARING #3, APRIL 4, 2007

Response Mtg. 3-24 P: The commenter echoed Mr. Moskowitz's opinion to allow a 40-acre minimum split instead of 160 acres in other valleys besides Napa and Wooden. The commenter provides the reason why allowing this to occur would be more economically feasible for many land owners. The County appreciates this comment. The General Plan Update does not include a land use designation that would address this request. County staff suggests the submittal of an application to the County to make this request.

Response Mtg. 3-25 E/P: The commenter states that the General Plan should not address climate change. The County appreciates the input regarding the General Plan process. However, the County considers climate change a significant issue for both the General Plan Update and the Draft EIR. Thus, the issue has been substantially evaluated in the Draft and Final EIR and is being incorporated in the Conservation Element revisions.

Letter PH4

COUNTY OF NAPA
GENERAL PLAN UPDATE
PUBLIC HEARING

COPY

Wednesday, May 30, 2007

1:08 p.m.

Held at:
NAPA COUNTY OFFICE OF EDUCATION
2121 Imola Avenue
Napa, California

REPORTED BY: KIMBERLY K. ELWELL, CSR NO. 12980



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3.0 COMMENTS AND RESPONSES TO COMMENTS

1 VICE-CHAIRMAN ANDREWS: So with that, Hillary,
2 we will open the public hearing.

3 MS. GITELMAN: Okay. Once again, for the
4 record and for the court reporter, I am Hillary
5 Gitelman of the County staff and this is the fourth of
6 five public hearings on the Draft General Plan Update
7 and the Draft Program Level EIR that goes with it. The
8 purpose of today's hearing, just as the last hearing,
9 is to take public testimony on both of these draft
10 documents. We are also accepting written comments
11 until the close of business on June the 18th.

12 Our idea is not to respond today to any
13 questions or comments we receive but we will be
14 responding in writing to all of the comments we receive
15 at all the public hearings and in writing during the
16 duration of the comment period. The idea is to respond
17 in the Final EIR and to allow these comments to inform
18 our revisions to the Draft Plan as we let that plan
19 evolve and take shape and finally get it to the Board
20 and the Planning Commission for consideration and
21 adoption at the end of this year, the beginning of next
22 year.

23 I was going to make a suggestion. I know that
24 Steering Committee members may have comments that they
25 want to enter into the record as well. What I was

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3.0 COMMENTS AND RESPONSES TO COMMENTS

1 going to suggest is that we take comments from the
2 public, the audience, first and then at the end if the
3 committee members want to add comments on the record,
4 this would be a good opportunity to do so.

5 A couple housekeeping matters: First, we are
6 going to recommend that speakers limit their remarks to
7 around three minutes just because we want to treat
8 everybody the same. If you run out of time, there is
9 still one more hearing. You can join us in Yountville
10 on June 14th or you can submit the comments in writing.
11 Also, if you could speak slowly and clearly and state
12 your name and address for the record. We do have
13 speaker cards in the back of the room which you can
14 pass -- fill out and pass to any one of the staff who
15 are here and we will forward them to the Chair.

16 Finally, just to respond to the comment that
17 was raised earlier by Guy Kay, we are proposing later
18 on this agenda a process for the remainder of the year
19 that would take some of the most controversial issues
20 that the Steering Committee has been working on and
21 elevate them to the Planning Commission. I don't think
22 that commenters should, therefore, hold back in making
23 those comments or comments about those issues to the
24 Steering Committee because all of the comments are
25 going to be coded and all of these oral comments are

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1 going to be transcribed and all considered together by
2 the Steering Committee, the Planning Commission and the
3 Board. So everyone is going to get to look at the
4 comments, even those that are made here in this venue.

5 I think that's it in terms of housekeeping.
6 If there are any process questions, I would be happy to
7 answer them. Otherwise, we will get to the main event
8 which is public testimony.

9 VICE-CHAIRMAN ANDREWS: I have looked through
10 the cards. I do have one here with no name. It is
11 just addressed "land use" so --

12 UNIDENTIFIED FEMALE SPEAKER: Oh, that's mine.

13 VICE-CHAIRMAN ANDREWS: -- so you may need to
14 fill that out.

15 But let's start off with Kelly Anderson.

16 MS. ANDERSON: Good afternoon to you all. My
17 name is Kelly Anderson. I live in Angwin and I just
18 want to thank you all for two years of hard work. I've
19 really followed this. I don't own a TV so its been
20 entertainment for me, educational, but I really do
21 appreciate how much time you have put into this. And I
22 see faces here that I have seen at every single
23 workshop in Angwin, every single meeting that we have
24 had up there. I know some of you have come and hiked
25 and looked at the areas that we are concerned about in

Mtg4-1P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 Angwin and the agricultural land that we are working to
2 protect so I do really want to thank you for your
3 effort.

4 Because we are going to talk about Angwin at a
5 later time, I do want to just comment. As I have
6 observed this process over the nearly two years, we
7 intended to start out to not make substantial changes
8 to the Draft General Plan but it seems that during the
9 process we've just left certain things out, that by
10 leaving them out imply significant changes to the
11 General Plan. I will give two examples: One is the
12 deletion of the naming of the scenic roadways in Napa
13 County by removing those roadways as being specifically
14 listed in the General Plan. They are not given special
15 viewshed protection which I think we all know is
16 important. And secondly, there was a specific
17 definition of the Angwin urban bubble. It said the
18 bubble is Pacific Union College and adjacent commercial
19 facilities. We have completely eliminated that
20 definition and have left nothing in its place.

21 Obviously, with all the controversy that is
22 going on, with the potential for development up there
23 and the need to address the unrealistic footprint of
24 the urban bubble, we needed to also include a
25 definition and I know we haven't derived what that

Mtg4-1P
Cont'd

Mtg4-2P

Mtg4-3P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 specifically is going to be, what the map is going to
2 be, but to not even indicate that we are holding a
3 place simply implies that we are not doing anything
4 about it. We have left something significant out.

5 So I hope we look at that a little further and
6 I just, again, want to thank you for all your time and
7 listening to me for these 18 meetings. Thanks.

8 VICE-CHAIRMAN ANDREWS: Thank you.

9 Margaret Ann Watson. Margaret Ann Watson?

10 MS. WATSON: Ladies and Gentlemen, you are
11 about to embark on a lengthy and possibly tedious
12 editing and reviewing of your own work of the past two
13 years. As you do this, we urge you to step back and
14 consider the totality of this Draft Plan. When you
15 began this challenging job, you heard the public say
16 they liked the way the old plan was working but it
17 needed updating. There are many of us, both groups and
18 individuals, who are worrying about the effect of the
19 draft in its overall impact. We are concerned that the
20 tone or the future effect of this draft may not be
21 exactly what you intended.

22 Over the next seven months -- I understand
23 your work will go through November -- you will hear
24 specific references to places in the elements where we
25 think the results will differ from the effects of the

Mtg4-3-P
Cont'd.

Mtg4-4P

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8

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 old plan. Possibly, the cumulative effect of subtle
2 language changes will lose the focus on what has made
3 us the envy of many. It is also possible that the
4 future will demand new and different approaches to
5 emerging problems.

Mtg4-4P
Cont'd.

6 Here are some of the questions that we will
7 ask:

8 Do we still want to be a slow-growth county?

9 Does urban growth belong in cities?

Mtg4-5P

10 Do we want to encourage further development in
11 outlying areas? Where?

12 How serious are we about preserving open space
13 or important views?

Mtg4-6P

14 Should Napa County try to use energy more
15 efficiently or slow our emissions?

Mtg4-7P

16 How important is further support of
17 agriculture to our future?

Mtg4-8P

18 Are we doing the right things for our water
19 supply? For our river? For our new recreation
20 district?

Mtg4-9P

21 I am speaking for both myself and Jenny Simms
22 this afternoon and we both want to thank you for your
23 work and your patience. Thank you.

24 VICE-CHAIRMAN ANDREWS: Thank you very much.

25 Louis Henning or Penning -- yeah, Penning.

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 Louis Penning.

2 MR. PENNING: Lou Penning, Napa County Bicycle
3 Coalition, 1016 Fabiola Drive, Napa.

4 Well, I -- pertaining mostly to bicycles and
5 the circulation element. I don't think it is really in
6 line with the way that the State of California and the
7 Department of Transportation is recommending that we go
8 with as far as alternative means of transportation and
9 alternatives to cars on the roadway. I think that
10 there should be a goal of a complete streets or routine
11 accommodation program and this has been adopted by the
12 Department of Transportation federally and also by
13 Caltrans and it simply states that all users of the
14 road are -- must be considered in any roadway project.
15 I think that this is a goal that should be embraced and
16 inserted as a goal.

17 There is a list of projects in the section of
18 south county, in Napa County projects in the
19 circulation plan. This list of projects also does not
20 include the adopted Napa County bike plan which I think
21 as one of the listed projects should be a build-out of
22 the Napa County bike plan. Also, there is a south
23 county bike plan. The south county bike plan should
24 also be included in the list of projects on the
25 circulation element.

Mtg4-10P

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1 The goal three which deals with public
2 transportation, bicycle transportation and other types
3 of transportation, the language in it is simply not
4 strong enough. I mean, the idea is to encourage
5 tourists to take the bus. There is also phrases such
6 as "increase the attractiveness of people to bicycle."
7 This is simply not strong enough language and it really
8 has no place in the General Plan. We would like to see
9 the same type of language that's in the other sections
10 with words like "shall be implemented" and "shall be
11 completed" and "shall provide."

12 In that section, there is also a number of
13 miles of bike lane that has been set as a goal and the
14 number has been set at X. This is -- I don't know why
15 the number was set at X and who is going to set the
16 number of what a goal would be for 2030 to have a bike
17 lane -- for bike lanes. I mean, I don't know if we are
18 supposed to go out and measure all the bike lanes and
19 then kind of come up with some number. The proper
20 measurement is number of trips traveled by bicycle and
21 number of trips -- and this number can be measured by
22 the census. In the year 1980, seven percent of commute
23 trips was by bike. I think it was actually about 7.8.
24 And in the year 2000, it was 4.1 in Napa County. There
25 has been a drop in the amount of bicycle trips taken.

Mtg4-11P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 So I think that we need to set a number of possibly
2 ten, 12 percent for the year 2030 as a goal to have
3 bike trips to work.

Mtg4-11P
cont'd.

4 In the recreation element, there was
5 identification of the list of recreational needs and
6 on-road bicycling placed fifth. I mean, there was
7 camping and a couple of other things that placed above
8 it; however, the whole recreation element did not
9 include any mention of a way to provide bicycling
10 opportunities for the community, even after it was
11 identified as a major need. I think that this would be
12 the place to include paved bicycle trails and
13 recreational multi-use trails.

Mtg4-12P

14 There is also not really any mention of the
15 possibility of what increasing tourism -- bicycle for
16 tourism. Many communities around the country have
17 adopted tourism, bicycle tourism, as an economic way to
18 boost their economy and their tourism economy. There
19 is just no mention of bicycling here. I drove
20 up-valley yesterday and the roads are full of cyclists.
21 And from my talking to people on the road, these are
22 people that are coming from Chicago to come ride in the
23 Napa Valley.

24 In the air quality element, again, the air
25 quality element, I found it seriously lacking in that

Mtg4-13P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 we are calling for a 250 percent increase in the car
2 traffic here yet there is no real mention as to what is
3 going to happen to the air quality in the Napa Valley
4 or any mitigating measures to what that would do.

5 VICE-CHAIRMAN ANDREWS: I think we have a
6 five-minute time limit; is that correct?

7 MS. PAINTER: Three minutes.

8 MR. PENNING: I am almost done.

9 VICE-CHAIRMAN ANDREWS: Yeah, I thought you
10 were but I thought I should mention that just to see if
11 you were close to being done.

12 MR. PENNING: Basically, what we are looking
13 for is, we are looking for bicycles, but not only
14 bicycles but also pedestrian and other forms of
15 transportation to be worked into a trip reduction plan
16 that I think should be included in the General Plan.
17 Thank you.

18 (Chairman McCrea joins the hearing.)

19 VICE-CHAIRMAN ANDREWS: Thank you,
20 Mr. Penning.

21 I will just go ahead and --

22 CHAIRMAN MCCREA: Go ahead. You are doing a
23 great job.

24 VICE-CHAIRMAN ANDREWS: I think the next one
25 is Peter Massa or Marsha Tully.

Mtg4-13P
Cont'd

Mtg4-14P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 MR. TULLY: That's Martha Tully, and she is
2 out in the back trying to find parking. Could you hold
3 it for a --

4 VICE-CHAIRMAN ANDREWS: Sure.

5 Why don't we go to John Tully. That must be
6 you. Okay, John Tully.

7 MR. TULLY: Ladies, Gentlemen, my name is John
8 Tully and I am a second-class property owner in Angwin.
9 I live at 1515 Howell Mountain Road.

10 VICE-CHAIRMAN ANDREWS: Can you define
11 "second-class"?

12 MR. TULLY: I am going to, sir, yes.

13 I am a second-class property owner because my
14 property is outside the so-called urban bubble. Let me
15 explain, please. Suppose A and B both have property
16 zoned ag. Now, a rough circle is drawn putting A's
17 property inside the circle and B's outside. A rough
18 circle is called an urban bubble. A's property
19 automatically receives a preference; that is, the
20 property can be used for non-ag projects, for example,
21 a housing development, without a Measure J vote.

22 Urban bubble bandit is a misnomer, better if
23 it were called a halo because it bestows on what it
24 encompasses, a specialness not offered to property
25 outside. B's property needs a Measure J vote to shift

Mtg4-15P

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1 to non-ag uses. This seems inherently unfair. Bubbles
2 were not drawn to create a two-tier system of land
3 ownership, but that is precisely what we have today.
4 Unfair, yes. But it can easily be corrected by
5 removing the bubbles. Some who have property inside
6 the bubbles may suggest that removing the bubbles is a
7 taking, but you can't take from someone what he doesn't
8 have to begin with and was never intended to have.
9 What you would be doing is giving, giving to those ag
10 lands now inside the bubbles the protection of
11 Measure J.

12 A government authority told me, "You know,
13 unfairness is a part of life, deal with it." That is
14 what we should do, deal with it, by getting rid of the
15 bubbles and getting rid of that unfairness. Thank you.

16 VICE-CHAIRMAN ANDREWS: Thank you.
17 John Stevens.

18 (Whereupon, Public Exhibit No. 1 was marked
19 for identification.)

20 MR. STEVENS: Two studies -- this is John
21 Stevens. I am at 348 Minahen, Napa. I am going to
22 speak for Living Rivers Council.

23 Two studies recently released by NASA is a
24 cause for alarm here. Antarctica was found just last
25 week --

Mtg4-15P
Cont'd

Mtg4-16E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 VICE-CHAIRMAN ANDREWS: Excuse me,
2 Mr. Stevens. I believe you have given this
3 presentation before. Was that part of the public
4 hearing prior for this presentation?

5 MR. STEVENS: I did not speak to these new
6 studies.

7 VICE-CHAIRMAN ANDREWS: Oh, okay. Excuse me.
8 Go ahead.

9 MR. STEVENS: Thank you. It is a cause for
10 great alarm in Napa that Antarctica is now melting at
11 all. Previously, it was thought to be so cold and so
12 permanent that it was permanently frozen in ice. Now,
13 NASA has released a study on the 15th of this month
14 stating that an area the size of California has melted
15 and refrozen. In the Arctic sea ice, which I gave
16 everybody a copy of the study in May on the 2nd,
17 National Snow and Ice Data Center released another
18 study stating that the sea ice is melting at a much
19 more rapid pace than previously thought.

20 I bring your attention to the chart. The
21 chart was previously designated as the projected loss
22 of sea ice. The new observations by satellites is
23 below the average line of previous studies. It is also
24 below the statistical deviation. It has increased or
25 stepped up the rate of melting of the arctic sea ice.

Mtg4-16E/P
Cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 Greenland is located in latitudes south of the
2 North Pole. Santa Claus will never have a workshop in
3 the North Pole. What are we going to tell our
4 children? What are we going to tell our children when
5 we have a General Plan that doesn't deal with sea level
6 rise?

7 I walk to the campus, Napa Valley College, sea
8 level rise of 22 foot bisects the campus on the
9 sidewalk, the auditorium is on one side and the
10 administration building is on the other side. It is
11 not mentioned in this EIR. Where are we going to
12 locate the railroad is not mentioned in the EIR. How
13 are we going to have an approach to the Imola Bridge is
14 not mentioned in the EIR. All of these impacts of
15 rising sea level need to be addressed in our General
16 Plan Update. Thank you.

17 VICE-CHAIRMAN ANDREWS: Thank you,
18 Mr. Stevens.

19 Chris Malan.

20 MS. MALAN: My name is Chris Malan. I live at
21 2945 Atlas Peak Road and I am here representing Earth
22 Defense for the Environment Now.

23 Thank you, thank you very much for all the
24 work that you have done. You have done an incredible
25 job. I don't know how many people have actually gone

Mtg 4-16E/P
Cont'd

Mtg4-17E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 to the library and looked at the baseline data report
2 but it is an awesome piece of work. So if you folks
3 were involved in that, thank you, thank you very much.

4 The Draft Environmental Impact Report and the
5 General Plan have kind of a glaring omission and that
6 glaring omission is that responsible agencies are not
7 fully discussed. One of the responsible agencies is
8 the State Water Resource Control Board which has
9 jurisdiction over water rights and water
10 appropriations. So at this point I would say that the
11 Draft General Plan does not fully discuss how that
12 agency is involved with the projects going on in Napa
13 County.

14 For instance, there are two recent projects
15 called Hudson in Sainsbury. They are both vineyard
16 projects and the State Water Resource Control Board had
17 specific recommendations for Napa County to require a
18 water availability analysis for the watershed that was
19 being impacted, and the Napa County Planning and
20 Conservation Department did not stand behind the Water
21 Board's request. And all the research that I have done
22 says that Napa County should be listening to the
23 responsible agencies. And when they requested
24 additional information such as in these two specific
25 plans or erosion control plans, they were requesting

Mtg4-17E/P
Cont'd.

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1 that the applicant do a water analysis for draught or
2 dry season, and Napa County stepped back from that and
3 said it is not our worry. It is not our concern.
4 Therefore, we are going to approve the plan and let the
5 project go forward and did not work with the State
6 Water Board around their jurisdiction.

7 Now, the courts have already looked at this
8 and there has been a court ruling on this. I would
9 just refer you to the article, it was in *The Chronicle*
10 on January 31st, 2006 and the state courts ruled that
11 the local agencies must work with the responsible
12 agencies, that they cannot approve CEQA documents
13 without working with the State Water Resource Control
14 Board. So I have been combing through the DEIR and the
15 General Plan and it -- the State Water Board is
16 omitted.

17 Also, there has been a precedent case set or
18 filed in the courts regarding general plans must
19 disclose their impacts to global warming. In other
20 words, our documents, whatever plan or alternative we
21 pick, must address the impacts that that plan will have
22 on global warming. So that case was filed by the state
23 attorney general against San Bernadino County. So I
24 would urge us to follow that and see what that does.

25 Also, the documents do not have DEMs, digital

Mtg4-17E/P
Cont'd.

Mtg4-18P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 elevation models. We have slow but not digital
2 elevation models and I think we have that GIS
3 capability and it would be nice to see that in the
4 General Plan. It helps us to look at steep
5 developments and what kind of impacts they are going to
6 have. Thank you.

7 VICE-CHAIRMAN ANDREWS: Thank you.

8 Martha Tully. Will you be having different
9 comments than your husband already had?

10 MS. TULLY: Yes, it sort of adds on to it. It
11 was supposed to be right after him but parking didn't
12 allow that.

13 VICE-CHAIRMAN ANDREWS: Okay.

14 MS. TULLY: Like my husband, I am a
15 second-class landowner outside the bubble, but I can't
16 help being concerned for the poor first-class landowner
17 who's inside the bubble and likes his ag land. There
18 he is, minding his own business, when his enterprising
19 neighbor decides to subdivide and develop his land
20 inside the bubble and then suddenly his rural retreat
21 is ruined, completely ruined. Of course, then there is
22 a possibility of being a landowner who finds himself in
23 the worst of both worlds. This landowner is a
24 second-class ag landowner, like me, living just outside
25 the bubbles but adjacent to the bubble line. Suddenly,

Mtg4-18P
Cont'd

Mtg4-19P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 his next door neighbor, a first-class land ag owner
2 just inside the bubble, decides to subdivide and
3 develop. If our second-class landowner were inside the
4 bubble, he could sell out, take the money and run, but
5 he can only get a second-class price for his land
6 because he is technically outside the bubble, though
7 right next to the line.

8 And even worse, his ag land, being outside the
9 bubble, should be protected from development but it is
10 not. They say that an ostrich's eye is bigger than its
11 brain. We can't let the urban bubble eyes blind us to
12 the mandate to protect ag lands that has guided county
13 policy over the years. We needn't bury our heads in
14 the sand. In planter's speak, the problem is severe
15 but not unmitigable -- did I get that right? All we
16 need is a nice, big pencil with a nice, big eraser and
17 we can just erase the bubble lines and cure our
18 headaches. That's all.

19 VICE-CHAIRMAN ANDREWS: Thank you.

20 Genji Schmeder.

21 MR. SCHMEDER: Genji Schmeder, 1901 York
22 Street, Napa.

23 Mr. Chairman, my submissions are at your right
24 hand in front of the -- they are in front of
25 Mr. McCarthy --

Mtg4-19P
Cont'd

Mtg4-20E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 VICE-CHAIRMAN ANDREWS: Oh, I see.

2 MR. SCHMEDER: -- on global warming, global
3 climate change.

4 The Draft General Plan is negligent in citing
5 the problems of global climate change, ignoring the
6 probable effects on housing development and on
7 agriculture amounts to imprudent planning. My complete
8 statement with two news articles has been submitted to
9 the Committee.

10 The Draft Environmental Impact Report is more
11 circumspect about climate change. Its authors are
12 aware of the overwhelming weight of scientific evidence
13 and preponderance of world scientific opinion as well
14 as state law and policy. The potential precedence of
15 the state attorney general's lawsuit against San
16 Bernardino County for ignoring climate change in its
17 General Plan has been mentioned by a previous speaker.
18 Though the EIR treats global climate change seriously,
19 neither it nor the Draft General Plan applies this
20 knowledge to choice of housing sites or to the impact
21 on the county's major crop.

22 Two effects of global climate change already
23 observed and predicted to continue are rise of sea
24 level and warming of temperate zones. A projected rise
25 of sea level of 22 to 35 inches as mentioned in the EIR

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Cont'd

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1 makes the siting of a large housing development at the
2 former Napa Pipe plant questionable. The site is low
3 lying and next to the Napa River in its title reach.

4 A warmer and drier climate in Napa County
5 would severely affect grape growing conditions.
6 Changes in the daily oceanic and continental air
7 exchange would affect cloud and fog coverage. A warmer
8 climate would also mean more frequent, extremely hot
9 days. All these could make Napa Valley less suitable
10 for high value, cool weather grape varieties. A recent
11 study summarized in one of the submitted articles
12 describes global warming as the disaster for the
13 American wine industry.

14 The debate whether global climate is becoming
15 less stable and whether human-generated greenhouse gas
16 is the predominant driver of this trend has been
17 concluded among the world scientists. For them, the
18 pertinent questions are how to track the course and
19 devise means to stabilize climate and mitigate harm.
20 The immensity and pervasiveness of the growing problem
21 stimulates some people to study to long-term
22 perspective and to community action. Others prefer
23 denial. Thank you.

24 VICE-CHAIRMAN ANDREWS: Thank you.

25 Donna Morgan. Is that Morgan or Gordon?

Mtg4-20E/P
Cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 UNIDENTIFIED MALE SPEAKER: Morgan.

2 MS. MORGAN: My name is Donna Morgan. I live
3 at 531 View Ridge Drive in Angwin.

4 When we first moved to Angwin 18 years ago, I
5 was speaking with someone from Napa and told her that
6 we lived up-valley. She said, "No, Donna, you live in
7 the outer valley." I relate this incident to emphasize
8 that Angwin is only 22 miles from Napa and
9 approximately five miles from Saint Helena, yet in the
10 minds of many Napa residents, it is somewhere out
11 there. Many have never driven to Angwin. To get there
12 one travels along one of Napa County's most scenic
13 roads as it narrowly winds through the wooded hills of
14 Deer Park, climbs massive Howell Mountain, crosses over
15 Caiocca Pass and drops down into the Angwin basin
16 cradle of a quiet college community.

17 First-time visitors are stunned by Angwin's
18 beauty and the sense of place. Today, Angwin faces the
19 loss of its sense of place. Lines drawn on county maps
20 should show protected agricultural lands. As I have
21 studied the issue of how an oval line resembling an egg
22 came to be drawn on a county map and then designated as
23 the Angwin urban bubble, it is apparent to me that the
24 line was drawn expeditiously by someone sitting in an
25 office trying to identify a general area. There were

Mtg4-21P

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1 no boots on the ground, so to speak. The line did not
2 and does not reflect the facts. The egg does not show
3 parcel and lot lines. These include areas of
4 undeveloped forest land and productive farmland. Their
5 designation should reflect existing land use. The time
6 and opportunity for correction has come. Let's do away
7 with the inaccuracies and the resulting
8 misunderstandings which have accumulated over time.

Mtg4-21P
Cont'd

9 The General Plan recommends correcting
10 conflicts between zoning and General Plan land use
11 designation. It supports the preservation of ag lands
12 which are unique or locally important to the character
13 of a community. Forest land, agriculture, open space
14 and a small liberal arts college define Angwin. The
15 natural setting is what makes Angwin one of the most
16 scenic areas in Napa Valley. It deserves protection.
17 Therefore, I strongly recommend removing all parcels
18 that may include any agricultural zoning from the
19 Angwin egg. Who wants to take responsibility for
20 laying that one?

21 VICE-CHAIRMAN ANDREWS: Nicole Bird, I
22 believe, or Burrell. B-Y-R...

23 MS. BYRD: Byrd.

24 VICE-CHAIRMAN ANDREWS: Byrd.

25 MS. BYRD: Sorry.

Mtg4-22P

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1 VICE-CHAIRMAN ANDREWS: That's okay.

2 MS. BYRD: Bad handwriting. That always comes
3 in handy on speaker cards.

4 My name is Nicole Byrd and I live in
5 Fairfield. I am the Solano-Napa field representative
6 for Greenbelt Alliance and I also sit on the Citizen's
7 Advisory Committee for the Solano General Plan, so I do
8 feel your pain in the backside as you sit there through
9 lots of meetings, and we are just one year in.

10 Anyway, the main issue I have for this General
11 Plan Update is growth. Growth has been successfully
12 kept within -- primarily within the existing cities in
13 Napa which has been wonderful for the county and for
14 the agricultural industry and I would like to see the
15 General Plan continue to focus almost all of the growth
16 within existing cities. There is some verbiage to that
17 effect, I would like to see more and stronger.

18 The bubbles have been talked about
19 specifically from the Angwin perspective but I think in
20 looking at all of the bubbles in the county, the Angwin
21 example is just one example of why the bubbles are a
22 really bad planning tool and now is the opportunity to
23 fix that. There is a lot of controversy around that
24 but if we could even put some words in the General Plan
25 that would say the county needs to look at the bubbles

Mtg4-22P
Cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 seriously and get rid of them, fix them, phase them
2 out, something, instead of just always putting it on
3 the back burner so that it never gets addressed.

Mtg4-22P
Cont'd.

4 The EIR alternatives, there really is no
5 alternative, even the no-project alternative that lands
6 within the population growth that you would expect if
7 Napa County is going to grow within the one percent
8 growth limitation. So I don't see a lot of consistency
9 within that, I would like to see that addressed.

Mtg4-23E

10 There are some definitions that are either not
11 out there or need to be clarified. One is transitional
12 zoning. We need to get the definition clarified or
13 just remove the reference to it. The definition of
14 developed is another one. Developed has been used
15 instead of urban in a lot of areas and there is no --
16 in the glossary section there is no definition of
17 developed so it is pretty hard to tell if that means a
18 city, somewhere with a stoplight, if there is a road,
19 if there is anything. We just need to understand what
20 developed is and remember that we want development to
21 stay within the existing cities.

Mtg4-24E/P

22 An example of this is policy CIR-1.1 on page
23 125 of the General Plan Update which talks about new
24 residential and commercial development should be
25 concentrated within already developed areas and areas

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 planned for development where specific densities can
2 support transit services and development of pedestrian
3 and bicycle facilities. So there is no definition of
4 developed and now we are talking about new areas
5 planned for development and trying to tie that in to
6 transit when, instead of trying to create new
7 developments where we can put transit, we should be
8 trying to get transit to where development already is
9 or help to improve transit within the existing cities
10 where the people really should be focused.

Mtg4-24E/P
Cont'd.

11 Circulation is also related to growth. The
12 growth issue, I don't see a lot of connection in the
13 General Plan when I look at the circulation element as
14 to how land use is set up and designed and how it is
15 going to affect circulation and how we want to actually
16 reduce trips by how we design our land use. This was
17 addressed in the old plan and there is nowhere that I
18 can find that it is really addressed in the new plan.

Mtg4-25E/P

19 The same goes with any mixed use land use
20 developments; there are going to be some of those in
21 the unincorporated area. The previous plan talked
22 about setting it up so you are trying to reduce trips;
23 the new plan doesn't say anything about it.

24 Those are my main issues. I will also submit
25 issues in writing. But growth is definitely the

Mtg4-26P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 primary cause, and all of the comments that we have
2 heard so far all tie back to growth. So I hope we can
3 resolve some of those issues. Thank you.

4 VICE-CHAIRMAN ANDREWS: Thank you very much.
5 Sandra Ellis.

6 MS. ELLIS: Thank you, Mr. Chairman. Sandy
7 Ellis speaking on behalf of the Napa County Farm
8 Bureau.

9 First off, the Farm Bureau thanks all of you
10 on the Committee and the staff and the consultants for
11 their hard work over the last, I guess, two-plus years
12 in developing this draft. It is a bit of a coincidence
13 that over two years, which almost matches the gestation
14 period for an elephant, that you have produced a very
15 heavyweight baby that we are all struggling with. But
16 two years is a long time and you have done a lot of
17 work in producing this draft which has all of the
18 elements of a good General Plan for our 30-year future.
19 You've retained a core goal of protecting and promoting
20 Napa County agriculture. That's what we have lived
21 with for 30-some years and that's what we want to live
22 with for 30 more years. But the devil is in the
23 details and after we got those massive EIR documents
24 and went through a chart that really compared those
25 five alternatives, we were alarmed with what we found.

Mtg4-26P
Cont'd.

Mtg4-27E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 And what we found was more growth, more
2 population, more housing, more employment growth than
3 what even ABAG projects. And as you know, ABAG has
4 been the boogeyman of big numbers projections for the
5 county for eons. But when we look at projections 2005
6 where ABAG looks throughout the region and projects out
7 growth for the next 30 years, we find that even
8 Alternative D, which is the resource protection extreme
9 slow growth initiative, even D has higher numbers than
10 what ABAG projects. And that seems like a disconnect
11 from the intent of what you, as a committee, were
12 looking for.

13 And so I wonder, how does this happen? And I
14 know you have on your agenda today a staff item where
15 you are going to look at those projections and compare
16 that and it is an interesting dichotomy. And I think
17 it stems from the process itself. The process you have
18 been through over these last two years was very
19 methodical. You went element by element, page by page,
20 policy by policy, and it was a very informed and
21 worthwhile discussion but you never stepped back and
22 looked at the whole, you never looked at the whole, and
23 the elements have to work together. They have to be
24 internally consistent. But you tweak here and you
25 tweak there and you come up with some internal

Mtg4-27E/P
Cont'd.

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 inconsistencies so that while on the one hand you are
2 saying you are preserving your agricultural heritage
3 and the slow growth policies, in the end, when you
4 analyze that in that massive EIR document, you find
5 that the numbers and the future don't match your vision
6 and your words. So there's a lot of review and
7 refinement that needs to happen there.

Mtg4-27E/P
Cont'd

8 We also support what the Board of Supervisors
9 started with in their vision principles and their
10 guiding policies in using sustainability as a core
11 principle for the future. And I think that the revised
12 draft would benefit greatly if you revisited that
13 concept of sustainability and wove particularly into
14 land use, circulation and the conservation elements
15 more of the concept of balancing the three E's of
16 economic vitality, environmental stewardship and social
17 equity. And that gets really to the heart of the
18 matter of the dialogue that you had, the very spirited
19 dialogue you had about property rights. It is about
20 balancing. So I think the document could really gain
21 some insight by adding a bit more about sustainability.

Mtg4-28P

22 So in addition to those growth numbers, and
23 that's very well-documented, Impact -- in the EIR,
24 Impact Number 4.3.1 is the one that really addresses
25 the fact that all of the growth scenarios substantially

Mtg4-29E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 exceed ABAG numbers. There are a number of other very
2 alarming and dire impacts that are noted in the EIR,
3 significant and avoidable -- and unavoidable, rather.
4 Significant and unavoidable impact in agriculture that
5 the scenarios would point to us losing 6,200 acres of
6 farmland. I mean, that's not what you intend and
7 that's not what the community intended by having
8 Measure A, Measure J and a one percent growth limit but
9 yet that's the result. You never looked at the EIR
10 through your 20 months of review. And in the end, you
11 see the EIR and you go, is that really what we wanted?
12 Do we really think that we want to project losing 6,200
13 acres of farmland?

Mtg4-29E/P

14 When you look at the circulation element and
15 then you look at the transportation EIR chapter, you
16 see an impact of level of service F, traffic is worse.
17 After you improve the transportation network with all
18 of those fix-its that are listed, you still have a
19 worse transportation network. Now 13 of 94 locations
20 studied are at level of service E or F. By 2030, after
21 those improvements are made, 27 of the 94 are at level
22 of service F. Is that what we want?

Mtg4-30E/P

23 There are a lot more details, and Farm Bureau
24 will be submitting page reference, policy reference
25 with changes that are recommended. But today I just

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 want to plant in your mind these big picture issues.
2 The process needs to be a whole, the end result needs
3 to be a positive vision for us in the 30 years.

4 And if I may just have two more quick points.

5 CHAIRMAN McCREA: Well, no.

6 VICE-CHAIRMAN ANDREWS: You have exceeded the
7 time limit.

8 MS. ELLIS: The other points will be made in
9 the letter and I hope that you get the gist of our
10 comments for today.

11 VICE-CHAIRMAN ANDREWS: Yes.

12 MS. DOMMEN: Sandy, I just want to say thank
13 you. You are the first person that has made me feel
14 bad about a nine-month gestation period.

15 CHAIRMAN McCREA: Sandy, I do want to make a
16 comment. You left an impression which is totally
17 erroneous, and you know it is, that the EIR examined
18 the policies that are in the plan, and you know that's
19 not true. And the projections that are in the EIR do
20 not reflect any of -- do not reflect the policies that
21 are in the General Plan, they form an envelope that
22 surrounds it. But to say that the policies create a
23 situation that would result in those growth projections
24 is simply not correct and I know that you know this.

25 MS. ELLIS: You are absolutely right,

Mtg4-30E/P
Cont'd

Mtg4-31E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 Mr. Chairman. And if I had a little more time, I would
2 get into that issue of how the concurrent EIR and the
3 General Plan is a little confusing and still --

4 CHAIRMAN McCREA: We understand. I just
5 wanted to correct the impression that you put forth.

6 MS. ELLIS: But in examining that wide range
7 of five alternatives to capture everything, the General
8 Plan does have the closest match to C, Alternative C,
9 and there is still a refinement that needs to be made
10 so that the final General Plan draft does reflect the
11 vision that we want and that the EIR then clearly
12 defines the impacts of that preferred vision. Thank
13 you.

14 VICE-CHAIRMAN ANDREWS: Olaf Beckman.

15 MR. BECKMAN: Hello. My name is Olaf Beckman.
16 I live with my family at 591 Deer Park Road in Deer
17 Park, and I want to talk today about some -- just
18 firsthand traffic observations. I don't have a
19 prepared statement so I am just going to wing it here.

20 We have lived there about four and a half
21 years, we lived in Calistoga before then. It has
22 gotten pretty bad on Deer Park Road in the four and a
23 half years we have lived there. And I have a funny
24 feeling what I am talking about today about Deer Park
25 Road, this is a specific example that can speak to a

Mtg4-31E/P
Cont'd

Mtg4-32E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 lot about valley roads the more I look into it.

2 Deer Park Road goes from Silverado Trail up to
3 Angwin and along the way there is 57 driveways, and a
4 lot of these driveways and private driveways serve more
5 than one household. A lot of them are gravel, have
6 poor sight distance and things like that.

7 When I got into the EIR to see -- and the
8 Draft General Plan to see what we were going to do
9 about transportation in the county, I ran into the same
10 thing with -- it was a lot of significant and
11 unavoidable. It sounds like we are talking about
12 death, "significant and unavoidable." But I didn't see
13 anything in here that really addressed my -- I would
14 like to. I think there is fabulous information in the
15 EIR and in the Draft General Plan, and I thank
16 everybody for putting all that together. As an average
17 citizen, just to look through it, it was really quite
18 enlightening. I like it. There is some good ideas in
19 there:

20 One thing I wanted to touch upon real quickly
21 was in the traffic section of the technical appendices
22 on page 48. It goes through mitigating measures and
23 roadway improvements. This is what -- I am assuming
24 this is part of the mitigations that would be tried to
25 solve traffic problems in the valley from now until

Mtg4-32E/P
Cont'd

Mtg4-33E

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 2030. There is quite a number of roads listed here.
2 Every road that is a two-lane road becomes a four-lane
3 road, every four-lane road becomes a six-lane road. I
4 don't know if that's a solution. And I know that on
5 some of the roads, where I live on Deer Park Road, it
6 isn't a solution. You can't make it wider. It would
7 be extremely expensive to do so. So I am concerned
8 about that.

9 And I wanted to go back and just talk about
10 our experiences on that road. The heavy equipment
11 traffic has gotten just really, really bad. There is a
12 crosswalk at Sunnyside Road that leads to Foothills
13 School. The crosswalk is essentially dead. There is
14 weeds on either end, there is no crossing guard,
15 traffic does not slow to 25. There are no children
16 present, there can't be, it is just far too dangerous.
17 Nobody uses the crosswalk. I talked to the people at
18 the school, nobody uses that crosswalk anymore. Nobody
19 rides a bike to school anymore and there is nobody that
20 walks to that school any longer. My kids don't go to
21 school there, they go to school in Saint Helena, the
22 public schools there. But we are concerned about that
23 crosswalk because the only crosswalk on Deer Park Road
24 from Sanitarium Road all the way up to Caiocca Pass,
25 there are no other crosswalks. You can't cross that

Mtg-4-33E
Cont'd

1 road. You can't walk along the road, you can't cross
2 it. You can't cross Sanitarium Road. So here sits
3 Deer Park Road with its own urban boundary or urban
4 bubble around it which means that there could be
5 additional growth for a hospital and other things. And
6 we are already at level C of service. By my
7 calculations it is almost level D. Every single
8 mitigation measure, every different variation of the
9 General Plan, the Draft General Plan, leads to the same
10 road. All roads will be level E or F, it doesn't
11 matter which General Plan you pick. So I don't know
12 what to do about that. I wish I had suggestions but I
13 would hate to see that all solutions arrive at widening
14 all the roads because I don't think that that is going
15 to solve the problem.

16 You know, my friends -- my kids have friends
17 on the other side of our road. We can see each other's
18 houses, we can hear each other very clearly, but you
19 can't get from one side of the road to the other
20 because you have to cross Deer Park Road. Their
21 parents will not let their kids walk across the road.
22 They won't even take them across the road, they have to
23 be driven. So it is more cars.

24 There has been quite a few accidents. I have
25 had two head-ons within a hundred yards of our

Mtg4-33E
Cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 driveway. There was one additional accident that was a
2 fatality on Sunnyside. The fence at Sunnyside keeps
3 getting taken out. It is inherently a dangerous road.
4 And then when I hear about more possible growth in
5 Angwin, Angwin likes to portray itself as a little
6 Hamlet on a hill and it is not. You watch the amount
7 of traffic, I videotaped the traffic for over two and a
8 half hours. I documented this and it is not a small
9 community up there.

10 Deer Park is its own community. It has two
11 roads that bisect -- or trisect the community,
12 Sanitarium Road and Deer Park Road. Both those roads
13 are very, very dangerous. The people on our section of
14 Deer Park don't know the people in the middle of Deer
15 Park; the people in the middle of Deer Park don't know
16 our section or the section that my (inaudible) in. We
17 can't cross that road.

18 CHAIRMAN MCCREA: One more minute, please.

19 MR. BECKMAN: Sure. So I wanted just to bring
20 up, I would like to see better solutions to the traffic
21 issues. I know it is a huge, huge question, I really
22 do, but simply taking all the roads that are two lanes,
23 bringing them to four, and the four to six, I don't see
24 it happening, either economically or really being a
25 solution. That was my point. Thank you.

Mtg4-33E
Cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 CHAIRMAN McCREA: Thank you.

2 Tim Thullen.

3 MR. THULLEN: My name is Tim Thullen. I live
4 at 6 Bellevue Avenue, Napa, California. And I am
5 afraid I haven't done a lot of homework on the General
6 Plan but I have been alerted to some things about it,
7 and I will speak in a more general way.

8 First of all, I feel extremely fortunate -- I
9 am going to be speaking on bicycling issues mainly. I
10 feel extremely fortunate to be an avid cyclist in Napa
11 County. Napa County has some of the most beautiful
12 roads in the country. I have ridden across the United
13 States. I have taken several trips of -- with several
14 thousand miles of traveling around the United States
15 and I know Napa is -- there is few people -- few places
16 that compete with Napa as far as scenery and variety.
17 And I would like to say, too, that I -- all the
18 references to the environment and what we can do to
19 save the environment and keep that within our General
20 Plan is important and cycling fits right into that.
21 Cycling is the green tourist thing that is happening in
22 Napa and we should take advantage of that in the
23 General Plan.

24 There is, you know, as Lou said earlier, there
25 is a lot of the language that should say "shall,"

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1 "shall include this," not "should be" or "encourage."
2 I think that is important.

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Cont'd

3 Another thing that I see that's in the General
4 Plan is that they are making room for a bike lane on
5 Jameson Canyon. Why not just say put in a bike lane on
6 Jameson Canyon rather than just saying "room for it."
7 We need that there. That is an interconnected facility
8 with Solano County that we don't have now.

Mtg4-35P

9 And I would also like to agree with Lou, the
10 complete streets idea.

11 And also, the bike plans, the Napa County bike
12 plan. We spent a good chunk of taxpayer money coming
13 up with a bike plan. I hope that gets incorporated in
14 the Napa General Plan. I hope you folks seriously look
15 at that plan and incorporate whatever is possible in
16 it. I am not really familiar with the south county
17 bike plan but I would also say that as well.

18 But I think what I would like to leave with
19 you is that Napa County is a beautiful place to bike
20 and increasingly it means more dollars for our county.
21 You know, people come to Napa County, obviously, to
22 take advantage of the food and wine and the beautiful
23 scenery, and they are going to stay another day to
24 bicycle in Napa. They are going to spend more money
25 and they are going to -- but the beautiful thing about

Mtg4-36P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 it is they aren't going to damage our environment more.
2 And I think we should do whatever we can to make this
3 green alternative a good possibility for Napa. Thank
4 you very much.

Mtg.
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cont'd

5 CHAIRMAN McCREA: Thank you.
6 Don Gordon.

7 MR. GORDON: Good afternoon and thank you for
8 listening. My name is Don Gordon and I farm over on
9 the eastern part of the county in Gordon Valley. If
10 you drop a pin between Vacaville and Napa, you come
11 down Gordon Valley. It is just on this side of the
12 Vaca mountains. We have been farming there for several
13 generations and kind of have been a stepchild of Napa
14 County through the years but we are becoming more and
15 more known for our grapes over there and everything at
16 this time.

Mtg.
4-37P

17 So what I am proposing in the General Plan, I
18 proposed -- submitted some proposed changes. And
19 really, what I am asking today is, I know you guys are
20 really -- and ladies are really swamped with this stuff
21 and you are just doing a tremendous amount of work.
22 Please take the time, some time in the future, to take
23 a look at my proposal.

24 There has been a segment in history in that
25 area where we have kind of been forgotten about as far

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1 as Napa County goes. And in the 1950's, everybody
2 thought we were going to be part of Fairfield and so we
3 were zoned five acres. Well, in the 1970s, they said,
4 whoa, we made a big mistake. Those hills should not
5 have homes on them. So they said that should be ag
6 watershed. Well, when they did the last General Plan,
7 they zoned it ag watershed and they put a big bubble
8 around it that said this is an agricultural area.
9 Well, they didn't look too close when they drew the
10 lines. You hear people here today talking about
11 bubbles and how the lines go and it is kind of bizarre
12 over there too. They don't really encompass the valley
13 floor, they just kind of meander. So what I am asking
14 in my proposal is to look at those lines and go back
15 and possibly redo them.

16 In the '70s, they made an ag resource area out
17 there and it should be an ag resource area. At that
18 time, it was ag watershed which was not a problem. Now
19 ag watershed zoning is a problem for that area because
20 it was blanket zoned back in the '70s. We have valley
21 floor out there very similar to Wooden Valley and many
22 areas of Napa Valley that are zoned ag watershed, 360
23 acres to split a parcel, which is a little bit of
24 overkill. We have kind of -- we have gone too far one
25 way out there and now we have kicked back and we have

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cont'd

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1 gone too far the other way. And what I am proposing in
2 my proposal is to look at it, review it and get those
3 ag resource lines straightened out over there. I made
4 some suggestions in my plan, look at the zoning in that
5 area and get more appropriate zoning, especially for
6 the rolling foothills and valley area. The rolling
7 foothills and valley should not be zoned the same as
8 our back country where it is steep and rugged. It is
9 just different country entirely and we have made
10 mistakes there in the past, we have tried to correct
11 them, we have overcorrected them.

12 When they made the ag watershed zoning change
13 in the '70s and did the blanket zoning we were told by
14 staff when we protested it, well, we are going to look
15 at all the ag resource areas and we are going to go
16 back and rezone those. That was never done and I see
17 this as an opportunity to do that. So I would really
18 appreciate you looking at my submitted proposal and do
19 something about it to correcting this oversight.

20 Somewhere in the General Plan, I have seen it,
21 that we have to find balance. And I think balance,
22 when we talk about that, we are talking about
23 agriculture, the environment and the needs of the
24 people. Family farmers are people and their needs
25 should not be forgotten. So when planning for the

Mtg. 4-37P
cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 Gordan Valley area, please, take time to review this
2 proposal. Let's look at the zoning and look at the ag
3 resource lines. It needs some correction there. And I
4 very much appreciate you listening to this and taking
5 it into consideration. Thank you.

6 CHAIRMAN McCREA: Thank you very much.
7 Eve Kahn.

8 MS. KAHN: Good afternoon. My name is Eve
9 Kahn. I live at 3485 Twin Oaks Court.

10 I am going to shift directions on you because
11 you have been talking a lot about the General Plan. My
12 comments this afternoon are going to be limited to the
13 proposed planning process review; this red, white, blue
14 and green document that you have. And I know that's on
15 your agenda and Hillary or Howard are going to be
16 talking about it.

17 One of the thoughts that I have comes from my
18 experience working with the City of Napa General Plan
19 and so that's kind of where I am coming from. There
20 are some topics that are on the proposal that will go
21 directly to the Planning Commission and some that will
22 come to the Steering Committee. And my concern is how
23 the feedback in the Steering Committee goes to the
24 Planning Commission. As a member of the public, I can
25 get up at this forum, I can get up at the Planning

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cont'd

Mtg. 4-38P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 Commission, I can get up at the Board of Supervisors.
2 I would very much like you to consider that both the
3 majority and the minority perspectives that you have go
4 to the Planning Commission. I have been at a few of
5 these meetings. It has been hard to get consensus or
6 at least two-thirds or whatever the appropriate votes
7 are. A lot of it is just how many people nod their
8 head and move forward. But many of you have very
9 specific concerns and I would rather that the minority
10 opinions as well as the majority go forward so that
11 your thoughts and your views are not lost. That's all
12 I have to say. Thank you.

Mtg. 4-38P
cont'd

13 CHAIRMAN McCREA: Thank you.

14 Paul Roberts.

15 MR. ROBERTS: Thank you. I wanted to talk
16 about biking. You have heard quite a bit today and I
17 only wanted to emphasize and amplify a couple of points
18 and that is that biking, in addition to being
19 environmentally-friendly, good for kids, is also good
20 for tourism. And a great demonstration of this is to
21 go to the areas in Florida and the southeast, Hilton
22 Head, Fort Lauderdale, Naples. Bike trails are
23 everywhere and they are used. And not only are they
24 used by kids but they are used by old, grey-headed
25 seniors. And any self-respecting resort today in that

Mtg. 4-39P

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1 area of the country will have bike trails.

2 The second point I would like to make is that
3 biking in Napa has deteriorated. My wife and I used to
4 come up and bike on the Silverado Trail. She won't
5 touch it now because of the traffic. So it is going to
6 get worse.

7 CHAIRMAN McCREA: Can I interrupt you for one
8 second?

9 MR. ROBERTS: Yes, sir.

10 CHAIRMAN McCREA: There is someone with a
11 Mercedes, license plate 4VNG498, who is parked in a red
12 zone. You are going to be towed.

13 MR. ROBERTS: I decline that auto. I wish it
14 were mine. They should have ridden a bicycle.

15 So anyway, my point is that while there is a
16 lot of great things, politically correct things you can
17 say about biking, it has a very dolice insenside
18 [phonetic] and that is that it is good for attracting
19 visitors. Thank you very much for your time.

20 CHAIRMAN McCREA: Thank you. The next speaker
21 is moving her car.

22 Is there anybody else in the public who would
23 like to comment on the General Plan during the public
24 comment period?

25 UNIDENTIFIED FEMALE SPEAKER: Do you have

Mtg. 4-39P
cont'd

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 Robin Lail's submission?

2 CHAIRMAN McCREA: She just had to go move her
3 car.

4 UNIDENTIFIED FEMALE SPEAKER: She will be
5 here.

6 CHAIRMAN McCREA: I know she will be here.

7 UNIDENTIFIED FEMALE SPEAKER: Okay.

8 CHAIRMAN McCREA: So we have your comments,
9 Duane. Do you want to make those now?

10 MR. WALL: Do we want to make those
11 (inaudible)?

12 CHAIRMAN McCREA: All right. We will take a
13 ten-minute break -- excuse me, yeah?

14 MS. WALLIN: Well, I just had a question for
15 clarification because you had said to Sandy Ellis that
16 the EIR didn't really reflect the General Plan. I was
17 confused by that. Could you explain what you mean by
18 that?

19 CHAIRMAN McCREA: Well, let me have Hillary
20 explain that to you.

21 MS. GITELMAN: Well, I think Peter's remarks
22 were referring to the fact that the EIR is structured
23 around different alternatives --

24 MS. WALLIN: Right.

25 MS. GITELMAN: -- that are intended to bracket

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1 the outcome of the planning process but none of the
2 alternatives exactly match the draft plan because we
3 expect that to evolve. I think that is what you are
4 trying to say.

5 CHAIRMAN McCREA: Yeah.

6 MS. WALLIN: Okay, but doesn't it cover the
7 parameters?

8 MS. GITELMAN: Yes, it brackets.

9 MS. WALLIN: Thank you.

10 CHAIRMAN McCREA: But in all cases, it tends
11 to project larger amounts of growth than the plan
12 actually would result in, but that's really so that if
13 there is -- nobody can come back later and say you
14 underestimated the amount of growth that happened.

15 MR. GAMBLE: Peter, I would like to add to
16 what she said, but also point out that there are points
17 in the General Plan that discuss exceeding the one
18 percent growth limit and I think that language is
19 perhaps too broad as --

20 CHAIRMAN McCREA: Well, that's a different
21 issue.

22 MR. GAMBLE: Yes, but there are points in the
23 General Plan that can encourage such growth. And I
24 think what the speakers are talking about is perhaps
25 looking at other alternatives that show lower growth

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1 and suggesting we do that. We have the data someplace
2 to do such.

3 CHAIRMAN McCREA: Robin, we will take you and
4 then we are going to take a break.

5 Robin Lail.

6 MS. LAIL: Good afternoon, Mr. Chairman and
7 Ladies and Gentlemen of the Steering Committee. My
8 name is Robin Lail and I live at 320 Stone Ridge Road
9 in Angwin, California.

10 Since the creation of the ag preserve,
11 citizens and policymakers for Napa County have acted to
12 protect the rural character of this unique place.
13 Preserving agricultural lands has been one of the
14 guiding principles that has helped us avoid development
15 which has paved over so many irreplaceable regions.
16 With the Napa County General Plan Update comes a new
17 opportunity to protect our agricultural treasure and to
18 carry forward the sound planning which has kept Napa
19 County special and unique in this urbanized bay area.

20 One of the biggest issues or controversies in
21 the General Plan Update process has been the issue of
22 the now-famous Angwin urban bubble. This so-called
23 bubble is, in truth, a historical accident which leaves
24 precious agricultural land without the protection of
25 Measure J and is an anomaly in the Napa County sound

Mtg. 4-40P

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1 agricultural protection policies. The bubble is
2 apparently a loosely-drawn circle placed on a map which
3 does not follow parcel boundaries, roadways, watersheds
4 or land contours which, in short, has all the earmarks
5 of a careless, haphazard overlay rather than a specific
6 land use planning tool.

7 Not too surprisingly, as a resident of Angwin
8 there are main reasons I am diametrically opposed to
9 the urban bubble; however, time is short and I would
10 like to make just one comment which is that I support
11 the removal of all agricultural watershed parcels from
12 any future version of the Angwin urban area in the new
13 General Plan. I believe that the purpose of reviewing
14 the plan is not only to update what has been done to
15 look at the future but also to correct errors which may
16 have been made in the past. We must continue to guard
17 our irreplaceable land in the most vigilant and
18 protective way against the incursion of development.
19 We believe in Angwin that Howell Mountain's
20 agricultural land is not only important to the
21 residents of Angwin but to all of Napa County.

22 And I would like to say thank you in closing
23 for your time and for your valued consideration of this
24 land. Your support to a revision to the urban bubble
25 could not be more essential to the residents of 21st

Mtg. 4-40P
cont'd

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1 century Napa County. And I would also like to say
2 thank you just on behalf of myself and my husband for
3 all the work that you have done and the time that you
4 have spent in the interest of your community in
5 developing something that will be viable and an
6 excellent force in the future. Thank you.

7 CHAIRMAN McCREA: Thank you.

8 Actually, Duane, how long is your presentation
9 going to be?

10 MR. WALL: It is not going to take too long
11 but we probably have other comments.

12 CHAIRMAN McCREA: Yeah. Well, I want to close
13 the public hearing.

14 Does this count as a part of the hearing?

15 MS. GITELMAN: Yes.

16 CHAIRMAN McCREA: All right. Well, then, we
17 will take a recess for ten minutes.

18 (Brief recess taken.)

19 CHAIRMAN McCREA: Okay. I will call the
20 meeting back to order again.

21 Duane.

22 MR. WALL: Well, in review of some of the
23 things that we have talked about over the last year and
24 a half, I thought there were a few items that we ought
25 to rethink about or at least get into the system before

Mtg.4-40P
cont'd

Mtg.
4-41E/P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 the final draft of the plan gets put into place, and I
2 have listed them for today. I think each of you have a
3 copy.

Mtg.
4-41E/P
cont'd

4 The first one is conservation energy goals. A
5 simple thing like having synchronized traffic lights
6 would sure help us out a lot.

Mtg. 4-42P

7 The next item, conservation energy goals, also
8 deals with if we could have some kind of an alternative
9 energy program for large developments, residential or
10 other ways to have energy produced. It would be a wise
11 way to proceed. And on the side of C, I mentioned that
12 if we have something along this line, we want to make
13 sure that the little guy isn't forced to do something
14 that forces his price that he can't afford to live in
15 Napa County.

Mtg. 4-43P

16 Item Number 3 is, in the summary and vision,
17 we ought to have a fact sheet that gives us in detail
18 physical characteristics, statistics, political
19 structures, et cetera, that would be helpful to the
20 reader of the plan. A glossary could include like
21 acronyms, we have thrown them around a lot in this year
22 and a half. And also, Measure J, the Williamson Act
23 and other things along that line, we ought to have it
24 in some form that is usable by the reader so it can be
25 understood.

Mtg. 4-44P

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1 The housing element, we talked about
2 affordable housing but I am not sure that we dealt with
3 the low-income housing appropriately and I think that
4 those people who are the lower-income level, we talked
5 about the affordable housing from the standpoint is
6 that sort of a median-based, but what about those lower
7 people? We really need to keep that in focus.

Mtg. 4-45P

8 The economic development element, there must
9 be an opportunity for growth in various branches of
10 agriculture but, also, there must be an opportunity for
11 economic growth and other unnamed products and
12 services. The General Plan has prolonged harm. It
13 must be open for needed diversity and economic
14 development that is unforeseen today. And I was
15 thinking like up in Humboldt County, what did people
16 think 25 years ago what their future was with the
17 logging industry? Things have changed.

Mtg. 4-46P

18 CHAIRMAN McCREA: It doesn't say anything
19 about marijuana in there.

20 MR. WALL: Well, I am not going to comment on
21 that.

22 But anyhow, their economic base has totally
23 changed and that same kind of thing could happen to us.
24 We need to keep it broad for the future of Napa County.

25 The next three items deal with the element

Mtg. 4-47P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 that is up for discussion this next month and I am not
2 going to be here at that time, and the things that I
3 would like to make sure that are considered is like
4 that the county annually consider other fire
5 suppression administration, not support, not fire
6 support, but suppression administration. It might be
7 created within the county. Right now, CDF has pretty
8 much a blanket open door on that thing and I think
9 annually that decision needs to be reviewed.

Mtg. 4-47P
cont'd

10 Item Number 8, the fire trails are essential.
11 We feel that out there in the far reaches of the county
12 that those fire trails are a very important part and
13 the county needs to support those. In the past, we
14 have had a number of controlled burns that actually
15 created wildfires and I think that all fires ought to
16 be suppressed.

Mtg.4-48P

17 Item Number 10, we ought to -- under
18 recreation and open space, occasional target practicing
19 on private property, I think it would be wise to put
20 that in. We have that in our community as a very hot
21 topic and I think that somewhere along the way it
22 should be immortalized there.

Mtg. 4-49P

23 Community character light and glare, if we
24 could reduce or eliminate street lights. If we could
25 also look at lighting around residences that would be

Mtg.4-50P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 on motion sensors or timers, I think that would really
2 help. The light pollution from our area is really
3 quite significant.

Mtg.4-50P
cont'd

4 Private property rights, we have talked about
5 before. It is a pretty hot topic. There must be a
6 section in the General Plan that supports and endorses
7 the individual private right to use and enjoy our
8 property.

Mtg. 4-51P

9 Item 13, agricultural preserve and land use,
10 Angwin. The county should not limit Pacific Union
11 College development rights to any extent greater than
12 it limits any other community currently in a bubble
13 classification. The college is not asking for anything
14 in additional rights than what it already has. I think
15 that that's important to point out.

Mtg.4-52P

16 Item 14, the agricultural preserve and land
17 use to begin with Angwin. The concentrated residential
18 area to the northwest of the post office, I think that
19 that needs to be brought into a zoning commensurate
20 with the parcel size and the population density.

Mtg.4-53P

21 Item 15, the fiscal limitations and controls
22 were seen in some governmental organizations where the
23 organizations are getting into very difficult financial
24 conditions and something ought to be said in our plan
25 to protect the county from getting into those

Mtg.4-54P

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 difficulties.

2 And, of course, Item 16, let's improve the
3 maintenance of all roads.

4 UNIDENTIFIED MALE SPEAKER: Here, here.

5 CHAIRMAN McCREA: Thank you. We will enter
6 those in the record.

7 MR. BACHICH: The final round for many happy
8 residents.

9 CHAIRMAN McCREA: Is there any person who
10 wishes to testify on the record for the public hearing?

11 MS. BOYET: I would like to make a comment.

12 CHAIRMAN McCREA: Yeah.

13 MS. BOYET: This might be more appropriate for
14 the process part of the discussion. I came today with
15 a couple of comments in mind that I wanted to make and
16 I was pleased to hear a couple of the people who
17 addressed the Board make those points very strongly.

18 The staff has basically written this plan and
19 we have reacted to it and made changes. I don't want
20 to say that what we did was nitpicking, but we did tend
21 to deal in many cases with the smaller issues. We did
22 make some big commitments that I think were good, but I
23 don't feel real happy about some of the things that we
24 have done and I think I would very much want to iterate
25 the point of view that was expressed today that we

Mtg. 4-54P
cont'd

Mtg. 4-55P

Mtg. 4-56P

1

Arctic sea ice smaller than ever, melting faster than predicted, satellite images show

By Jane Kay
CHRONICLE ENVIRONMENT WRITER

The Arctic Ocean sea ice area was smaller last month than any other April since NASA starting taking satellite images nearly 30 years ago, climate scientists said.

The National Snow and Ice Data Center uses the daily satellite data to continually measure the vast floating pack ice, and is releasing the April findings today.

"It's safe to say that this April will be a new record low. Up until now, last year had been the lowest," said Walt Meier, a research scientist at the University of Colorado's snow and ice center.

What happens in the Arctic affects the rest of the planet because the sea ice provides a cooling effect as it reflects sunlight back into space.

Between 1979 and 2006, the summertime icepack shrank 9 percent each decade, according to the satellite data. It is at its smallest each year in September, which is the end of summer in the Arctic. The ice is largest in March. Although it is also getting smaller each year during winter, those changes aren't happening nearly as quickly as they are during the summer.

Sea ice could disappear during the summertime between 2050 and 2100, leaving the polar bear, walrus, ring seals and other Arctic creatures without habitat, according to estimates of the U.N. Intergovernmental Panel on Climate Change.

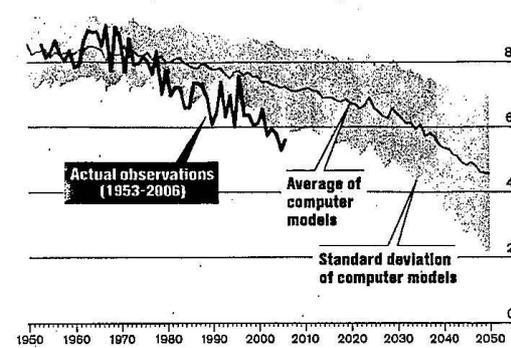
But in a new study published Tuesday, scientists at the National Snow and Ice Data Center and the National Center for Atmospheric Research conclude that the shrinking summertime Arctic pack ice is about 30 years ahead of the climate model projections.

In the online edition of Geo-

Arctic sea ice disappearing

Arctic sea ice is melting at a faster rate than projections made by 18 computer models used by the Intergovernmental Panel on Climate Change, according to a new study.

Arctic sea ice extent in September
Observed data vs. computer estimates 10 million square kilometers



Source: National Snow and Ice Data Center. TODD TRUMBULL / The Chronicle

physical Research Letters, they reported that observations going back to 1953 show that the sea ice is retreating more rapidly than estimated by the 18 computer models used by the IPCC.

"If we look at the satellite era, which is our most reliable period of observations, the observed trend is that the summertime sea ice is declining at a rate of 9.1 percent per decade," said Julienne Stroeve, lead author and Arctic climate scientist at the snow-and-ice center. "This compares with the average of the IPCC models, which show a summertime decline of 4.3 percent per decade."

The authors didn't put a specific time frame on when the Arctic Ocean would be ice-free in the summertime, saying there's a danger in extrapolating because

the trend is not likely to remain linear.

Things are changing in the Arctic, and there is much uncertainty over the effect of the influx of warmer waters and changing winds.

Water from the Pacific and Atlantic oceans is speeding the melt of the sea ice, although it's difficult for scientists to predict how precisely that will affect the quality of the sea ice — namely, the thickness and stability.

Another uncertainty is how the melting ice will affect global warming.

According to Stroeve, new snow reflects about 90 percent of the energy from the sun. Not all of the sea ice is snow-covered, so it reflects about 70 percent of the solar radiation. In contrast, open water absorbs about 93 percent

and increases climate temperatures.

There are a number of reasons why the computer models don't reflect the full impact of global warming from the increased carbon dioxide and other greenhouse gases in the atmosphere, said the center's Meier.

Historically, among most of the climate models, the sea ice component has been less well developed than other components, including changes in atmospheric and ocean circulation that transport heat to polar regions, he said.

"There are things going on in the physical system of the sea ice that the models don't quite capture," Meier said. Thickness is one of them.

"We don't have good measurements of ice thickness. We can do a reasonable job with models but it's an estimate based on limited observation. There is a fair amount of uncertainty."

But if the best guess describes the ice as thicker than it really is, it underestimates the potential for melting, he said.

The main point of the paper is to focus on ways to improve the models, Meier said. One of the authors, Marika Holland, a scientist at the snow-and-ice center, prepared one of the models for the IPCC. Hers was the closest overall to the observed trend, Meier said.

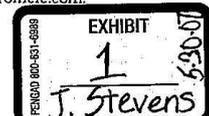
The IPCC's third report on global climate change is to be released Friday.

Online resources

View the satellite image of the sea ice:

♦ nsidc.org/data/seaiice_index

E-mail Jane Kay at jkay@sfchronicle.com.



3.0 COMMENTS AND RESPONSES TO COMMENTS

KELLIE ANDERSON, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-1 P: The commenter notes the level of work put into the General Plan and notes appreciation. The commenter also remarks on the protection of agricultural lands in Angwin. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble.

Response Mtg. 4-2 P: The commenter discusses the elimination of the definition of the Angwin urban bubble as PUC and its adjacent commercial facilities and the elimination of the County-designated list of scenic roadways from the General Plan Update. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The Community Character Element has been modified to include the list of County designated scenic roadways.

Response Mtg. 4-3 P: The commenter discusses the controversy related to potential development in Angwin. The commenter suggests that a placeholder should be made for the definition of the Angwin urban bubble in the General Plan. The County appreciates the input regarding the General Plan process. The County will consider the comment when revising the General Plan. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble.

3.0 COMMENTS AND RESPONSES TO COMMENTS

MARGARET ANN WATSON, AT PUBLIC HEARING #4, MAY 30, 2007

- Response Mtg. 4-4 P:* The commenter notes concern with overall impacts and about future effects that were not intended in the General Plan Update. The County appreciates the input regarding the General Plan process.
- Response Mtg. 4-5 P:* The commenter asks if the County still wants be slow-growth, if urban growth should be in cities, and if the County wants to encourage future development in outlying areas and where. The commenter is referred to revisions to the Agricultural Preservation and Land Use Element and Section 2.0 of this document that describes the Preferred Plan for the General Plan Update that would meet the growth control provisions of Measure A.
- Response Mtg. 4-6 P:* The commenter asks how serious the County is about preserving open space and views. The County appreciates the input regarding the General Plan process and refers the commenter to revisions to the Conservation, Recreation and Open Space, and Community Character elements.
- Response Mtg. 4-7 P:* The commenter questions should the County want to reduce emissions and increase energy efficiency. The commenter is referred to Climate Change Master Response 3.4.4, as well as to revisions to the Conservation Element that address energy conservation.
- Response Mtg. 4-8 P:* The comment questions how important the further support of agriculture is to the future of Napa County. The County appreciates these comments and refers the commenter to the revised Agricultural Preservation and Land Use Element and Conservation Element.
- Response Mtg. 4-9 P:* The commenter questions whether the General Plan is doing the right thing for water supply, rivers, and the recreation district. The commenter states she is speaking on behalf of herself and Jenny Simms. The commenter is referred to Water Supply Master Response 3.4.1, Draft EIR Section 4.6 and 4.11 regarding fisheries and hydrology impacts, and Draft EIR Section 4.13 regarding recreation impacts.

3.0 COMMENTS AND RESPONSES TO COMMENTS

LOUIS PENNING, NAPA COUNTY BICYCLE COALITION, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-10 P: The commenter discusses the Circulation Element and methods to encourage the use of alternative transportation. The commenter suggests that there should be a goal in the General Plan update of a complete streets or routine accommodation program to be considered in any roadway project. Subsequent to the releases of the Draft General Plan and DEIR, further modification has been made to the Circulation Element to provide for the needs of pedestrians and bicyclists and, where possible, those needs are to be accommodated in all roadway construction and renovation projects.

Response Mtg. 4-11 P: The commenter suggests that "shall" replace "should" in bicycle policies. The commenter also states that the miles of bike lanes implemented in the General Plan should be designated. Subsequent to the releases of the Draft General Plan and Draft EIR, further modification has been made to the Circulation Element for many policies to replace "should" with "shall" and to designate an amount of bicycle lanes to be constructed under the General Plan Update.

Response Mtg. 4-12 P: The commenter suggests including paved bicycle trails and recreational multi-use trail in the list of recreational needs for the County. The commenter also notes that there is no mention of increasing bicycle tourism in the General Plan. The commenter is referred to Response Mtg. 4-11 as well as to the revisions made to the Circulation Element and the Economic Development Element.

Response Mtg. 4-13 P: The commenter notes that the predicted increase in car traffic by 250 percent is not adequately discussed in the air quality element. The Draft EIR (Section 4.8) provides a detailed analysis and modeling of air quality impacts from implementation of the General Plan Update, including increases in traffic volumes (see Draft EIR pages 4.8-18 through -38). This includes the identification of several mitigation measures that have been incorporated in the revisions to the Conservation Element.

Response Mtg. 4-14 P: The commenter notes that the General Plan should include more pedestrian and bicycle transportation policies in a trip reduction plan. The commenter is referred to the revised Circulation Element regarding additional policy provisions.

3.0 COMMENTS AND RESPONSES TO COMMENTS

JOHN TULLY, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-15 P: The commenter supports the elimination of the Angwin urban bubble. The commenter states the land outside of the Angwin urban bubble does not receive the preferences that land within the Angwin urban bubble receives. The commenter also notes the agricultural lands within the Angwin urban bubble should receive Measure J protections. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble.

3.0 COMMENTS AND RESPONSES TO COMMENTS

JOHN STEPHENS, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-16 E/P: The commenter provides a presentation on evidence of global warming. The commenter suggests that the General Plan and the Draft EIR should address sea level rise. The commenter is referred to Climate Change Master Response 3.4.4 and to revisions to the Conservation Element that address climate change.

3.0 COMMENTS AND RESPONSES TO COMMENTS

CHRIS MALAN, EARTH DEFENSE OF THE ENVIRONMENT NOW (EDEN), AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-17 E/P: The commenter states that the General Plan and Draft EIR do not fully discuss the involvement of responsible agencies, including the State Water Resources Control Board. The commenter is referred to Response 148-41 in Letter 148 and responses to Letter F for discussion of the involvement of SWRCB in the General Plan Update. The commenter is also referred to Draft EIR pages 1.0-1 and -2 regarding the list of identified responsible and trustee agencies, several of which were directly consulted in the preparation of the Draft EIR.

Response Mtg. 4-18 P: The commenter notes on the state's requirement that general plans address impacts to global warming. The commenter suggests including digital elevation models in the General Plan that help the County look at steep developments and what kind of impacts they are going to have. The commenter is referred to Climate Change Master Response 3.4.4 and to revisions to the Conservation Element that address climate change.

3.0 COMMENTS AND RESPONSES TO COMMENTS

MARSA TULLY, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-19 P: The commenter supports the elimination of urban bubbles and provides the reason why it should be eliminated. The County appreciates these comments and refers the commenter to Alternatives Master Response 3.4.2 regarding the consideration of an alternative that would eliminate the bubbles. The commenter is also referred Section 2.0 of this document regarding the Preferred Plan for the General Plan Update that includes alteration to two bubbles (including Angwin) in the County.

3.0 COMMENTS AND RESPONSES TO COMMENTS

GENJI SCHMEDER, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-20 E/P: The commenter states that the General Plan is negligent in addressing the impacts of global warming on housing development and the County's major agricultural crop, wine grapes. The commenter remarks on changes global warming could have on Napa County including sea level rise. The commenter also notes that sea level rise could impact the proposed Napa Pipe project. The commenter is referred to Climate Change Master Response 3.4.4 and to revisions to the Conservation Element that address climate change.

DONNA MORGAN, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-21 P: The commenter supports changing the Angwin urban bubble to not include protected agricultural lands, and recommends the urban bubble line should reflect existing land uses. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble.

3.0 COMMENTS AND RESPONSES TO COMMENTS

NICOLE BYRD, GREENBELT ALLIANCE, AT PUBLIC HEARING #4, MAY 30, 2007

- Response Mtg. 4-22 P:* The commenter supports containing growth within existing city limits. The commenter supports the elimination or fixing of urban bubbles. The commenter is referred Section 2.0 of this document regarding the Preferred Plan for the General Plan Update that includes alteration to two bubbles (including Angwin) in the County.
- Response Mtg. 4-23 E:* The commenter notes that there is no Draft EIR alternative that would limit growth to the 1% percent limitations. The commenter is referred to Alternatives Master Response 3.4.2 for adequacy of the range of alternatives and Section 2.0 of this document that describes the Preferred Plan that would meet the 1% growth controls of Measure A.
- Response Mtg. 4-24 E/P:* The commenter wants further clarification of the terms "transitional zoning" and "developed" in the General Plan update. The proposed General Plan Update has been revised and now designates the Napa Pipe site and the Pacific Coast/Boca site a Study Area (under the Preferred Plan) that would allow for future consideration of land use changes to the sites. However, the General Plan Update does not establish any use of the sites beyond industrial.
- Response Mtg. 4-25 E/P:* The commenter wants to see more connection in the General Plan between the land use designations and the circulation element. The commenter suggests designing land uses to reduce trips in the General Plan. The commenter is referred to revisions to the Agricultural Preservation and Land Use Element and the Circulation Element. As identified in the technical analysis provided in Draft EIR Section 4.4, Transportation, a substantial portion of the traffic anticipated to be generated in year 2030 would not be associated with land uses in the unincorporated portion of the County (see Draft EIR Table 4.4-10).
- Response Mtg. 4-26 P:* The commenter notes that she will also submit comments in writing and they will pertain to growth. The County appreciates the input regarding the General Plan process. All written comments received during the public comment period are responded to in this document.

3.0 COMMENTS AND RESPONSES TO COMMENTS

SANDY ELLIS, NAPA COUNTY FARM BUREAU, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-27 E/P: The commenter notes support for the goal of protecting and promoting Napa County agriculture. The commenter suggests that the General Plan is inconsistent due to the growth projected within the County. The commenter also notes that none of the Draft EIR Alternatives have numbers lower than ABAG's projections. The commenter is referred to Alternatives Master Response 3.4.2 for adequacy of the range of alternatives and Section 2.0 regarding the Preferred Plan, which would have growth projections below Alternatives B, C, and E.

Response Mtg. 4-28 P: The commenter supports more sustainability in the General Plan Land Use, Circulation, and Conservation Elements and balancing the three E's of economic vitality, environmental stewardship, and social equity. The commenter is referred to revisions in the Conservation Element regarding sustainability and environmental protections.

Response Mtg. 4-29 E/P: The commenter notes that that EIR has too many significant and unavoidable impacts including the loss of farmland of 6,200 acres of farmland and exceeding ABAG growth projections. The commenter is referred to Response Mtg. 4-27 regarding growth projections and alternatives.

Response Mtg. 4-30 E/P: The commenter notes that there are too many locations with LOS E and F projected in the EIR. As identified in the technical analysis provided in Draft EIR Section 4.4, Transportation, a substantial portion of the traffic anticipated to be generated in year 2030 would not be associated with land uses in the unincorporated portion of the County (see Draft EIR Table 4.4-10).

Response Mtg. 4-31 E/P: The commenter notes that the concurrence between the General Plan update and EIR are confusing. The commenter also notes that the General Plan and Alternative C have the closest match to each other. The commenter suggests there is still refinement that needs to be made so that the final General Plan reflects the vision of Napa County and the EIR defines the impacts of that preferred vision. The County appreciates the input regarding the General Plan process. The Draft EIR provides an analysis of the range growth and policy provisions set forth in Alternatives A through E.

3.0 COMMENTS AND RESPONSES TO COMMENTS

OLAF BECKMAN, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-32 E/P: The commenter notes that traffic on Deer Park Road has gotten worse over the last couple of years. The commenter also notes the number of significant and unavoidable traffic impacts in the EIR. The County appreciates the input regarding the General Plan process and directs the commenter to Draft EIR Tables 4.4-13 and -14 that contain anticipated traffic operations on Deer Park Road for 2030 conditions under Alternatives A through C and to Draft EIR page 6.0-39.

Response Mtg. 4-33 E/P: The commenter notes that widening Deer Park Road is not a solution. The commenter states that traffic on Deer Park Road and Sanitarium Road is too dangerous and not safe for pedestrians to use crosswalks. The commenter wants to see better solutions to traffic issues on Deer Park Road. Draft EIR pages 4.4-50 through -54 describe potential mitigation measures to address traffic operation and safety impacts. In addition to these items, the Circulation Element includes the following provision under Policy CIR-13 that would provide opportunities for improvement to Deer Park Road:

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

3.0 COMMENTS AND RESPONSES TO COMMENTS

TIM THULLEN, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-34 P: The commenter suggests more incorporation of bicycles and bicycle tourism in the General Plan. The commenter suggests bicycle policies with "should" be changed to "shall." The commenter is referred to Response Mtg. 4-11 for incorporation of bicycle tourism into the General Plan. Additionally, subsequent to the releases of the Draft General Plan and Draft EIR, further modification has been made to the Circulation Element where several policies replace "should" with "shall."

Response Mtg. 4-35 P: The commenter suggests adding a bike lane on Jamieson Canyon Road instead of making room for one. The commenter also notes support for complete streets idea. The first phase of widening for Jamieson Canyon proposes installing a Class II bicycle facility. The bicycle facility is proposed to be updated to Class I as part of a future construction phase and is shown as a Class I bike path in the Napa Countywide Bicycle Master Plan. The commenter is referred to Response Mtg. 4-10 for the incorporation of routine accommodations into the General Plan.

Response Mtg. 4-36 P: The commenter suggests incorporating the Napa County bike plans into the General Plan. Subsequent to the releases of the Draft General Plan and Draft EIR, further modification has been made to the Circulation Element to include additional language indicating that the Napa Countywide Bicycle Plan shall be implemented as part of the General Plan update.

3.0 COMMENTS AND RESPONSES TO COMMENTS

DON GORDON, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-37 P: The commenter notes on the zoning history and urban bubble of Gordon Valley. The commenter proposes rezoning agricultural resources area from agricultural watershed to agricultural. The commenter suggests that corrections should be made to agricultural resource lines in Gordon Valley. The County appreciates this comment. The General Plan Update does not include a land use designation that would address this request. County staff suggests the submittal of an application to the County to make this request.

3.0 COMMENTS AND RESPONSES TO COMMENTS

EVE KAHN, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-38 P: The commenter notes concern about how the feedback from the Steering Committee goes to the Planning Commission. The recommendations of the Steering Committee will be forwarded to the Planning Commission associated with the Preferred Plan of the General Plan Update and the Final EIR, which contains responses to comments received during the comment period. In addition, all staff reports and meeting notes will be available to the Planning Commission for review.

3.0 COMMENTS AND RESPONSES TO COMMENTS

PAUL ROBERTS, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-39 P: The commenter remarks on increasing bicycle use in tourism. The commenter notes that bicycling in Napa County is decreasing due to traffic. The County appreciates the input regarding the General Plan process. The commenter is referred to Response Mtg. 4-12 for incorporation of bicycle tourism into the General Plan.

ROBIN LAIL, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-40 P: The commenter notes opposition to the Angwin urban bubble and suggests the removal of agricultural watershed parcels from the Angwin urban bubble. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble.

3.0 COMMENTS AND RESPONSES TO COMMENTS

DUANE WALL, GP STEERING COMMITTEE, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-41 E/P: The commenter provides a list of items to reconsider before the final General Plan update is adopted. These items are responded to below under Response Mtg. 4-42 through -55.

Response Mtg. 4-42 P: The commenter suggests conservation energy goals such as synchronized traffic lights should be implemented in the General Plan. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Conservation Element and Circulation Element regarding policy provisions that address energy conservation.

Response Mtg. 4-43 P: The commenter suggests alternative energy programs for large developments in the General Plan. Additionally, the commenter notes that these measures should not make the price unaffordable for people to live in Napa County. The commenter is referred to Climate Change Master Response 3.4.4. and to revisions to the Conservation Element that address energy conservation.

Response Mtg. 4-44 P: The commenter suggests including a fact sheet and glossary in the vision statement that would be helpful to the reader. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the General Plan Update.

Response Mtg. 4-45 P: The commenter suggests focusing affordable housing on lower-income levels rather than median income levels. The County appreciates this input on the General Plan Update. While revisions to the Agricultural Preservation and Land Use Element do address this topic, the Housing Element (which specifically addresses housing needs of the County) is not proposed to be updated as part of this process.

Response Mtg. 4-46 P: The commenter suggests economic development in areas unforeseen today in Napa County and suggests being broader in economic future. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Economic Development Element.

Response Mtg. 4-47 P: The commenter suggests that the County consider fire suppression administration. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Safety Element regarding fire protection services.

Response Mtg. 4-48 P: The commenter states fire trails are essential. The commenter also states that all fires should be suppressed. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Safety Element regarding fire protection services.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response Mtg. 4-49 P:* The commenter suggests allowing target practicing on private property in the Recreation and Open Space Element. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Recreation and Open Space Element.
- Response Mtg. 4-50 P:* The commenter suggests eliminating or reducing street lighting and that lighting around residences should be on timers or sensors to reduce light pollution. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Community Character Element, which incorporates Draft EIR mitigation measures MM 4.14.2a through d.
- Response Mtg. 4-51 P:* The commenter suggests including a section in the General Plan that supports individual private property rights. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Agricultural Preservation and Land Use Element.
- Response Mtg. 4-52 P:* The commenter notes that the General Plan should not limit Pacific Union College's right to develop to any extent greater than the limits on any other community currently in a bubble classification. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The Preferred Plan also modifies the bubble associated with Berryessa Estates.
- Response Mtg. 4-53 P:* The commenter suggests the residential area northwest of the post office in Angwin should have zoning corresponding to its current parcel size and density. The commenter is referred to Response Mtg. 4-52.
- Response Mtg. 4-54 P:* The commenter notes on fiscal limitation from some governmental organizations on Napa County agencies. The commenter suggests that the General Plan should provide protection against this occurrence. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the General Plan Update.
- Response Mtg. 4-55 P:* The commenter suggests improving the maintenance of all roads within the County. The Napa County Transportation and Planning Agency is a consolidated transportation service agency. NCTPA provides for the maintenance and improvement of highways, streets and roads, and bicycle transit. The County appreciates this input on the General Plan Update and refers the commenter to revisions to the Circulation Element.

3.0 COMMENTS AND RESPONSES TO COMMENTS

MARY ELLEN BOYET, GP STEERING COMMITTEE, AT PUBLIC HEARING #4, MAY 30, 2007

Response Mtg. 4-56 P: The commenter suggests the totality of the plan should be looked at element by element. The commenter also notes that the impacts from the General Plan were not fully looked at in terms of growth. The County appreciates this input on the General Plan Update. The environmental effects of the implementation of the proposed General Plan Update were evaluated in the Draft EIR in regard to land use changes as well as subsequent public and private projects.

3.0 COMMENTS AND RESPONSES TO COMMENTS

Letter PH5

NAPA COUNTY CONSERVATION, DEVELOPMENT
AND PLANNING COMMISSION

GENERAL PLAN UPDATE
PUBLIC HEARING

Thursday, June 14, 2007
6:05 p.m.

Held at:
YOUNTVILLE COMMUNITY HALL
6516 Yount Street
Yountville, California

REPORTED BY: KIMBERLY K. ELWELL, CSR NO. 12980

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 A P P E A R A N C E S

2 COMMISSION MEMBERS:

3 Chairman Jim King

4 Commissioner Bob Fiddaman

5 Commissioner Rich Jager

6 Commissioner Heather Phillips

7 Commissioner Terry Scott

8 --oOo--

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3.0 COMMENTS AND RESPONSES TO COMMENTS

1 CHAIRMAN KING: Good evening. I am going to
2 call this meeting of the Napa County Conservation,
3 Development and Planning Commission to order. This is
4 a special meeting.

5 Welcome, I am really glad to see all of you
6 all here. Before -- we are going to have the Planning
7 Director, Hillary Gitelman, kind of go over some things
8 for you all to kind of get you up to date with where we
9 are and what this meeting is going to do.

10 One of the things I wanted to do first is to
11 welcome two supervisors who are sitting out there
12 tonight joining us; one is Harold Moskowitz and the
13 other is Diane Dillon. I think it is important that
14 they are here and they are participating in this, and I
15 thank them for coming. And even more importantly, I
16 thank you guys for coming.

17 There are comment cards back on the table
18 right near the door. So if you plan to speak tonight,
19 please do complete one of these so that we will be sure
20 to call upon you.

21 And now, I will turn it over to Hillary.

22 MS. GITEMAN: Thank you, Jim, and I want to
23 thank the Planning Commission for this special meeting.
24 It is nice to get out of our regular digs and do an
25 evening meeting.

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1 As Jim said, my name is Hillary Gitelman, and
2 this is the fifth and final hearing on the Draft
3 General Plan Update and the Draft EIR that goes with
4 it. We have provided in the back of the room a
5 schedule. This is a kind of target schedule of the
6 rest of the process that we are going to need to do.
7 It is interesting and addresses the goals for the rest
8 of the year.

9 The comment period actually ends at the close
10 of business on Monday, the 18th. So anybody who has
11 comments, if they don't get on record this evening, you
12 can send comments by e-mail by the end of the day on
13 Monday.

14 The point of the hearing today is really to
15 get your comments on the record. We have a court
16 reporter taking testimony, and we are not planning on
17 responding really to comments or questions today, but
18 we would like to hear from you any comments that you
19 feel are germane to our process. We have been getting
20 some great comments to date and expect to get a whole
21 ton of good comments by the end of the comment period
22 on Monday.

23 Just that so we are fair and official this
24 evening, we are suggesting that you try to limit your
25 remarks to three minutes. Begin by stating your name

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1 and address so we can get that down. And as Jim
2 mentioned, use the comments cards that are available so
3 that we can call you up to the symbolic podium in the
4 front here.

5 After the public has an opportunity to comment
6 on the record, if any of the Commissioners would like
7 to make some comments, I think that would be
8 appropriate.

9 I would be happy to answer any questions;
10 otherwise, I think we should just launch into it.

11 CHAIRMAN KING: Okay. I held off one thing
12 until Terry joined us. So I would ask, now, that the
13 clerk take the role, please.

14 THE CLERK: Thank you. Commissioner Jager?

15 COMMISSIONER JAGER: Here.

16 THE CLERK: Commissioner Phillips?

17 COMMISSIONER PHILLIPS: Here.

18 THE CLERK: Commissioner Scott?

19 COMMISSIONER SCOTT: Here.

20 THE CLERK: Commissioner Fiddaman?

21 COMMISSIONER FIDDAMAN: Here.

22 THE CLERK: Chairman King?

23 CHAIRMAN KING: Here. Thank you.

24 Okay. I am going to give a couple of little
25 points of guidance as well because I want this to be

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1 fair and I want everyone to be heard. It is much
2 easier if someone said some of what you want to say, if
3 you just come up and say, I agree with that person on
4 those points, and then give us any new information that
5 you want to add to it. If we keep repeating things,
6 people stop listening. It is just something we do. So
7 try to add whatever you have that is new, but be sure
8 and let us know where you agree with other comments or
9 a comment, or disagree for that matter.

10 We also ask that if, all of a sudden, you get
11 a really great idea or someone says something that
12 triggers a thought of yours and you have already come
13 up to speak, I am going to try very hard to not let you
14 until everyone else has had a chance. It is more
15 important that other people have any opportunity than
16 other people get to repeat. So please bear with me,
17 and if there is time after others have had a chance to
18 speak and you want to say something else, we will try
19 to entertain that opportunity.

20 So I guess we are just going to launch in.
21 Okay. Genji, you are the first. And it is Schmeder?

22 MR. SCHMEDER: Yes.

23 CHAIRMAN KING: Okay. S-C-H-M-E-D-E-R, I
24 should know it after all these years.

25 MR. SCHMEDER: I am the guy that can't say I

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1 agree with the previous speaker.

2 CHAIRMAN KING: Well, actually, you could.
3 That would have been a good thing.

4 MR. SCHMEDER: Genji Schmeder, 1901 York
5 Street, Napa, speaking as an individual on two points.
6 On global climate change, I have already submitted a
7 letter to the General Plan Update Committee, so I
8 assume that is sufficient for commenting on the EIR.
9 The one point I will mention in there that is
10 significant, I think the EIR does a very good job of
11 taking global climate change seriously, which is
12 something of a criticism of the Draft General Plan, but
13 the EIR sees it in only one respect: On the effect of
14 our county's greenhouse gas emissions on the general
15 world problem. But it doesn't analyze anything
16 according to the effects of global climate change, the
17 likely effects. One of them we should mention is a
18 rise in sea level. It cites a California Energy
19 Commission report saying this is --

20 (Telephonic interruption.)

21 MR. SCHMEDER: I'm sorry.

22 COMMISSIONER FIDDAMAN: Do a little dance.

23 MR. SCHMEDER: There is a bar in Sydney,
24 Australia where if your phone goes off, you have to buy
25 everybody a drink.

Mtg5-1E

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1 MEMBER OF THE AUDIENCE: Here, here.

2 MR. SCHMEDER: So anyway, the California
3 Energy Commission report estimated a 22- to 35-inch
4 rise in sea level, and which should be -- should have
5 encouraged them to consider any development in the
6 title reach of the Napa River, and, of course, that
7 means the Napa Pipe. The considerations of that
8 development should be included in the potential for a
9 fairly large rise in the Napa River at flood tide and
10 the possibility, great possibility of flood.

11 On circulation, the circulation element is
12 kind of the old story. There is not a lot of new ideas
13 in it, which is a darn shame because there is a huge
14 impact from the fairly high growth figures projected by
15 most of the alternatives in the General Plan. You
16 know, if you -- the model should be, if you can't deal
17 with the impacts, don't propose more growth. And the
18 effect is going to be that most of the major
19 intersections around the county are going to shift down
20 to the worst levels of performance, E and F.

21 I realize that the NCTPA is working on a
22 futuristic plan. They have a citizen's group and
23 everything like that discussing ways to deal with the
24 transportation issue over the long period; however,
25 that shouldn't relieve the makers of our county General

Mtg5-1E
Cont'd

Mtg5-2P

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1 Plan of the necessity of looking at it right now,
2 coming up with their own ideas for reforming our
3 transportation system so that it becomes less of a
4 problem for land use and every other aspect of quality
5 of life here.

6 I will just mention a few kinds of ideas.

7 Yes?

8 COMMISSIONER PHILLIPS: Can I ask a quick
9 question? So are you saying that the system isn't
10 adequate or that the numbers that they are using
11 aren't?

12 MR. SCHMEDER: I don't disagree with the
13 numbers. What I am saying is that the circulation
14 element is not imaginative, it does not consider all of
15 the modern methods of dealing with the alternative
16 transportation problem. It is a fairly unimaginative
17 kind of document and it doesn't get into a lot of the
18 successes that have been achieved in the United States
19 and Canada over the last 15 or so years in dealing with
20 transportation.

21 I will just quickly mention some.
22 Prioritizing modes and giving preference to those most
23 compatible with land use and other goals. This is
24 something that I have been suggesting for General Plans
25 since 1995 with the City of Napa General Plan.

Mtg5-2P
Cont'd

Mtg5-3P

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1 Public education and involvement in change.
2 Far more than money and engineering and everything like
3 that, what we need to solve the transportation problems
4 is public involvement, a shift by the public in the way
5 it uses transportation. I came here by bus and bicycle
6 from Napa.

Mtg5-4P

7 Performance-based programs, especially
8 programs that try to hold the level of traffic year
9 after year to the same that it is now. We have about
10 1.6 percent average increase in traffic on the roads of
11 Napa County per year. A program that was able to take
12 that approximate 1.6 percent, eliminate some of the
13 travel and shift the rest of that to preferred modes,
14 whether it is bicycling, bus, carpooling, whatever, a
15 program to do that kind of thing, if it is successful,
16 perfectly successful, then it manages to keep the level
17 of traffic on the roadways the same year after year as
18 the actual number of travelers increases. Besides
19 having a measurable growth --

Mtg5-5P

20 CHAIRMAN KING: I don't want to cut you too
21 short, but we are going way beyond the three minutes,
22 but I felt like you had some important things to say.

23 MR. SCHMEDER: Three minutes?

24 CHAIRMAN KING: Yeah, I actually didn't say
25 30, but that's okay. I think what you are saying is

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1 really important. So there is two things that I want
2 to suggest to you: One is if you have some important
3 points to kind of wind up with, and two, can you make
4 sure that what you are saying to us is put into writing
5 and turned into the county as soon as possible so that
6 it is accepted.

7 MR. SCHMEDER: Yes. The final thing that --
8 there are success stories around the United States.
9 One of them, for example, is the Boulder, Colorado bus
10 system. One of the things they do is to direct housing
11 fees into transit rather than putting them into big
12 streets, roads and everything else. They require
13 developers to provide three years -- to pay for three
14 years of bus passes for every new residence, which
15 means transit gets the money and the new residents
16 start out getting to know their community with a great
17 opportunity to use transit which may continue beyond
18 that. Thank you.

19 CHAIRMAN KING: Thank you. Okay. Jeff
20 Redding, R-E-D-D-I-N-G. Oh, you've got it.

21 UNIDENTIFIED MALE SPEAKER: Can I make a
22 suggestion that the speakers speak up a little bit,
23 because I think some of us are having a hard time
24 hearing them? I know they are here to address you,
25 but --

Mtg5-6P

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1 CHAIRMAN KING: No, they are here for us all.

2 (Brief pause in the proceedings while the
3 speaker podium is moved.)

4 MR. REDDING: For the record, my name is
5 Jeffrey Redding. I live at 2423 Renfrew Street in
6 Napa, and just because I am standing on the right side
7 doesn't necessarily have anything to do with my
8 political affiliation, by the way.

9 COMMISSIONER FIDDAMAN: You are on the left
10 side for us.

11 MR. REDDING: I understand that, and that is
12 the side I would defer to.

13 Thank you for listening. I am here
14 representing Ron Walker, who lives at 1814 Silverado
15 Trail, but more importantly for our purposes tonight
16 owns property at 1055 Monticello Road in Napa.

17 I know you guys have lots on your plates and
18 you have heard a lot of big ticket items, large scale
19 projects: The Napa Pipe, what should go on in Angwin,
20 how much of the county's agriculture land, if any,
21 ought to be converted to other uses, what is the future
22 and prospects for Measure A. These are all important
23 topics not only to the committee but to the community
24 as a whole. And we are here tonight not necessarily to
25 offer you the kinds of solutions that you have heard

Mtg5-7P

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1 from those others; we are not going to solve all of the
2 county's housing problems with our project alone. But
3 when Ron asked me to speak on his behalf, his project
4 really did catch my eye, because it is something that I
5 have believed very strongly since I moved to Napa in
6 1987. And that is, those parcels which are in our
7 urban areas that have been so recognized since the '80s
8 really ought to be the places where we ought to look
9 for housing opportunities before we move out to our
10 agricultural lands. That's a fundamental principle in
11 our current General Plan and presumably would be so as
12 the Final General Plan gets adopted later in 2008.

13 I have handed out to each of you and to
14 Ms. Gitelman a copy of the letter that Ron has
15 prepared. It has a map on the back that I would like
16 to turn your attention to briefly. This is a part of
17 the county that is in the Silverado area. It is a
18 level piece of property about 3.99 acres, just shy of
19 four acres. It is totally surrounded, as you see, by
20 parcels that are developed that are a quarter-acre or
21 so in size. Each of those parcels is served by city
22 water. There is a main Napa Sanitation District
23 trunkline that runs in Monticello Road. The property
24 is level, it is without environmental constraints.

25 Our interest tonight is to convince you, we

Mtg5-7P
Cont'd

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3.0 COMMENTS AND RESPONSES TO COMMENTS

1 hope, or at least put the seed in your mind that this
2 property has some potential for additional housing
3 opportunities. Right now, it is currently designated
4 rural residential, which has a ten-acre minimum lot
5 size, as you know. The zoning is RSD-2, which means
6 that it -- arguably, it is not consistent with the
7 General Plan, but that's not our issue. It cannot be
8 subdivided, it has no additional housing potential or
9 any other potential right now.

10 We feel very strongly, as we hope you will,
11 that when the county has opportunities to increase
12 housings in its urban area on parcels that are level
13 without environmental constraints that have services
14 available to them, that's an opportunity that you ought
15 to take. Again, we are not suggesting that we are
16 going to solve all of the county's housing problems,
17 but certainly a parcel like this which is proximate to
18 one of the key employment centers in the county, that
19 is, Silverado, is within walking distance, bicycle
20 distance of that employment center, has development
21 potential on it under an urban residential designation,
22 and it essentially doesn't do any harm to anybody. We
23 think this is a parcel that is worthy of your
24 consideration.

25 Mr. Chairman, the other issue we would like to

Mtg5-7P
Cont'd

Mtg5-8P

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1 point out is the parcels that surround it are 60 years
2 old and older. They are all fitted with antiquated
3 septic systems, some of which may not be working in
4 their right proper order. By allowing services to be
5 extended and to include this parcel ultimately in the
6 Napa Sanitation District will allow those parcels to be
7 hooked up to sanitary sewer, which will have area-wide
8 water quality benefits, and we hope you will consider
9 that as well.

10 We think it is a shame and makes very little
11 sense and is really not smart growth to allow a parcel
12 like this which has no additional development
13 potential. Mr. Chairman, members of the Commission, we
14 hope that when you have an opportunity to weigh-in on
15 individual parcels, such as this one, that you will
16 give Mr. Walker some opportunity to demonstrate to you
17 that he can provide an incremental solution to the Napa
18 County housing issues. Thank you.

19 CHAIRMAN KING: Okay. Patrick Griffith.

20 MR. GRIFFITH: Thank you very much. My name
21 is Patrick Griffith. I live at 1435 North Howell
22 Mountain Road. I have been a resident just outside of
23 Angwin for a little over 12 years.

24 I have -- I had a letter published last week
25 in The Register talking about traffic in the county,

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Cont'd

Mtg5-9E/P

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1 and I have also provided comments which will be
2 presented in response to the General Plan and the EIR.
3 But I wanted to talk briefly about a couple of points
4 that are being addressed in our response and that is
5 that the levels of service that are presented in the
6 EIR about the road conditions or the status of the
7 roads in upper Napa County are considerably out of date
8 and very inadequate. Driving to Santa Rosa almost
9 daily, driving to the South Bay and living on North
10 Howell Mountain Road, we see a tremendous amount of
11 traffic. And North Howell Mountain Road is evaluated
12 under the level of service as a Level A, which says it
13 is free-flowing, and this is anything but the truth.

14 We have presented Supervisor Bill Dodd with a
15 DVD that was -- a video that was taken in front of the
16 Foothills School, and it is a two-and-a-half hour
17 period in one day in the middle of the day and the
18 number of large trucks traveling the road north and
19 south was staggering. We are talking about dump
20 trucks, water trucks, flatbeds. I also have a
21 videotape of an oversized flatbed hauling heavy
22 equipment down to Pope Valley, and in order for it to
23 navigate the road, it had to ride the guardrail and was
24 throwing sparks in the dry season because it was the
25 only way to get down the hill. This was a wagon trail

Mtg5-9E/P
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1 that was paved. It is not unlike other roads in the
2 north area, let's say, 29 between Calistoga and
3 Middletown. And these roads are greatly under-assessed
4 as we can see so far in the General Plan. Given the
5 anticipated possible population growth that might occur
6 in Angwin, given the developments at Lake Berryessa and
7 what might be occurring in lower Lake County, these
8 roads are going to require major attention if they are
9 going to accommodate the anticipated traffic.

10 Right now, a truck, a driver can go to Napa
11 County and request a permit to travel North Howell
12 Mountain Road, as well as other roads going out by, is
13 it 128, and the county will not turn down the permit,
14 and they will not challenge it, nor will they regulate
15 it. The permits require that these vehicles have pilot
16 vehicles or highway patrol escorts. They never do. We
17 have seen two in 12 years with escorts on North Howell
18 Mountain Road. We have had 14 wrecks in front of our
19 driveway in the last four years, okay, and we believe
20 that any of the population growth that is both now
21 occurring and will consider in the future in the upper
22 valley is going to require significant attention to the
23 road issues up there.

24 I would also like very quickly to address the
25 other area that I am addressing in the EIR, and that

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Cont'd

Mtg5-10E/P

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1 has to do with utilities in the North Bay. We have
2 had -- in 2005, we had 23 power outages at our home.
3 They range anywhere from a minute and a half or so up
4 to as much as five or six hours, and I know there are
5 other people in here who have experienced most of
6 those. I have letters from PG&E, I have talked to
7 PG&E. If development occurs in Angwin, even though PUC
8 has a power-generating station that can service the
9 immediate area and the city center there, that area is
10 very dependent upon PG&E. And the power lines there
11 are out-of-date, they are in heavily-wooded areas, they
12 cannot be touched or altered without environmental
13 approval.

14 In order to expand the power, they will have
15 to put in much heavier lines, and to put in those
16 heavier lines will require a laying of a new line.
17 PG&E has told me that in order to do this, they would
18 prefer to put them underground and they will not do
19 that because it is a million dollars a mile. And I
20 addressed this with Ms. Gitelman at the -- during the
21 presentation that was made when she made her
22 presentation in Saint Helena a couple of months ago,
23 and this is an issue for an area that has not been
24 adequately addressed in the General Plan or in the EIR.

25 And then the last area I would like to address

Mtg5-10E/P
Cont'd

I Mtg5-11E/P

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1 is water, and we think that this will also become an
2 issue in the Angwin area, particularly if we continue
3 to experience droughts. The water system for Angwin is
4 out of date. It has had a number of major problems
5 over the last several years. There are some safe rules
6 about private providers. Even though they are
7 mentioned in the EIR, we are not aware of them having
8 been applied or addressed to the situation in Angwin or
9 around Angwin and they will become an issue if
10 development takes place up there.

11 When we bought our property, we were one of
12 the defendants in the Solano County Watershed lawsuit.
13 Solano County sued all of the Putah Creek feeders into
14 Lake Berryessa, and there were about 380 properties in
15 this lawsuit. We now have to file an annual report.
16 We have a quarter-acre parcel on our property. We file
17 an annual report, we pay \$100. We understand that the
18 allowed growth beyond the original lawsuit has already
19 been maxed out and yet, right now, there is not only
20 the development at Napa Springs, which I am not opposed
21 to, but they are also proposing a golf course at
22 Giuliani Vineyards, as well as 35 rural estate
23 residential properties. This is being done without a
24 vote by the county; whereas, I'd like to point out the
25 fact that Pope Valley Garage and the Pope Valley Store

Mtg5-11E/P
Cont'd

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1 cannot update without a county vote, yet these
2 properties are being developed. The Giuliani
3 properties were part of the lawsuit.

Mtg 5-11E/P
cont'd

4 I called today to find out, and to the best of
5 my knowledge, the Putah Creek Watershed Commission is
6 not aware of this development. And I think that this
7 will be an issue with the state, and I let them know
8 today, because I am very, very concerned about the
9 amount of development that goes on there. Again, it is
10 not only a water issue but it is also a traffic issue,
11 okay? And we believe that a lot more attention needs
12 to being paid to the upper valley roads. Thank you.

13 CHAIRMAN KING: Thank you. Rich Ramirez.

14 MR. RAMIREZ: Good afternoon, Mr. Chairman,
15 Members of the Commission. My name is Richard Ramirez.
16 I am the city manager for the City of American Canyon.

Mtg 5-12E/P

17 As you may know, we have submitted a number of
18 comments and we are very confident that the comments
19 will be addressed in the subsequent phase of this
20 evaluation.

21 The real reason why I am here is, as you may
22 not know, at the direction of the Board of Supervisors
23 and at the direction of the Mayor and City Council of
24 American Canyon, Nancy Watley of County Staff and I
25 have been directed to start meeting to try to come up

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1 with a global solution to a number of issues that are
2 addressed in our comments. We started this week. We
3 ended up not shooting each other. Nancy is a very
4 professional person. And so we are meeting, we are
5 hopeful that we can come up with some solutions so that
6 a lot of the disputes that we have heard about that are
7 expressed in our letter will be resolved. And I just
8 wanted to share that with you. Thank you.

Mtg 5-12E/P
cont'd

9 COMMISSIONER PHILLIPS: That is great to hear.

10 CHAIRMAN KING: A familiar name, Harold
11 Moskowite.

12 MR. MOSKOWITE: Thank you. My name is Harold
13 Moskowite. I live at 133 North Newport Drive, Napa.
14 And I am here today to ask the Planning Department to
15 look at zoning vineyards in other valleys other than
16 Napa Valley in ag preserve. The Napa floor of Napa
17 Valley is all ag preserve and the other valleys like
18 Gordon Valley, Wooden, Capell and Pope Valley do not
19 have that designation, and we are in 160-acre minimums.

Mtg 5-13P

20 Now, with the price of grapes today, it is
21 hard to make it with a large piece of property like
22 that. But I am looking -- asking that we be put into a
23 40-acre minimum with ag preserve just like the rest of
24 the valley, and I know that some people in Gordon and,
25 I'm sure, Pope Valley and Capell Valley are for it too.

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1 When they designated our area as 160-acre minimums,
2 they weren't looking at vintners, they were looking at
3 hill country. And we are on the floor of the valley,
4 and I have one parcel that's 173 acres. We have been
5 farming -- or we have owned the property for 70 years
6 now. We have been in the agriculture business all of
7 our lives, and in 1975, I planted grapes. I never
8 thought about that, that they would be changing the
9 zoning on us like they did.

10 And I am asking the Planning Department and
11 the Planning Commission to look at giving us the same
12 rights that the valley floor has and the same
13 competition as the valley floor in growing grapes. The
14 grape market today is not that great, it is hard to get
15 a contract. Thank you very much.

16 CHAIRMAN KING: And you are right now zoned ag
17 watershed, then?

18 MR. MOSKOWITE: Ag watershed, yes. And it is
19 all flat land, it's not no hills. It is all flat and
20 it is in one parcel.

21 CHAIRMAN KING: Thank you.

22 MR. MOSKOWITE: Okay. Thank you.

23 CHAIRMAN KING: Excuse me, but I can't make
24 out the last name, but Wendy. I'm sorry. I find that
25 my writing would be much more of a challenge than my

Mtg 5-13P
cont'd

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1 talking would be.

2 MS. WALLIN: All right. So --

3 CHAIRMAN KING: Wendy, what is your last name?

4 MS. WALLIN: Oh, I'm sorry, I didn't do that.

5 I'm Wendy Wallin, W-A-L-L-I-N. I live at 9481 Steele
6 Canyon Road, and I am representing Berryessa Trails and
7 Conservation.

8 I want to thank you for the chance to speak
9 again about the General Plan Update. A friend of mine
10 who is a city attorney in Southern California, when I
11 told him I was writing comments for the General Plan,
12 he said, "Oh, you're that public that we have to reach
13 out to, aren't you?" But I did read in the paper that
14 one of the supervisors also has mixed feelings about
15 public comments and I suppose we all do. What the
16 supervisor said was, although they are necessary and
17 crucial, comments should be limited to direct effects
18 on issues of view, traffic, water, sewer and not on
19 things that are just a matter of minor modification to
20 a plan that's already been approved.

21 Now, Berryessa Trails and Conservation will be
22 submitting written comments to the Planning Department,
23 but I would like to highlight some areas of the General
24 Plan in which they might seem like minor modifications,
25 but according to the Draft EIR look like they have

Mtg 5-14E/P

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1 major impacts. And we are asking that you look at all
2 those separate elements and really see it as a whole,
3 as integral parts of a whole, and notice that
4 individually they might be slightly revised to
5 corrections of our current General Plan, but when you
6 look at it overall, they might have bigger impacts.

Mtg 5-14E/P
cont'd

7 The General Plan in some places doesn't really
8 take into consideration also some of the potential
9 threats to some of this idyllic community that we have,
10 development, consumption, super-sized mansions, water
11 shortages, rising temperatures and other possible
12 effects of global warming to name a few.

13 Now, as a resident of the Berryessa area and
14 also chair of the Berryessa Trails and Conservation, it
15 might seem that I should limit my comments to
16 Berryessa, and I am not because all of the following
17 issues affect me as a resident and also affect the
18 organization as a steward of the watershed and the
19 natural resource in the area.

Mtg 5-15E/P

20 I will just briefly mention global warming.
21 Don't laugh. It is early June, it was 115 degrees
22 yesterday at my house. We had several days over 120
23 last summer during the heat storm. Global warming,
24 maybe not, but I think that we need to take it
25 seriously and not rule that out. I think the General

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1 Plan needs to go a little further than having just a
2 policy about carbon emissions, and we will be proposing
3 an approach that anticipates the effects that global
4 warming could have on agriculture, water availability,
5 health and welfare, energy use, as well as housing
6 locations, as Genji was alluding to.

Mtg 5-15E/P
cont'd

7 Natural resources. I think Napa County should
8 be widely recognized for its high plant and wildlife
9 biodiversity and its policies to protect these and
10 other natural resources. The baseline data report has
11 identified many threats to our natural resources.
12 These could be more effective in the General Plan to
13 bolster the plan's declaration that only by protecting
14 our natural resources will we ensure our continued
15 ability to benefit from cultivation of the earth.

Mtg 5-16E/P

16 So a little example, non-native invasive
17 species have been identified in the baseline data
18 report as it is met in nearly all of our biotic
19 community. So merely encouraging removal, which is the
20 version the General Plan addresses, is not adequate.
21 We need to say more about that.

22 Lake Berryessa. The General Plan suggests a
23 possibility of development to the zoning in Lake
24 Berryessa to allow additional uses in certain areas.
25 The first commercial or mixed-use areas are not

Mtg 5-17P

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1 adequately utilized at this time. So rather than
2 rezone more ag watershed, we would like to see the
3 commercial, residential and mixed-uses zoning on the
4 developed parcels in the Berryessa area.

Mtg 5-17P
cont'd

5 In addition, we don't need the urban bubble
6 that covers Lake Casper the friendly ghost over the
7 lake portion of our General Plan map. That threatens
8 development, which is presumably going to justify
9 having the new commercial-zoned areas.

Mtg 5-18P

10 Urban bubbles of circulation. The Draft EIR
11 seems at a loss as to how to effectively mitigate the
12 impacts on circulation which are likely under the
13 General Plan Update. In fact, the only mitigation
14 offered which would maintain the Napa roads at level of
15 service D or better is the table showing expansion of
16 Napa County roadways. Now, this possibility is
17 rightfully declared unfeasible because the
18 environmental impacts would be worse than the traffic
19 and it is inconsistent with the vision of the General
20 Plan. However, you know, if the urban bubbles could
21 result in growth exceeding our growth plan of one
22 percent per year, then the General Plan needs to have
23 an alternative that banishes those bubbles in effect.
24 That's a reality that we want to have. If it doesn't,
25 is that internally inconsistent?

Mtg 5-19E/P

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1 I think we are privileged to live in a
2 community in a county with such an admirable history of
3 commitment to preserving its agricultural community
4 character; it makes Napa so unique. And we hope that
5 you will seriously consider what can be done to align
6 the General Plan with the slow growth and adaptive
7 management principles that are likely to achieve that
8 vision. Thank you.

Mtg 5-20P

9 CHAIRMAN KING: Thank you. By the way, I want
10 to clarify because of comments that you made about
11 Supervisor Dodd's comments in the newspaper. Those
12 comments were made at a joint meeting with the Planning
13 Commission. And in fairness to Bill, they were not
14 made concerning the General Plan, it was something else
15 that we were discussing.

16 MS. WALLIN: Okay. Thank you.

17 CHAIRMAN KING: Just so you know, that was --

18 MS. WALLIN: Thanks for clarifying that. I am
19 a little touchy about public comment issues.

20 CHAIRMAN KING: Okay. John Tully.

21 MR. TULLY: I have to bring my prop up here.

22 CHAIRMAN KING: This is pre-PowerPoint, I take
23 it.

24 MR. TULLY: My name is John Tully. I live at
25 1515 Howell Mountain Road in Angwin. I am a member of

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1 Save Rural Angwin.

2 If you look at the Angwin section of the Draft
3 General Plan, we read about the rural atmosphere of
4 Angwin, the rural setting of Angwin, the rural
5 character of Angwin. It's rural, rural, rural, and
6 that's because Angwin is rural.

7 But, then, in Policy Ag/LU-119 of the DGP, we
8 read -- I have to read this to get it right -- "The
9 General Plan expresses the county's policy of
10 encouraging urban-centered growth focused in urbanized
11 areas. Higher density development would normally occur
12 in the urban areas as a result of the availability of
13 water and/or sewer facilities. Preference is to be
14 given to the urban areas identified in the county's
15 General Plan such as Angwin and those county islands
16 surrounded by the City of Napa and/or the City of
17 American Canyon."

18 My wife and I made pictures -- I am not
19 pointing at you, honey. My wife and I made pictures of
20 these words, just pictures of the words. Here is
21 Angwin, and if you look at Angwin, it is a bird
22 dropping surrounded by forest and agriculture. Coming
23 off the floor of Pope Valley, we have the Ink Grade and
24 Howell Mountain Road. It comes in a white cottage
25 here, it comes back in the white. It comes into Howell

Mtg 5-21P
cont'd

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1 Mountain here, it comes down a bit, and then it
2 becomes -- pardon me?

3 UNIDENTIFIED SPEAKER: (Inaudible.)

4 MR. TULLY: -- Deer Park, Howell Mountain, and
5 it goes down into Deer Park. And some people have seen
6 that film of the Deer Park problem.

7 So we have -- this road is essentially a
8 string or a ribbon, a piece of intestine essentially,
9 just roping and looping down through the mountain.
10 Sometimes they call this road a collector road, but
11 really, as you have found out from Pat Griffith, this
12 road is also a through road taking Pope Valley, Child's
13 Valley into the Middletown area and Berryessa, through
14 Angwin and down to the Silverado Trail and out. So we
15 have got a lot of traffic on this road.

16 Now, here are those islands surrounded by
17 cities, they are the City of Napa or American Canyon.
18 And if you can see the islands, you have the
19 infrastructure, you have the roads, you have -- and the
20 roads are pretty safe to get into these places -- and
21 you have water, you have electricity, you have it all.
22 So there is a great difference between Angwin and these
23 islands surrounded by the city.

24 So we feel that Angwin, as you see, is the
25 opposite. It is a negative image of the Napa city or

Mtg 5-21P
cont'd

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1 American Canyon situation. Angwin should not be
2 included in Ag/LU-119. Having it there is ridiculous
3 and it is suspicious also. Thank you very much.

Mtg 5-21P
cont'd

4 CHAIRMAN KING: Thank you. Kellie Anderson.

5 MS. ANDERSON: Good evening. My name is
6 Kellie Anderson. I live at 445 Lloyd Lane in Angwin.
7 John is always a hard act to follow. I will try not to
8 emphasize things that have already been mentioned.

Mtg 5-22E

9 One thing I noticed today after almost three
10 months of working with the EIR, was a table that refers
11 to the potential non-residential square footage of
12 growth under the different EIR alternatives. And under
13 Alternative A, Hillary might help me with this, it
14 proposes 16,014,000 square feet of non-residential
15 growth in unincorporated Napa County. Under
16 Alternative B, it suggests 14,636,000 square feet of
17 non-residential growth in unincorporated Napa County.
18 And under Alternative C, 12,990,000 square feet of
19 non-residential growth in unincorporated Napa County.
20 After three months of looking at this document, for the
21 first time seeing those numbers and never having heard
22 them discussed by any of the groups in any of the
23 meetings that I have attended, it just seems to me that
24 there are a lot of impacts of these EIR alternatives
25 that really need to be brought to the table.

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1 I have gone to the Steering Committee
2 meetings, I have worked -- I have seen the Steering
3 Committee work here to develop a Draft General Plan
4 that hopes to perpetuate slow growth and agricultural
5 preservation and city center growth; however, it looks
6 to me as if the EIR alternatives really miss the boat
7 on incorporating those ideas.

Mtg 5-22E
cont'd

8 I am concerned that there were five different
9 EIR alternatives, and as required by CEQA, they do not
10 have to be evaluated at the same level; however, it is
11 unclear to me why three of the most pro-growth
12 alternatives were evaluated at a higher level and put
13 forth at a higher level in the EIR, and yet the
14 alternative that is considered to be environmentally
15 superior, which is Alternative D, is relegated to a
16 lesser level of evaluation. I have read it front and
17 back, I can't find the rationale for that.

18 I will just comment quickly on some of the
19 impacts that seem important. The 2050 ground water
20 study on which ground water is used, is evaluated, does
21 not consider the personal area, it is based on the Napa
22 floor basin. So the development alternatives for Pope
23 Valley and proposed for Angwin, there is not enough
24 data to really determine what the impacts would be.

Mtg 5-23E

25 There are cumulative impacts that have to be

Mtg 5-24E

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1 studied under CEQA, not only the projects that are in
2 Napa County but in adjacent areas. We do that, we all
3 do know that Lake County is a growing area. We do have
4 a protective screen. We have the Giuliani Vineyards
5 project. Those were not specifically mentioned or
6 discussed in any of the alternatives and they would
7 impact Napa County.

Mtg 5-24E
cont'd

8 I just looked at something today someone asked
9 me to, the cultural anthropological and paleontological
10 resources -- I couldn't say that this morning, I can
11 say it now -- seem to be lacking in their evaluations
12 of historically significant areas for resources
13 throughout Napa County. How can we evaluate the
14 impacts of growth on our historical resources if we
15 don't have the data? The baseline data report relies
16 upon archival research. It doesn't appear that there
17 was a lot of on-the-ground research to evaluate areas
18 such as Angwin where there has been a university since
19 1909 and there are three well-known wineries that have
20 been existing since the 1880s; where a school farm has
21 existed with a dairy, with chicken ranches, with
22 orchards and farming; where a community, a unique,
23 special community evolved. There is no historical
24 buildings or sites in the Angwin area. It seems to me
25 that that is not adequate.

Mtg 5-25E

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1 There is no evaluations of the impacts of
2 growth at the Angwin airport under any future
3 ownership, that we do know is up for discussion and up
4 in the air. It seems that those impacts should be
5 addressed.

Mtg 5-26E

6 I am always concerned that in the General Plan
7 there are scenic roadways designations. I would have
8 listed scenic roadways, and those have eliminated and I
9 would like to see those included again.

10 Of course, I would like to see the elimination
11 of all urban bubbles, which are an historical act and
12 which act as beacons for growth in rural areas of Napa
13 County with no services, and we all seem to want to
14 perpetuate those rural areas as special and unique in
15 Napa County.

16 And I would like to see an
17 environmentally-superior EIR alternative that is based
18 on the one percent annual growth rates.

Mtg 5-27E

19 And I would just like to say good luck reading
20 your EIR. Call me if you have any questions. Thank
21 you.

22 CHAIRMAN KING: Okay. W.E. Morgan.

23 MR. MORGAN: Thank you, Lord, for giving me
24 this opportunity to make a short speech. My name is
25 William Morgan. I live at 80 Grapevine Lane. Most of

Mtg 5-28P

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1 you don't where that is; it is in Gordon Valley. I am
2 sure a few of you have been there but not too many.

3 Really, what I have got to say is for my
4 neighbor, Don Gordon, whom I have known for 30 years.
5 I have lived in Gordon Valley for 30 years, and if
6 everything goes right, I will be there another 30
7 years. And my kids, they're in their 40's, and some of
8 his folks, particularly, they want to be there for
9 another 40 or 50 years, but right now, they can't come
10 home. We would like to see our valley developed and
11 considered just like you do with Napa Valley here.

12 And Don has presented you guys with a very
13 nice folder here on the comments and proposals that the
14 neighbors, myself and the other neighbors in the valley
15 have seen and agreed on. And we would like for you
16 guys to really take a long look at it. And if you have
17 any comments or any questions, feel free to call myself
18 or Don, who is here, and we will try to answer any
19 questions that you have got. But we would appreciate
20 you taking a long look at our valley. Thank you.

21 CHAIRMAN KING: Now, have you already turned
22 that in to the Staff?

23 MR. MORGAN: Yes, I think Don has turned it in
24 to you guys and I think the supervisors all have a copy
25 of it.

Mtg 5-28P
cont'd

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1 CHAIRMAN KING: Thank you for coming.

2 MS. GITELMAN: Chairman King, maybe it would
3 be appropriate for me to mention what I said in the
4 beginning again, which is that all of the comments we
5 receive tonight and all the comments that we receive
6 orally and in writing are ultimately going to come to
7 each member of the Commission in a big set. We are
8 gathering them all, we are going to code them all so
9 that we can refer to them by number and we'll say,
10 remember that comment about Gordon Valley, it is on
11 page XY, you know, it has that number. So once we have
12 the coding complete, each of you will get a full set of
13 everything.

14 CHAIRMAN KING: Thank you. Okay. Cindy
15 Barbarick.

16 MS. BARBARICK: Hi. Good evening. Cindy
17 Barbarick, 603 California Boulevard, Napa, California.

18 I am just here to just say that I would like
19 to -- we would like to make sure that hot air
20 ballooning as a recreational excursion does not get
21 excluded. We have been doing hot air ballooning for 30
22 years in the valley, and as growth continues it makes
23 it harder and harder. This year, with all of the
24 companies combined, we are probably going to fly over
25 20,000 packages this year. These are tourists that

Mtg 5-29P

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1 come to the valley to see our beautiful valley that
2 want to do alternative things, and hot air ballooning
3 is one of them.

Mtg 5-29P
cont'd

4 When we started hot air ballooning, there were
5 20 wineries and now there is well over that. Just
6 coincidentally, I happened to go up yesterday. People
7 think I would fly all the time, but I don't. And I
8 went up yesterday, what a remarkable valley we have. I
9 mean, the people that were in the balloon, they pointed
10 out how everything seemed so thought out as they are
11 flying over the valley, because right now, it seems
12 like things were thought out.

13 So I would just, as we grow -- and years ago,
14 when the AP zoning went into place, we, as an industry,
15 didn't think about coming forward and speaking and
16 talking about preserving ballooning in the Napa Valley.
17 So I just want to make sure it doesn't get forgotten
18 this time and just anything we can do to preserve it.
19 It is something that the valley is known for. Thank
20 you for your time.

21 CHAIRMAN KING: Thank you. Elisabeth Frater.

22 MS. FRATER: Good evening. Elisabeth Frater,
23 2732 Laurel Street. I am here on behalf of the Napa
24 Sierra Club. We are going to be submitting detailed
25 comments by the June 18th date but wanted to highlight

Mtg 5-30E

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1 some of our concerns about the Draft General Plan.

2 I would like to start with the fact that the
3 DEIR has made some significant findings, and one of the
4 things that concerns us has to do with the county's
5 water supply. The DEIR concludes that water supplies
6 from the county to the city are adequate.
7 Unfortunately, most of the cities are net importers of
8 water with no long-term supply guarantee. The DEIR
9 does not acknowledge or mitigate for this insecurity.
10 Baseline data on ground water supplies in areas not
11 served by municipal or other water systems has not been
12 provided in this Draft General Plan. In short, we
13 cannot predict our future water supply with any degree
14 of certainty, a serious shortcoming for an agricultural
15 county.

Mtg 5-30E
cont'd

16 Next, I would like to point your attention to
17 the traffic situation. In the DEIR, it says that the
18 increased traffic at the following levels of service
19 for critical roads is a grave concern. There is no
20 alternatives presented in this Draft General Plan that
21 is viable to correct this problem.

Mtg 5-31E/P

22 We also want to highlight our concern about
23 the urban bubble. The urban bubbles, as you know, were
24 crudely drawn decades ago and now threaten us with
25 growth that is inconsistent with our goal of

Mtg 5-32P

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1 urban-centered development. The urban bubbles must be
2 eliminated with existing zoning being recognized in the
3 text of the General Plan as appropriate.

Mtg 5-32P
cont'd

4 I would now like to focus on what we call
5 project-driven alternatives and protection. And this
6 particular topic applies both to our natural resources
7 and conversation, and global warming. In the last few
8 years, as you are probably aware, there has been an
9 explosion of data about biodiversity in Napa County,
10 much of it which is summarized in the baseline data
11 report. This baseline data report, which very few of
12 us have actually had the opportunity to read, also
13 identifies threats to our resources and makes
14 management recommendations. That is very important.
15 If you take anything away from what I am saying today,
16 please note that it makes management recommendations.
17 Unfortunately, the Draft General Plan fails to take
18 advantage of this information and to develop a robust
19 and proactive approach to protect our natural resources
20 and our high level of biodiversity.

Mtg 5-33E/P

21 Overall, there is a lack of alternatives
22 presented in this Draft General Plan. One of the
23 purposes of an EIR is to identify and analyze
24 alternatives that would have a lesser impact on our
25 environment. No such alternatives are proposed with

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1 respect to biological resources. Even Alternative D
2 that is claimed to be the most resource-protective
3 option has the same impacts on resources as all the
4 others. This is all the more disconcerting as the
5 attack on resources are understated and the proposed
6 mitigations are unlikely to be effective to reduce
7 impacts.

Mtg 5-33E/P
cont'd

8 Finally, I would like to concur with Genji
9 Schmeder on his comments about global warming. One of
10 the things that we need to remember is that our
11 approach should be proactive. It should be based on
12 science, it should be coordinated with the state and
13 local counties and actually taken into account the harm
14 that can occur to our county. Instead, if you read the
15 General Plan closely, it is very, very tepid wording
16 that does nothing to protect our county.

Mtg 5-34E/P

17 In summary, I would just like you to know that
18 while we appreciate all the work of the Staff and the
19 Steering Committee and yourself as a body, the document
20 as a whole lacks critical data on water supply, on
21 project-driven protection of our natural resources,
22 lack of real alternatives and a tepid approach to the
23 threat of global warming and energy defenses. Thank
24 you very much.

Mtg 5-35E/P

25 COMMISSIONER PHILLIPS: Liz, can I ask you a

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1 quick question?

2 MS. FRATER: Sure.

3 COMMISSIONER PHILLIPS: When you were
4 referring to, how did you phrase it, project-driven...

5 MS. FRATER: Project-driven management.

6 COMMISSIONER PHILLIPS: Okay. Thank you.

7 MS. FRATER: Sure.

8 COMMISSIONER PHILLIPS: I wanted to make sure
9 I got that.

10 CHAIRMAN KING: Betty Foote.

11 MS. FOOTE: My name is Betty Foote, and I live
12 in San Francisco and Saint Helena.

13 Mr. Chairman, Napa County officials and
14 neighbors, I apologize for coming to these meetings at
15 such a late time. I have much to say and I am not sure
16 this is the correct time to do it, but I am going to
17 say it anyway because it gets into the record and I
18 feel very passionate about education.

19 The background of my involvement with
20 education has not been book learning. I can't really
21 read all of this, and I think this is probably the
22 reason I am here at this last meeting for public
23 comments. It is very difficult for me to understand.
24 I know it is a very, sort of a have and have not
25 document, I know it is a lot of exclusiveness rather

Mtg 5-36P

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1 than inclusiveness and I am trying to view Napa County
2 as a home, as more of a holistic approach to what our
3 generations to come are facing.

Mtg 5-36P
cont'd

4 I have 300 acres of virgin, untouched,
5 watershed land, inspected annually, that's in Saint
6 Helena and I have been very involved in the historic
7 preservation -- well, first of all, I have been
8 involved with the education of children, Montessori
9 schools and such with the hands-on approach. During
10 the time I was raising my own three children, I was
11 involved with the preservation of the Sulphur Springs
12 Resort and Spa. It was a very hands-on project for 17
13 years. I am still involved in holistic education, I
14 seem to follow my life's path of education and sharing.
15 Tai Chi and Qigong help this Type-A senior citizen
16 owner/builder lady try to relax. But I like education
17 and sharing, and I like education that will benefit the
18 people. And the people of Napa County are special
19 people. The land in Napa County is special. It
20 deserves preserving and it deserves maybe not another
21 Tuscan village that is behind a gated fence, maybe it
22 involves us walking the talk of this document.

23 I propose the 300 acres I own of virgin,
24 untouched, watershed land perhaps be used as a model
25 project, because as an owner/builder, I am having a

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1 heck of a time learning how to do infrastructure, how
2 to do the stream setback ordinance, how to know what
3 all the species are. And by the time I get through
4 this, I am very depressed and I am very angry, and I
5 don't want to be that way. So I am going back to my
6 original thought of educating and sharing. And I am
7 just putting out a thought, a vision, that what would
8 be it like for this General Plan to become alive, for
9 you county officials, for politicians, for neighbors to
10 partnership together in offering a living, dynamic
11 piece of land in Napa County which hasn't been touched
12 in the Mayacamas and show people in this county a
13 living project, a green building with hydrology and
14 water, a protection of species, of letting the Sierra
15 Club be up there, of letting the owner/builder/private
16 owner see how it can be done properly, how we can learn
17 to terrace vineyards correctly, how we can protect what
18 is important to us.

19 So this is a vision I have and I am just
20 saying that I would be willing to network or talk with
21 anyone about this. I don't know how to do it. If you
22 could help, I would be -- I think of it as sort of a
23 showcase like you see these homes that are fixer-uppers
24 and the contractors come in and the decorators come in.
25 In this case, the graders would come in, the surveyors,

Mtg 5-36P
cont'd

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1 but they would respect what we value. They would
2 respect these hillsides, they would respect nature.
3 And I think God's classroom is the Napa Valley.

Mtg 5-36P
cont'd

4 So if this is something that you would like to
5 explore, I believe very strongly in walking the talk,
6 and the give a man a fish or teach-a-man-to-fish
7 philosophy. Your values are my values, but I don't
8 believe we need more exclusiveness nor protection. I
9 think we can afford to share. And if you want to use
10 my place, this land, your talents, the county's
11 construction community, whatever, I would love to do
12 it. Thank you.

13 CHAIRMAN KING: That is the last speaker card
14 that I have, so this is what I would like to do. We
15 are going to -- I figured there would be someone that
16 hadn't gotten one of these yet. So we are going to
17 take about a ten-minute break, because I have been told
18 we probably need one. And during that time, those that
19 did not hear about the cards, the speaker cards in the
20 back, please go back and complete one and turn it in,
21 and we will return in ten minutes. Thank you.

22 (Brief recess taken.)

23 CHAIRMAN KING: Okay. The special meeting of
24 the Napa County Conservation, Development and Planning
25 Commission is back in session on June 14th. And we

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1 have one new taker on the speaker cards, and that is
2 Sandy Ellis.

3 MS. ELLIS: Thank you, Mr. Chairman, Members
4 of the Commission. Sandy Ellis for the Napa County
5 Farm Bureau.

6 I have draft four of my letter that has been
7 edited umpteen times by 18 directors and it will be in
8 your packet when you receive that fifth packet, but
9 today, I just wanted to hit the highlights of the
10 letter for you so that you have that in your thinking.

11 First of all, we thank the county and everyone
12 involved in the process for the last two years. We
13 know how much work has been involved in getting you to
14 the draft document before us and we appreciate all of
15 that effort. We all appreciate that the major vision
16 and goals throughout the General Plan are to protect
17 and promote and preserve the agriculture, and we
18 certainly support that; however, when we looked at the
19 EIR and did a chart that compared the alternatives and
20 looked at the future growth vision, because that's
21 really what we are talking about, what is our
22 development vision for the next 25 or 30 years, we were
23 dismayed to see that the figures are so high for jobs,
24 housing and dwelling units. And in particular, the job
25 section seemed higher than one would expect for an

Mtg 5-37P

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1 agricultural community than we have seen in many years. | Mtg 5-37P
cont'd

2 We were also concerned that, in looking at the
3 EIR analysis, that, as the Sierra Club has pointed out,
4 there were extremely severe impacts that are
5 significant and unavoidable in the area of agricultural
6 land in conflict with the Williamson Act contract;
7 under population, housing and employment numbers that
8 exceed our growth management plan; a deterioration of
9 our transportation network; decline of ground water
10 levels; and an increased demand that is significant and
11 unavoidable for potable water. | Mtg 5-38E/P

12 Given these predictions in the EIR, we
13 recommend that the Draft General Plan be significantly
14 changed and our thorough letter to you will have
15 specifics on how we think the plan should be changed so
16 that we can adopt a vision that really best helps with
17 all these goals for our future, that protects
18 agriculture and the superior quality of life that we
19 all know and love in Napa.

20 The goals of the land use element were changed
21 and amended, and we support three of the new goals, but
22 we think three of the old goals had merit and should be
23 retained, and you will see that.

24 We would also like you to consider adding a
25 policy that supports the extension of Measure J beyond | Mtg 5-39P

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1 the sunset. That policy has worked very well for us
2 for the last ten years and we think it is an important
3 part of our future.

Mtg 5-39P
cont'd

4 Again, in the land use element, we urge you to
5 support the one percent growth future of our county.
6 LU-120 gives the Board of Supervisors some flexibility
7 in wavering from the one percent growth management
8 plan, but we believe that that policy as it is
9 currently written is too discretionary and
10 thought-provoking, and we would urge the county to
11 rethink that plan and, indeed, stay consistent with our
12 one percent growth while still being able to meet our
13 affordable housing needs.

14 On the area of the urban bubble, we support
15 some of the other speakers who say that these bubbles
16 are unnecessary, superfluous and, indeed, just tend to
17 confuse our zoning and land use designation, and we
18 would urge the county to consider absolutely doing away
19 with the bubbles.

Mtg 5-40P

20 On the issue of Measure J votes and whether
21 the General Plan actually calls for Measure J votes, we
22 don't see a need for that, whether it be in Angwin or
23 Pope Valley. Pope Valley, as you know, had a Measure J
24 vote back in 2003 and it was soundly defeated by the
25 electorate.

Mtg 5-41P

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1 We would also ask you to consider a policy on
2 the land use element that supports voter-approved RUL,
3 not just in American Canyon as proposed and Napa, but
4 in all the cities. We see voter-approved RUL as a very
5 appropriate planning point the city can enforce and it
6 has worked well for the City of Napa, and we encourage
7 that for all of the cities in the county.

Mtg 5-42P

8 The circulation element, as I mentioned, has
9 some dire predictions within their EIR analysis and
10 clearly more creative thinking needs to be done in how
11 to provide for growth for our future without
12 deteriorating the net worth. And the EIR analysis is
13 full of level of service F to F minus, which I don't
14 think any of us want to live with.

Mtg 5-43E/P

15 In the conservation element, we have major
16 concerns with the EIR analysis about the water supply.
17 That's no secret. The 2050 water study, which we have
18 seen before, has already alerted us to that, and I
19 think we need to do more thinking and have more
20 specific policies and objectives that really bring
21 recycled water as a viable alternative to some of these
22 water shortages.

Mtg 5-44E/P

23 In the recreation and open space element, we
24 are going to ask that you include a policy that
25 references the recreation ordinance and some very clear

Mtg 5-45P

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1 findings that would make recreation compatible in the
2 agricultural area. That was well thought out many
3 years ago and is a policy that should continue.

Mtg 5-45P
cont'd

4 And finally, I just wanted to talk about the
5 EIR process and the General Plan process as a whole.
6 The Steering Committee had many, many months of
7 singular meetings focused on individual elements, and
8 they never really talked about the project or the
9 program as a whole. They never really had a chance to
10 see the Draft EIR and discuss that. And we feel that
11 the whole picture needs to be looked at more
12 intensively. Because the EIR has mitigations and
13 impacts separated out for the five different
14 alternatives, it is a little hard to read. The EIR
15 doesn't clearly say, here is the General Plan and the
16 policies and here are the impacts and the mitigations
17 we recommend. It is a mix of all of A, B, C, D and E.
18 It is very hard to understand.

Mtg 5-46E/P

19 After you and the Board of Supervisors see the
20 comments, you will be making changes. And then, at
21 that point, it would be appropriate to again analyze it
22 and say that the preferred plan, the plan that's
23 evolved with the community and the decisionmakers' best
24 look at our future, that then should be analyzed again
25 so that we know and the decisionmakers, you as

Mtg 5-47E/P

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1 decisionmakers, know what the impact of the plan is as
2 opposed to a little bit of A, a little bit of B and a
3 little bit of C. And if someone had 50 hours, they
4 could probably figure that out, but I think the CEQA
5 process is designed to give you as decisionmakers and
6 Napa stakeholders and concerned citizens that ability.
7 And I did talk a bit with some planners at the state
8 office of planning and research, and they say that this
9 range of alternatives is a reasonable way to start, but
10 it is also reasonable to ask for a clear analysis once
11 you determine what the actual policies in the General
12 Plan are.

13 So we would really encourage you to develop
14 that as the next step in the process so that the
15 informed decisions can be made based on this analysis.
16 And with that, we wish you, again, luck in wading
17 through this and we hope that you will consider these
18 changes that will help us create a future that is
19 bright and a positive vision for our future.

20 COMMISSIONER PHILLIPS: Thank you, Sandy. I
21 have in one place written in my notes -- I am a little
22 confused. Are the RULs in all cities? What -- is Napa
23 the only city?

24 MS. ELLIS: Currently, they are the only city
25 with a voter-approved RUL, yes.

Mtg 5-47E/P
con'td

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1 COMMISSIONER PHILLIPS: Thank you.

2 CHAIRMAN KING: Okay. We have reached the
3 last of the speaker cards and now we are going to bring
4 it back to the Commission for any comments they may
5 have for the record.

6 One thing I would like to say before we do
7 that is, whether I personally agree with every comment
8 that we heard since we started this process not, I am
9 very, very impressed by the interest of the community
10 in actually taking the time to go through these
11 documents and more. I didn't bring the old General
12 Plan with me, and many of you have looked at that and
13 you have looked at the baseline data report and various
14 other documents. And I think that you really have
15 earned our respect for the time you have put into it,
16 the thoughts you have put into it and the comments
17 which you have shared with us that now we will have to
18 digest and hopefully make some sense out of.

19 It is not always a solemn decision. You don't
20 always have to split things and fear that you are going
21 to kill the very thing you are trying to protect, but
22 we are going to have to work hard and we do want to
23 earn your trust and your respect, and it is going to
24 take a lot of work to do that.

25 So thank you all for your input. And now, I

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1 am going to bring it back to the Commission. If you
2 all have any comments or suggestions or questions.

3 COMMISSIONER PHILLIPS: Well, I was just going
4 to add, along with the interest of the community, it is
5 great to see there is some many of the Steering
6 Committee members here as well and that they also now
7 are doing double-time. They are not only going to
8 their own meetings, they're coming to our meeting. I
9 see three of them right here and thank you guys for all
10 of your participation.

11 CHAIRMAN KING: I echo that. I know -- I will
12 say this as far as for myself, I probably -- well, I
13 will not be making any real comments tonight, because
14 we are going to be going through this step by step,
15 piece by piece, and future public hearings, and I have
16 heard a lot of the things that I would have said and it
17 doesn't serve any purpose for me to repeat what I have
18 asked you guys not to repeat. So just be assured that
19 a lot of your comments also belong to me and I have
20 concerns about those and thoughts about those, but they
21 will come out as we go through. And I am not going to
22 spend any of your time adding those at this time, but
23 that doesn't mean that any comments from you guys are
24 belittled. It means that they are important. So I
25 just, for myself, choose not to engage in that right at

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1 this point.

2 So does any other commissioner wish to step
3 in? Do you want to just start on the left?

4 COMMISSIONER FIDDAMAN: Sure, we can start
5 here, because I am taking the same approach as Jim.

6 I have been to a number of the hearings, I
7 have been to several of the Steering Committee
8 meetings, I have been tracking this process all along.
9 I have actually read the plan and the vast majority of
10 the EIR, probably not every word. It is a lot to get
11 our minds around.

12 And as Jim said, I really appreciate the hard
13 work that a lot of you have put into this, in addition
14 to the hard work that has been done by the Steering
15 Committee and the Staff. The Staff certainly deserves
16 to be congratulated for where we are, because a
17 tremendous amount of work has been done. There have
18 been efforts to consolidate some of the changes so it
19 will help us all study this. It is a huge amount of
20 work.

21 Most of the things that I have in mind I have
22 heard said at one of the hearings or another. I plan
23 to summarize my own thoughts in writing and present
24 them. So I am not going to take your time with those
25 tonight.

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1 CHAIRMAN KING: Terry?

2 COMMISSIONER SCOTT: I would echo pretty much
3 the comments that Commissioners King and Fiddaman have
4 provided. I don't think that any of us are ready yet
5 to articulate our feelings, our concerns. We are
6 still, and I know, speaking for myself, I am still very
7 much in the input stage. I am looking for input. And
8 I have heard a lot of very good suggestions, very real
9 concerns, very specific concerns.

10 I think that our challenge will be to put
11 together a living, working document that will allow us
12 to address these things, although many of them may not
13 specifically be addressed in the General Plan. We are
14 looking more, I think, at a philosophy of a plan and an
15 approach that has to have some flexibility and has to
16 be able to address specifics but not necessarily
17 include every specific. There are simply too many of
18 them.

19 But the quality of input that we are
20 receiving, both now and previously, is excellent, and
21 I, too, commend you. You have articulated your
22 concerns and your issues and your fears very
23 effectively, and we are listening, and we will consider
24 them, and we will put them to the best possible use.

25 COMMISSIONER FIDDAMAN: My only question has

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1 been why there have been so few people from Angwin
2 speaking.

3 COMMISSIONER PHILLIPS: And I think with the
4 Angwin question, it was quality, not quantity.

5 And that's just going to speak with how great
6 the speakers were tonight and that's really been
7 helpful to hear, and I think that saying anything more
8 would probably be gilding the lily.

9 COMMISSIONER JAGER: Well, I am completely in
10 agreement with my commissioners on the left here. You
11 know, it is just really great to see the input. We
12 asked for this input when we actually were discussing
13 extending the time period. I think that has been a
14 great help to everybody involved.

15 And it is really interesting to me to see the
16 input, you know, that I get personally from the
17 citizens and from the people that I am involved with on
18 the Steering Committee. And now we are beginning to
19 see consensus on the Steering Committee from people,
20 like get a grip on growth and the land stewards, you
21 know. I mean, it is very, very -- it is a very
22 interesting process and I think it is working.

23 And you know, I, too, really don't have
24 anything substantive to say at this time, but just
25 to -- you know, our period is closing on Monday and I

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1 encourage you to get whatever you need to get to
2 Hillary. Get it to her now.

3 CHAIRMAN KING: I want to -- I am really glad
4 that some comments were made about Staff, because as
5 everyone, the Committee, you guys have really been
6 troopers going through the hours and hours that you
7 have. But we must remember, even though they get paid,
8 Staff has been under this cloud -- hopefully, now the
9 sun is beginning to shine through -- for a long time; a
10 lot of extra hours, a lot of support to us, the
11 Committee, and others. So I wanted to absolutely thank
12 you all for what you have done.

13 And we are not at the close. It kind of feels
14 like it by what I am saying, but we are not. I am
15 absolutely in love with the Democratic process, and I
16 believe that we will come out with the General Plan we
17 need for this community based on your input and based
18 on your participation, and it will not be a good plan
19 otherwise. So please continue, please don't get
20 discouraged, please don't believe it has already been
21 said, please stay involved, stay plugged in and
22 continue this process with us, okay.

23 So if there is nothing else, then we will
24 close this special meeting of the Planning Commission,
25 and thank you all for coming.

WEST COAST REPORTERS, INC. (800) 979-2361 56
Public Hearing re: General Plan Update, dated 6/14/07

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 We are adjourning to our regular meeting of
2 June 27th.
3 (Whereupon, the hearing concluded
4 at 7:39 p.m.)

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WEST COAST REPORTERS, INC. (800) 979-2361 57
Public Hearing re: General Plan Update, dated 6/14/07

3.0 COMMENTS AND RESPONSES TO COMMENTS

1 REPORTER'S CERTIFICATE

2

3 I, KIMBERLY K. ELWELL, a Certified Shorthand
4 Reporter and Notary Public for the State of California,
5 duly authorized to administer oaths pursuant to Section
6 2093(b) of the California Code of Civil Procedure,
7 hereby certify that said hearing was taken at the time
8 and place therein stated; that the testimony of the
9 said parties were thereafter transcribed by means of
10 computer-aided transcription; and that the foregoing is
11 a full, complete and true record of said proceedings.

12 I further certify that I am not of counsel or
13 attorney for either or any of the parties in the
14 foregoing hearing and caption named, or in any way
15 interested in the outcome of the cause named in said
16 caption.

17 Executed June 25, 2007, at Rohnert Park,
18 California.

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KIMBERLY K. ELWELL, CSR 12980

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WEST COAST REPORTERS, INC. (800) 979-2361 58
Public Hearing re: General Plan Update, dated 6/14/07

3.0 COMMENTS AND RESPONSES TO COMMENTS

GENJI SCHMEDER, AT PUBLIC HEARING #5, JUNE 14, 2007

- Response Mtg. 5-1 E:* Commenter notes that the Draft EIR does not adequately address the effects of climate change including sea level rise, which should be considered in future developments. The commenter is referred to Climate Change Master Response 3.4.4.
- Response Mtg. 5-2 P:* Commenter notes that the Circulation Element does not consider modern methods of dealing with transportation problems, particularly with alternative modes. Policy provisions of the Circulation Element have been modified since the draft General Plan was published that strengthens the County's commitment to alternative means of transportation (e.g., bicycling, shuttles, carpooling).
- Response Mtg. 5-3 P:* Commenter suggests including a method of prioritizing modes and giving preferences to those most compatible with land uses and other goals in the Circulation Element. See Response Mtg. 5-2.
- Response Mtg. 5-4 P:* Commenter suggests incorporating more public education into the way the public uses transportation in the Circulation Element. The commenter is referred to the revisions to the Circulation Element.
- Response Mtg. 5-5 P:* Commenter suggests including performance-based programs that try to hold the level of traffic to the levels they are currently. See Response Mtg. 5-2.
- Response Mtg. 5-6 P:* Commenter provides an example of providing bus service for residences of new developments to encourage bus ridership. The commenter is referred to revisions to the Circulation Element to improve the use of alternative forms of transportation.

3.0 COMMENTS AND RESPONSES TO COMMENTS

JEFF REDDING, REPRESENTATIVE OF RON WALKER, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-7 P: Commenter notes that parcels in urban areas should be considered for housing opportunities before housing is put into agricultural areas and speaks specifically about a four-acre parcel in the Silverado area designated as rural residential (10-acre minimum lot). County staff appreciates the concern with this particular parcel for housing consideration, but the property would need to be rezoned to be eligible for this type of use.

Response Mtg. 5-8 P: Commenter notes that allowing subdivision of property will allow the surrounding properties to be served by Napa Sanitation District. County staff acknowledges the commenter's concern.

3.0 COMMENTS AND RESPONSES TO COMMENTS

PATRICK GRIFFITH, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-9 E/P: Commenter notes the level of traffic on North Howell Mountain Road has considerably increased and is not operating at LOS A (as opposed to the information provided in the Draft EIR). The road will not support development and population growth in Angwin or Lake Berryessa and the commenter notes issues with truck traffic. As identified on Draft EIR page 4.4-8 (associated with Draft EIR Table 4.4-3), reported existing traffic volumes are from 2003 base volumes. The traffic analysis models traffic conditions for the year 2030 with the proposed land use changes and growth under Alternatives A, B, C, and E as well as assumed roadway improvements in the southern portion of the County. The Draft EIR traffic analysis identifies that the level of service operation of Howell Mountain Road will decrease to level of service C, which will still meet County standards. As identified on Draft EIR page 4.4-27, the traffic model used is considered a regionally complaint model by the Metropolitan Transportation Commission and thus is appropriate for estimating traffic impacts associated with the General Plan Update. The commenter is also referred to Section 2.0 (Preferred Plan) in this document regarding changes to the proposed General Plan Update.

Response Mtg. 5-10 E/P: Commenter notes the current power lines and PG&E could not accommodate future development in Angwin and Draft EIR does not adequately address this issue. The commenter is referred to Draft EIR pages 4.13-70 through -72 that specifically addresses service issues and the need and associated environmental effects of extending and improvement electrical infrastructure to serve growth. This includes plans by PG&E to expand its ability to meet service demands. As specifically noted on Draft EIR page 4.13-71, the environmental effects of these potential infrastructure improvements are programmatically addressed in the EIR.

Response Mtg. 5-11 E/P: Commenter has a concern with the availability of water in Angwin for future development. County staff acknowledges the concern with water supply availability, which the Draft EIR identifies as a significant and unavoidable impact county-wide for all the alternatives evaluated in the Draft EIR. The commenter is referred to Water Supply Master Response 3.4.1 regarding further details on water supply and sources available to the Angwin community.

3.0 COMMENTS AND RESPONSES TO COMMENTS

RICH RAMIREZ, CITY OF AMERICAN CANYON, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-12 E/P: Commenter notes that he has been directed to start meeting to obtain a global solution to several issues between the County and the City. County staff appreciates the gesture to cooperatively work together to resolve issues.

3.0 COMMENTS AND RESPONSES TO COMMENTS

HAROLD MOSKOWITE, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-13 P: Commenter asks that his property be placed into a 40-acre vs. 160-acre minimum (AG-Watershed) zoning designation to allow for competition with the Valley floor in growing grapes. The County appreciates this comment. The General Plan Update does not include a land use designation that would address this request. County staff suggests the submittal of an application to the County to make this request.

3.0 COMMENTS AND RESPONSES TO COMMENTS

WENDY WALLIN, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-14 E/P: Commenter notes that the draft General Plan does not consider the impacts identified in the Draft EIR. Since the two documents were published, the Steering Committee and County have revised the General Plan Update to incorporate several of the mitigation measures identified in the Draft EIR. The commenter is referred to the updated matrix released with the Revised General Plan Update in December 2007 that compares the General Plan Update to the Draft EIR mitigation measures.

Response Mtg. 5-15 E/P: Commenter suggests that the General Plan should address global warming further and approach the anticipated effects of climate change. The commenter is referred to Climate Change Master Response 3.4.4 and revisions to the Conservation Element.

Response Mtg. 5-16 E/P: Commenter notes that threats to natural resources identified in the Baseline Data Report should be incorporated more into the General Plan's declaration. The commenter is referred to Biological Resources Master Response 3.4.3 regarding biological resources and to revisions to the Conservation Element.

Response Mtg. 5-17 P: Commenter suggests that existing commercial, residential, and mixed-use areas in Lake Berryessa should be developed before agricultural watershed parcels are rezoned for these uses. The County appreciates this comment on the General Plan Update. However, no specific changes to the General Plan Update have been proposed to respond to this comment.

Response Mtg. 5-18 P: Commenter supports the elimination of the Lake Casper urban bubble. The County appreciates this comment and refers the commenter to revisions to the Agricultural Preservation and Land Use Element regarding the subsequent consideration of bubble adjustments (beyond those proposed for Angwin and Berryessa Estates).

Response Mtg. 5-19 E/P: Commenter notes that the draft EIR does not mitigate urban bubble circulation impacts effectively and suggests a DEIR alternative that eliminates urban bubbles. The commenter is referred to Draft EIR pages 4.4-50 and -51 that identify additional mitigation measures beyond roadway improvements (e.g., transit, bicycle, and pedestrian improvements). The commenter is also referred to Alternatives Master Response 3.4.2 regarding the consideration of an alternative to eliminate the bubbles.

Response Mtg. 5-20 P: Commenter suggests that the General Plan be aligned with slow growth and adaptive management principles to achieve the Napa vision. The commenter is referred to Section 2.0 of this document that identifies the Preferred Plan for the General Plan Update that would be consistent with the growth limitations of Measure A.

JOHN TULLY, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-21 P: Commenter suggests the elimination of Angwin from Policy Ag/LU-119. County staff acknowledges the concerns of the commenter, but does not recommend this action. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan removes areas currently zoned for agricultural use from the Angwin bubble as well as identifies existing rural residential areas for inclusion in the bubble (subject to a Measure J vote). However, further development in the Angwin area is possible even with reduction of the bubble. The commenter is also referred to revisions to the Agricultural Preservation and Land Use Element.

3.0 COMMENTS AND RESPONSES TO COMMENTS

KELLIE ANDERSON, AT PUBLIC HEARING #5, JUNE 14, 2007

- Response Mtg. 5-22 E:* Commenter notes that the Draft EIR alternatives do not incorporate the General Plan goals of slow growth, agricultural preservation, and city-centered growth, and the alternatives were not evaluated at equal levels. As described in Alternatives Master Response 3.4.2, the Draft EIR provides an adequate range of alternatives for consideration under CEQA. The commenter is referred to Section 2.0 of this document that identifies the Preferred Plan, which would be consistent with the growth limitations of Measure A and would modify bubbles in Angwin and Berryessa Estates that would remove agriculturally zoned areas from the bubbles.
- Response Mtg. 5-23 E:* Commenter notes that the 2050 Ground Water Study by West Yost does not include data from Pope Valley and Angwin; therefore, the development alternatives could not identify impacts from development in those areas. The commenter is referred to Water Supply Master Response 3.4.1 regarding the level of detail county-wide on water supply that was utilized in the Draft EIR, as well as to Alternatives Master Response 3.4.2 regarding water supply demand reduction features of Alternative D.
- Response Mtg. 5-24 E:* Commenter notes that Lake County projects and the Giuliani Vineyards projects are not discussed under any of the alternative cumulative impacts sections. Section 5.0, Cumulative Impacts, of the Draft EIR provides an extensive analysis of cumulative setting and impacts. The commenter is referred to Draft EIR pages 5.0-2 through -6 provide a general description of the cumulative setting that includes existing and future vineyards and planning activities in Lake County.
- Response Mtg. 5-25 E:* Commenter suggests that the analysis of cultural, historic and paleontological resources is inadequate in the Draft EIR. The Draft EIR provides a detailed description of known state and federally listed historic resources in the County (see Draft EIR Table 4.12-2) as well as mapping of County areas where there is high potential for undiscovered resources (see Draft EIR Figure 4.12-1). This level of setting data is adequate to determine the potential for impacts to cultural and paleontological resources (paleontological resources are addressed on Draft EIR page 4.12-11) for an EIR addressing a county-wide general plan update for a county consisting of approximately 507,438 acres. The commenter provides no evidence to counter the adequacy of the impact analysis or mitigation measures identified (see Draft EIR pages 4.12-17 through -21).
- Response Mtg. 5-26 E:* Commenter suggests addressing impacts from growth of Angwin airport. Commenter also notes that a list of scenic designated roadways should be included in the General Plan and suggests the elimination of all urban bubbles. There has been no specific proposal that identifies development or expansion of the Angwin airport and any suggestion of change in operation would be speculative. The Community Character Element has been modified to include the list of County designated scenic roadways. As described in Alternatives Master Response 3.4.2, the Draft EIR provides an adequate range of

3.0 COMMENTS AND RESPONSES TO COMMENTS

alternatives for consideration under CEQA. The commenter is referred to Section 2.0 of this document that identifies the Preferred Plan, which would be consistent with the growth limitations of Measure A and would modify bubbles in Angwin and Berryessa Estates that would remove agriculturally zoned areas from the bubbles.

Response Mtg. 5-27 E:

Commenter would like to see a Draft EIR alternative that is based on the one percent annual growth rate. Please see Alternatives Master Response 3.4.2 on the adequacy of alternatives. The commenter is also referred to Section 2.0 of this document that identifies the Preferred Plan, which would be consistent with the growth limitations of Measure A and would modify bubbles in Angwin and Berryessa Estates that would remove agriculturally zoned areas from the bubbles.

3.0 COMMENTS AND RESPONSES TO COMMENTS

WILLIAM MORGAN, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-28 E: Commenter notes that he concurs with Don Gordon's proposal for Gordon Valley to be developed and considered as is the Napa Valley floor. The County appreciates this comment. The General Plan Update does not include a land use designation that would address this request. County staff suggests the submittal of an application to the County to make this request.

3.0 COMMENTS AND RESPONSES TO COMMENTS

CINDY BARBARICK, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-29 P: Commenter supports the inclusion of hot air ballooning in the General Plan. County staff acknowledges the commenter's support.

3.0 COMMENTS AND RESPONSES TO COMMENTS

ELISABETH FRATER, SIERRA CLUB, NAPA GROUP, AT PUBLIC HEARING #5, JUNE 14, 2007

- Response Mtg. 5-30 E:* Commenter notes that the Draft EIR does not adequately address long-term water supplies. The commenter is referred to Water Supply Master Response 3.4.1 for information on water supply.
- Response Mtg. 5-31 E/P:* Commenter notes that there is no Draft EIR alternative that would correct the LOS from increased traffic. An extensive discussion regarding alternatives is presented in Alternatives Master Response 3.4.2. As identified in Draft EIR Section 4.4, Transportation, level of service impacts are expected irrelevant of the General Plan Update as a result of traffic generation from the cities and regional growth outside of the County (see Draft EIR Table 4.4-3 in comparison to Draft EIR Tables 4.4-13 and -14 and Draft EIR Table 4.4-10).
- Response Mtg. 5-32 P:* Commenter would like to see the elimination of urban bubbles from zoning. County staff does not recommend the full elimination of the urban bubbles at this time. Please see Alternatives Master Response 3.4.2 on the adequacy of alternatives. The commenter is also referred to Section 2.0 of this document that identifies the Preferred Plan, which would be consistent with the growth limitations of Measure A and would modify bubbles in Angwin and Berryessa Estates that would remove agriculturally zoned areas from the bubbles.
- Response Mtg. 5-33 E/P:* Commenter notes that Alternative D has the same impacts on resources as the other alternatives and suggests including management recommendations from the Baseline Data Report. The commenter is referred to Alternatives Master Response 3.4.2 regarding alternatives and modification to Alternative D.
- Response Mtg. 5-34 E/P:* Commenter concurs with Genji Schmeder's comments on global warming and suggests that the General Plan should be more proactive in dealing with this issue based on science. The commenter is referred to Climate Change Master Response 3.4.4 on climate change and to revisions to the Conservation Element.
- Response Mtg. 5-35 E/P:* Commenter notes that the General Plan lacks data on water supply, on project-driven protection of natural resources, real alternatives, and a tepid approach to the threat of global warming and energy defense. The commenter is referred to Water Supply Master Response 3.4.1 regarding water supply, Alternatives Master Response 3.4.2 regarding alternatives, Section 2.0 of this document regarding the Preferred Plan for the General Plan Update, Biological Resources Master Response 3.4.3 and revisions to the Conservation Element regarding biological and natural resource protection, and Climate Change Master Response 3.4.4 regarding climate change.

3.0 COMMENTS AND RESPONSES TO COMMENTS

BETTY FOOTE, AT PUBLIC HEARING #5, JUNE 14, 2007

Response Mtg. 5-36 P: Commenter proposes to share her 300 acres of watershed property to be used as a model project for Napa County. County staff acknowledges the offer and looks forward to discussions on how that can be accomplished.

3.0 COMMENTS AND RESPONSES TO COMMENTS

SANDY ELLIS, NAPA COUNTY FARM BUREAU, AT PUBLIC HEARING #5, JUNE 14, 2007

- Response Mtg. 5-37 P:* Commenter is concerned that numbers are so high for jobs, dwelling units, and housing, but supports the General Plan vision to protect and promote agriculture. The Draft EIR addresses all anticipated growth between 2005 and 2030 within the several alternatives presented. Additional discussion regarding these alternatives is presented in Alternatives Master Response 3.4.2.
- Response Mtg. 5-38 E/P:* Commenter is concerned about impacts identified in the Draft EIR and suggests the General Plan be significantly changed to protect agriculture and supports inclusion of three of the old goals from the 1983 General Plan. The commenter is referred to Section 2.0 of this document regarding the Preferred Plan and revisions to the General Plan Update.
- Response Mtg. 5-39 P:* Commenter suggests a policy that supports the extension of Measure J and suggests eliminating the Board of Supervisors ability to wave the one percent growth rate. Revisions have been made to the Agricultural Preservation and Land Use Element that eliminate originally proposed exceptions to the 1% growth rate as well as further reference to the provisions of Measure J.
- Response Mtg. 5-40 P:* Commenter suggests eliminating the urban bubbles. Please see Alternatives Master Response 3.4.2 on the adequacy of alternatives including the elimination of all bubbles. The commenter is also referred to Section 2.0 of this document that identifies the Preferred Plan, which would be consistent with the growth limitations of Measure A and would modify bubbles in Angwin and Berryessa Estates that would remove agriculturally zoned areas from the bubbles
- Response Mtg. 5-41 P:* Commenter does not support the General Plan calling for Measure J votes. The County appreciates this input in the process. The Preferred Plan would propose two Measure J votes associated with the Angwin bubble and the growth boundary for the City of American Canyon.
- Response Mtg. 5-42 P:* Commenter suggests a policy that supports voter-approved RUL for all cities in Napa County. The commenter is referred to Response Mtg. 5-41.
- Response Mtg. 5-43 E/P:* Commenter suggests that more creativity should be in the Circulation Element to allow for future growth without deteriorating the roadway network. Since the Draft General Plan was published in February additional policies have been added to further support alternative modes of transportation within Napa County.
- Response Mtg. 5-44 E/P:* Commenter is concerned about the Draft EIR water supply analysis and suggests including policies and objectives in the General Plan to make recycled water a viable alternative to water shortages. This issue has been addressed in the Conservation Element under Water Resources and additional discussion is provided in Water Supply Master Response 3.4.1 on the topic of water supply.

3.0 COMMENTS AND RESPONSES TO COMMENTS

- Response Mtg. 5-45 P:* Commenter suggests a policy that references the recreation ordinance and suggests a finding that would make recreation compatible with agricultural areas. As identified in Draft EIR Impact 4.1.3, County Code currently provides requirements for buffering or fencing between agricultural uses and recreation uses (see Draft EIR pages 4.1-29 and -30).
- Response Mtg. 5-46 E/P:* Commenter notes that the General Plan and Draft EIR should be viewed as a whole document, but that the Draft EIR is hard to understand with five different alternatives. The proposed General Plan Update has been revised and now identifies a "Preferred Plan" (see Section 2.0 of this document for a detailed description). The Preferred Plan is the recommended land use plan for the General Plan Update.
- Response Mtg. 5-47 E/P:* Commenter suggests that after comments have been received from the public and incorporated into the General Plan, the Plan should be analyzed again. The commenter suggests recirculation of both documents; however, the purpose of this process was to streamline the approval process and not have it drag on too long. Comments on the Draft EIR and General Plan Update have been reviewed and the General Plan Update has been revised to address several of these comments as well as Steering Committee direction. Both the Revised General Plan Update and the Final EIR will be publicly released prior to the commencement of public hearings on the Revised General Plan Update.