



Memo

To: Hillary Gitelman
COUNTY OF NAPA

From: Patrick Angell

Cc: Patrick Lowe

Date: December 21, 2005

Re: **Napa County General Plan Update NOP Scoping Summary Report**

Notice of Preparation Purpose

Napa County is undertaking the first comprehensive update on the Napa County General Plan since 1983; the County will be the lead agency for the preparation of a programmatic Environmental Impact Report (EIR) on the General Plan Update. The Notice of Preparation (NOP) for the Napa County General Plan Update (GPU) was issued October 21, 2005; the comment period ended December 12, 2005. On November 9 and 10 Napa County Office of Conservation, Development and Planning held three public scoping meetings on the proposed General Plan Update in the cities of St. Helena and Napa. This memorandum summarizes the twenty-one comment letters that Napa County has received, as well as summarizing the transcripts of the three public meetings held in response to the NOP. Two comment letters are expected from Congress Valley Water District and City of Napa Water Department, but have not been received by the County as yet. Issues identified in the letters and at the public meetings will be addressed in the EIR.

Public Meeting Notification

The County's environmental review team emailed and mailed the meeting announcement newsletters to approximately 100 interested parties who did not have email (appended to this memo as Attachment 1). The NOP was also sent to approximately 150 local, state and federal government agencies and public interest groups. Press releases were sent to several local newspapers in both English and Spanish, which secured clips in the Napa Valley Register, American Canyon Eagle and the St. Helena Star (Attachment 2). Notification of the upcoming meetings was placed on the County's website, as well as through an "Email Blast" to approximately 7,915 interested parties. A copy of the Email Blast is appended to this document as Attachment 3.

The NOP comment letters/emails and transcript of the three meetings are included as Attachment 4.

Comment Letters

1. United States Department of the Interior, Fish and Wildlife Services
2. State of California, Department of Transportation (two letters)
3. State of California, Governor's Office of Emergency Services
4. State of California, Public Utilities Commission
5. Napa Valley Economic Development Corporation
6. Napa County Farm Bureau
7. Congress Valley Water District
8. City of St. Helena
9. City of Napa, City Manager
10. City of Napa, Water
11. LAFCO of Napa County
12. David L. Bonuccelli & Associates on behalf of Pacific Coast Properties
13. Green Party
14. Lake Berryessa Chamber of Commerce
15. Winegrowers of Napa County
16. Ralf (Yevo) and Suzanne Jeworowski – Owner's, Boone's Saloon
17. Tom Gamble
18. Con Hewitt
19. Daniel Hurst
20. Beth Painter/Carol Poole
21. Bill Ryan

Public Meetings

- Public Meeting # 1, Northern Napa County; 6:30 PM on November 9, 2005 at St. Helena Fire Station, 1500 Main Street, St. Helena, CA
- Public Meeting # 2, Targeted for the Public Agency Staff; 1:00 PM on November 10, 2005 at Napa City-County Library, 580 Coombs Street, Napa, CA
- Public Meeting # 3, Southern Napa County; 6:30 PM on November 10, 2005 at Napa Valley Unified School District, 2425 Jefferson Street, Napa, CA

Comment Letters Summary

Environmental Impact Report Issues

Out of the twenty-one comment letters and emails received in writing, ten were from federal, state or local agencies, with the remainder from either public interest groups or individual interested parties. Key issues addressed in the comment letters were as follows:

Land Use/ Population and Housing

The City of St. Helena described city concerns and input related to the seven alternatives proposed by the County; their letter is summarized in the section that follows on EIR Alternatives. The City of Napa requested that the EIR address City-County future planning for housing, as well as the rural-urban limit (RUL) / annexation proposals, plan review for the Airport Industrial Area (AIA) and Pacific Coast/Dillingham portions of Syar and Napa Pipe. ABAG Projections 2005 jobs projections for Napa County should be reviewed for accuracy. The City of Napa's letter is summarized in the section that follows on EIR Alternatives.

Two other letters that focused on land use issues were from David L. Bonuccelli & Associates and the Lake Berryessa Chamber of Commerce. The former commenter is a Real Estate Investment Advisor acting as agent for Pacific Coast Properties. His desire is that land use designations for the Syar Area properties include commercial as well as residential and industrial development possibilities. Bonuccelli also raises the point that building housing will create employment opportunities. The Lake Berryessa Chamber believes that the GPU EIR should emphasize the socio-economic impacts of future land use options for Lake Berryessa and the West Lake Area of the County. They are particularly concerned about restrictions to residential and commercial growth in the area.

The LAFCO has identified Chapters 9 (land use) and 13 (public facilities and services) as warranting amendments to the information presented in the Baseline Data Report. A number of detailed clarifications are outlined.

The Green Party recommends that the County require a living wage.

Agriculture

The Green Party recommends that growth limits protect prime agricultural lands and rural character. All agricultural lands under 5% slope should also be required to have BMPs to prevent erosion. Annexation of prime agricultural lands should be prohibited. They also recommend that there should be no commercialization of wineries, because of potential traffic, noise and light impacts in rural neighborhoods.

The Winegrowers of Napa County would like food to be served as part of tours and tastings, the retail sale of wine-related items allowed with winery use permits and changes to the private roads used by the public winery setback. Wineries should have the right to process grapes into wine, similar to the right of vineyard owners to conduct farming operations. Agri-tourism should be allowed as an accessory use.

Traffic and Transportation

The California Department of Transportation (Caltrans) submitted two letters to the County: one specifically on the recommended content of the Circulation Element and one on the NOP for the EIR. To facilitate project review, the Circulation Element should:

- Adopt thresholds for when a Traffic Impact Study is needed
- Adopt Highway Capacity Manual (HCM) 2000 methodology
- Adopt thresholds for level of service (LOS) impacts
- Adopt a Countywide fair share traffic mitigation fee for development projects

Caltrans requested that the EIR include the Napa County Transportation Planning Authority (NCTPA) overview regarding the “single point” interchange alternative at the SR29/SR-12 – Airport Boulevard intersection. Another environmental issue for Caltrans was the Soscol Flyover project.

The California Public Utilities Commission (CPUC) requested that the GPU EIR analyze the safety factors for any development project planned adjacent to or near the rail corridor in the County, particularly for at-grade highway/rail crossings.

Bill Ryan requested that the County consider a light rail/rapid transit system that would connect up valley with the down valley area of the County. Mr. Ryan is concerned that if traffic continues to gridlock in St. Helena and other cities within the County that wine-industry related tourist business might be lost to Sonoma County, Anderson Valley or other

wine-producing areas in the state. He requested that the EIR make explicit the impacts of the increasing population and vehicles on the road in five and ten years. Examples he gave include intersection level of service degradation; time to drive to Calistoga from Napa; length of gridlock south of St. Helena; increase in accidents etc. He would like the traffic analysis to consider alternative means of transportation especially rail transportation. He states that there must be a by-pass constructed at St. Helena.

The Green Party recommends that the General Plan protect the airport flight path zones and that new development not compromise the safety and integrity of the airport. They also recommend an innovative mass transportation system for the County. Highway 29 should not be expanded. A safe bike trail system should be included in the GPU.

Biology

The US Fish and Wildlife Service requested that any new scientific information, analyses, or reports that summarize and interpret biological species data of the 31 species in California currently listed as endangered or threatened under the Endangered Species Act be submitted to USFWS by January 3, 2006.

The Green Party discusses the issue of protecting the environment in Napa County; forests are disappearing because of the expansion of vineyards. A Watershed Task Force recommended conservation in riparian zones, wetlands, and protection for oak woodland and protection of erodible soils.

The Green Party recommends that the General Plan include a River Element, in order to foster the restoration of the Napa River. The County Conservation Regulation should be amended to include three classes of riparian buffers. The County should have an Oak Tree Ordinance. Timberlands should be zoned to prevent conversion to vineyards.

The Green Party recommends that all wetlands and vernal pools be protected.

Water

The City of St. Helena requested that the impact analysis include current and future water needs.

The Green Party recommends that the General Plan include a Water Element. The purpose is to manage ground water aquifers to insure adequate supply, prevent overdraft and prevent contamination. They recommend that Best Management Practices (BMPs) result in no storm water flow post project; there should be clear guidelines for managing storm water. Illegal water diversions should be stopped; adequate flow in the Napa River should be insured. No development should be approved without available water.

Measure A - Fair Pay Initiative

Tom Gamble describes how Measure A would affect 1) passage of the General Plan, 2) Growth Control/Limits and 3) Reduction of Watershed Parcel Sizes. He suggested that the EIR analyze the impacts of modifying any of these items.

Parks and Recreation

The Green Party recommends that the Napa River corridor be managed to improve water quality and habitat, as well as provide a river park with hiking and bike trails and river access. Three open space zones are the goal: riparian protection 150+ feet from the

top of bank or tree drip line; a footpath 50+ feet beyond; and bike path 50+ feet beyond that.

Hazards/ Risk of Upset

The Governor's Office of Emergency Services (OES) stated that the County should following the state planning law with respect to the identification and analysis of hazards. Pertinent portions of the planning law were underlined for ease of reference.

Air Quality

The Green Party recommends that the County adopt the "Precautionary Principal" in terms of the use of pesticides and herbicides. The Precautionary Principal advises, "When an activity raises the possibility of serious or irreversible harm to the environment or living creatures, precautionary measures that prevent the possibility of harm shall be taken even if the causal line between the activity and the possibility of harm has not been proven."

Energy

The Green Party recommends adding an Energy Element to the General Plan, to respond to energy use and climate change. Construction should meet a standard of 30 to 50% solar construction, 100% water reclamation, while promoting energy efficiency in construction and County vehicle purchase.

Alternatives Issues

The following is a summary of the letters that addressed the seven alternatives presented by the County for consideration by the agencies and public. Some comment letters express support or lack of support for specific alternatives, while some provide substantive suggestions about how alternatives – or the General Plan itself- should be crafted.*

Caltrans

Caltrans noted that if Alternative 5 is adopted, significant roadway upgrades might be required prior to re-designating State Route (SR) 29 around St. Helena and Calistoga to ensure consistency with State standards. The County may also be required to participate in funding and construction of the improvements before these roadways can be added to the State highway system. Caltrans recommends that these impacts be analyzed in the GPU EIR.

Napa Valley Economic Development Commission

The Commission states that Alternative 1 places unacceptable constraints on decision makers to respond to changing condition in the County by limiting major infrastructure improvements. However, the EIR should include alternatives that look at revisions of the AWOS district to define areas with different preservation priorities (agriculture, watershed, open space). The GPU should support further development within already urbanized areas, while designating the location of some housing within the unincorporated areas. The EIR should include an alternatives analysis to provide new workforce housing on lands currently zoned industrial (Napa Pipe, Dillingham and Pacific Coast sites).

Economic Development

The EIR should examine the potential impacts of a Winery Definition Ordinance revision, with alternatives that examine visitor access impacts on wineries along major arterials and in outlying areas.

The EIR should include alternatives with different economic development policies, to promote: new job-generating businesses in the south county industrial areas; expansion of visitor-serving businesses in addition to wineries; expansion of commercial nodes in Oakville, Rutherford, Pope Valley, Angwin, and Lake Berryessa; and sustainable timber harvesting.

Napa County Farm Bureau

The Farm Bureau noted that it was difficult to comment on specific alternatives, given the confusing concurrent timeframe of processing the EIR. They generally support continuation of the county's clear commitment to supporting agriculture as the highest use of county lands. They feel that housing demand be met primarily within urbanized areas of county. Economic development should reflect the positive synergy with agriculture. The delivery of recycled water to Coombsville and Carneros areas is very important to affected farmers.

Alternative 7 is not a vision for county's future. The other alternatives have key issues that should be considered; these issues are grouped in a random way with different alternatives. A hybrid of these alternatives should be developed.

Napa Valley Economic Development Corporation

Alternative 1 would not respond to changing conditions in the County by limiting major infrastructure improvements. The EIR should include alternatives that look at potential revisions of the AWOS.

The EIR should include alternatives that consider the siting of additional housing within the unincorporated areas.

The EIR should look at the impacts of revising the Winery Definition Ordinance and how that would modify visitor access to wineries along major arterials as well as in outlying areas/

The EIR should analyze alternatives that provide new workforce housing on lands currently zoned industrial.

The EIR should look at alternatives that promote jobs in south county industrial areas, expand winery tourist business, expand commercial nodes in county communities, and promote sustainable timber harvesting.

City of St. Helena

The City of St. Helena had concerns regarding each of the seven alternatives, especially related to housing impacts. Under Alternative 1, the City was concerned with the effect of the change in minimum parcel size for new wineries (10 to 40 acres). This alternative would also eliminate new sites for affordable or workforce housing, which would put more pressure on cities to build housing. The City is supportive of Caltrans plans for a left

turn lane on SR 29, so it is concerned with the Alternative 2 limit on expansion to highway capacity. As regards housing, the City seemed to support Alternative 3 in general as long as a balance of jobs-to-housing would be promoted. The City had concerns about eliminating CEQA review for erosion control plans and wanted the County to analyze separately the issues of Right-to-Process and Food-Wine Pairing at wineries.

St. Helena had several concerns regarding the Alternative 4 options for historic building reuse, no use permits for small wineries and no limitations for vineyard management companies. In general, all three issues could impact traffic, tourism and/or jobs. The City is particularly supportive of Alternative 5, as it would reduce traffic on Main Street in St. Helena. Similarly, they support the enhanced economic development proposed in Alternative 6, but are concerned about the need for more affordable housing and public transportation if there is growth in service-sector employment. They would like Alternative 6 to include consideration of north county sites for housing. The City is not generally supportive of Alternative 7, which would have increased traffic impacts due to hillside development and smaller minimum parcel sizes.

City of Napa

The City of Napa City Council agrees that growth within cities is the desired approach- to the extent that ongoing coordination and agreement is successful and sites are available. If this approach is not successful, each jurisdiction will have obligations to meet its regional "fair share" housing needs. City centered growth and protection of agricultural lands are jointly shared goals embodied in the voluntary MOUs between the County and the Cities of Napa and American Canyon. For the City of Napa, the terms include in part revenue sharing for "county-credit" housing built in the city, as well as a number of other actions. If the General Plan recommends an urban use of the Syar area site, the parties agreed to work together to explore re-use within the city.

The City comments that EIR should contain a preamble stating that all of the alternatives assume ongoing coordination and/or agreements with the cities in the County, particularly the City of Napa; that nothing in the County's alternatives alter the City's ability to "count" housing within its jurisdiction except per joint agreement; RUL and incorporation issues affecting cities must be worked out with the affected cities; and planning of any county housing sites just outside cities will also require cooperation and agreement with affected cities.

The County should include an alternative with the County meeting its future housing and job needs in County areas if housing transfer agreements do not occur. The County can support or encourage existing City policies or collaborate regarding changes, but the City has the direct responsibility to establish its own land use policy.

There should be clarification on the EIR alternative that discusses pursuing increased densities in Napa's downtown area. This alternative might instead support city plans for residential mixed-use development downtown and nearby in transit-accessible mixed-use areas.

The City and County have agreed to joint discussion and review of plans regarding the Airport Industrial Area (AIA), the Pacific Coast/Dillingham portions of Syar and Napa Pipe. The City suggests that the alternative state that there will be no change to the AIA's current industrial/corporate focus.

The City of Napa expressed concerns about the County's large amount long-term housing needs, particularly affordable housing needs, continuing to be met in the City of Napa as well as other cities. The City of Napa noted that City-centered growth and protection of agriculture lands are jointly shared city and county goals embodied in current general plans and voluntary Memorandum of Understandings (MOUs) between the County and Cities of Napa and American Canyon.

Given the interrelated nature of County and City of Napa future planning, particularly with the 2003 memorandum of Understanding, and the anticipated need for ongoing, voluntary agreements by future elected bodies, the City's comments on the EIR alternatives are summarized below.

- The City states that the EIR should acknowledge the interrelated nature of planning and development of housing in the County and the cities. The county should consider an EIR alternative that includes the County meeting its housing and job needs within the County if housing transfer agreements do not occur;
- The City requests clarification or modification of the EIR Alternative that discusses pursuing "increased densities" in Napa's Downtown area.
- The City and County have agreed to joint discussion and review of plans regarding the Airport Industrial Area (AIA), Pacific Coast/Dillingham/portions of Syar and Napa Pipe. The City suggests that the AIA retain its current industrial/corporate focus. They suggest that an industrial alternative evaluate the Pacific Coast/Dillingham portions of Syar and Napa Pipe as an area to relocate some commercial/industrial land uses in the city to free up lands for residential uses. They agree it makes sense for a residential mixed-use alternative to be evaluated at Napa Pipe, particularly in conjunction with the increased jobs Alternative 6.
- Concerning RUL and Annexation issues, the City states that urban development adjacent to Napa has historically occurred within the City's RUL, on land to be annexed. The EIR should address the impacts of potential RUL changes and/or incorporation of adjacent Napa Pipe, Syar area, or other urban development next to cities.
- Concerning transportation issues, the City suggests including the major planned circulation improvements from City Plans: the Jameson widening and the Flodden-Newell extension to Green Island Road.
- The upvalley "sustainable commercial nodes" option may increase jobs. The County should consider whether such sites might also provide an opportunity for commercial/residential mixed uses.
- The ABAG Projections 2005 jobs projection for Napa County should be reviewed for consistency with future housing needs allocations.

LAFCO of Napa County

Alternative 3 through 6 include provisions to convert industrial lands to residential or commercial uses. Provision of recycled water is also discussed. The County should consider the availability and capacity of potential service providers to provide water and sewer service.

Lake Berryessa Chamber of Commerce

They oppose Alternative 1 and support Alternative 6, especially the enhanced economic development activities in commercial nodes. They support alternative 4, especially the reuse of historic building, permitting second units in AP zoning, and small wineries not longer requiring a use permit for grapes grown on site. The Chamber support Alternative 7, increased hillside development and smaller minimum parcel sizes.

Winegrowers of Napa County

Alternative 3 (not Alternative 6) should allow vineyard management facilities and activities.

David L. Bonuccelli & Associates, Inc.

Commercial and mixed use should be included as possible uses for the Syar Area. Alternative 3 is appropriate for detailed analysis. They recommend that alternative 6 be modified to address commercial potential within the Syar area.

Ralf and Suzanne Jeworowski

They oppose Alternative 1, while supporting Alternatives 6 and 7.

Tom Gamble

Alternative 1 will describe minimal growth and provide a clear contrast to a more development-oriented Measure A alternative. Alternative 2 is needed as a baseline. Alternative 3 allows modest growth is the most rational alternative for assessment. Conflicts with recreation should be minimized. He advises against pursuing a "right to process" in any EIR alternative, with several reasons explained.

Alternative 4 is not worth EIR review, since it would convert ag lands among other concerns. He is also cautious about granting special rights for historic preservation.

Alternative 5, the transportation focus, would speculate about projects that require significant investment to build. These impacts should be analyzed when such projects are proposed.

Alternative 6 runs counter to the idea of city-centered growth and the preservation of agriculture; several reasons are given. Other concerns are explained about vineyard management companies.

Alternative 7 should be rejected out of hand, for same reasons as Alternative 6.

Con Hewitt

He prefers Alternative 3 and 4. He is not sure that regional trail connections would be that cost-effective. He likes the small winery exemption to be reinstated and the expanded affordable housing in Alternative 4.

Daniel Hurst

Any of the alternatives that required a Measure J vote are ill advised. He is not in favor of changes in zoning or minimum parcel sizes. Low income or workforce housing should be placed near main roads, in areas where the aesthetic of the surrounding area will be least affected. He is in favor of alternatives 1 or 2.

Beth Painter and Carol Poole

They share a concern that the GPU EIR includes an analysis of a modification to the AWOS land use designation to divide it into two separate districts (as expressed in Alternative 7). This will define lands that are either suitable or unsuitable for agricultural development. This will let existing and prospective landowners determine what their land is suitable for with respect to possible future development.

PUBLIC MEETINGS

Public Meeting # 1 Northern Napa County: 6:30 PM on November 9, 2005 at St. Helena Fire Station 1500 Main Street, St. Helena, CA

Environmental Impact Report Issues

General

Preparing for Post Oil Scenario:

One St. Helena resident is concerned about the City's preparation, or lack there of, for an oil crisis. She noted that many communities are actively planning for a post oil scenario, and believes that Napa County should do the same.

Planning for the Senior Population

A District 3 commissioner on aging would like to see that the new General Plan takes the large percentage of seniors (people 65 and older) in the county into account, as they comprise one quarter of the population. The commenter had concerns that city planning in the county is becoming "senior unfriendly." Specifically, the commissioner would like to see better access to public transportation for the elderly and fewer big box stores.

Accuracy

One St. Helena resident would like to see the names of towns spelled correctly.

Alternatives Issues

General

Evaluating True Economic Cost:

A St. Helena resident believes that the true economic cost of planning alternatives and scenarios should be evaluated, including not just projects themselves, but the economic impact of the project.

Hillside Development

A St. Helena resident expressed concerns regarding the development of Napa County's hillsides because they are an important part of the watershed. He believes the hillsides should be left alone.

Economic Assistance for Property Owners who help with River Restoration

A Rutherford resident would like to make it more economical for property owners along the river to help restore the rivers. He suggests a tax break.

Specific Location within Napa County

The Angwin Urban Bubble:

Two Angwin residents were concerned about the Angwin urban bubble. One resident was concerned that the urban bubble was not addressed in the alternatives while other, more specific areas were. Another resident addressed the urban bubble and its relation to Measure J land use. Hillary Gitelman, Napa County Planning Director noted that making some land use changes around Angwin would require a Measure J vote. Hillary Gitelman also noted that this is a good comment, and that there will likely be a public meeting devoted to the subject next year.

Recreation and Planning in the Lake Berryessa Area:

A property owner at Lake Berryessa would like to discuss recreation and planning in the Lake Berryessa area. Lucy White stated that they are in the fact-finding stages, and added that she would be very interested in speaking with this resident regarding these issues.

Placing St. Helena in the County Context:

A St. Helena resident feels that there is not much interaction between the County and the goals and desires of St. Helena. She feels that there should be a sense of continuity in the landscape, and a respect for the direction cities in Napa County are heading.

Specific Comments Regarding the Alternatives:

Alternatives One and Seven:

A Napa County resident suggested that if Alternative One and Alternative Seven get taken out, that there be a discussion about specific elements of those alternatives that could be employed elsewhere in the plan.

Alternative 3

A Napa County resident who owns a vineyard management company supports Alternative 3. He believes that affordable housing, historic preservation, transportation, and the enhancement of economic development are all things that should be addressed. Additionally, he would like to see that vineyard management is addressed in each of the alternatives and scoping issues.

Public Meeting # 2, 1:00 PM on November 10, 2005 at Napa City-County Library, 580 Coombs Street, Napa, CA (Targeted for the Public Agency Staff)

Historical Element:

A Napa County resident would like to see the historic element appear first in the *Community Character* or *Cultural* section of the GPU. He further states that history is very much a part of community character as well as the cultural makeup of the county.

Agricultural Resources

This resident would also like to see wording in the preamble that commits Napa to being a rural agricultural county.

Mixed Use:

A Napa County resident would like to see mixed use zones incorporated into the General Plan and Zoning Map.

Environmental:

Concern for Wildlife

A Napa County resident believes that the *Aesthetics and Population and Transportation* section of the General Plan should contain a section on wildlife. The resident expressed concern that the vineyards were taking over the habitats of deer and rabbits.

This resident also had concerns regarding the health effects of electricity (EMF exposure) on the Napa County population.

Public Meeting # 3, Southern Napa County 6:30 PM on November 10, 2005 at Napa Valley Unified School District, 2425 Jefferson Street, Napa, CA

General:

Zoning:

Hillary Gitelman explained Measure J: "voters said that the supervisors could not re-designate any land that's currently designated as agricultural for other purposes without submitting that to a vote of the people. So many of our alternatives consider re-designating land that's currently designated industrial to some other use, and we are allowed to do that without a vote. But if we re-designated any agricultural land, that would take a vote of the people."

Community Values:

A Napa County resident suggested that core values of the Napa County community be threaded throughout the general plan, as discussed at a previous meeting. He suggested that these core values, specifically social equity and sustainability, be woven into the preferred alternative.

Another Napa County resident expressed support of documenting the community's strong social values somewhere in the General Plan. This resident wants to be sure Napa County works toward incorporating social values into planning decisions.

Economic Suggestions:

A Napa County resident made several suggestions regarding cost-benefit analysis when selecting a General Plan alternative. This resident feels that when the County plans for change, that the county is sure the proposed changes will enhance, not threaten the existing characteristics of the county. The resident added that the question of how to handle all the future possibilities is a difficult one, and suggested that the County evaluate them knowing that each possibility has its own costs and benefits. He also suggested that the County hold and through land banking, because if not, the economic ability of the community to adjust to the second half of the plan years may be made more difficult.

Seniors:

A Napa County resident stated that the number of senior citizens (of varying income levels) is increasing at an incredible rate in Napa County. This resident feels that the General Plan needs to take these changing demographics into consideration to ensure that adequate planning occurs for the increasing senior population.

Environmental:

Energy Conservation and Alternative Energy Sources:

Two Napa County residents felt that energy conservation and alternative sources of energy should be addressed in a section of the General Plan other than the *Enhanced Transportation* section. One resident suggested that this information could be placed in a different section, such as the *Economic Development*, or the *Enhancement, Transportation and Energy* section. The other resident suggested that rather than addressing conservation and alternative sources of energy in Alternative Five, that these items be addressed in Alternative Three.

A Napa County resident wants to make sure site restoration of salt ponds near the airport is addressed. This resident also wants to ensure that the natural environment near the airport is preserved according to Fish and Game standards. In addition, this resident expressed concern for local wildlife: she believes that trees are being cut down at near the Gasper Project and local deer are losing their habitat, and is additionally concerned that the bridge construction near the wetlands will negatively affect the great blue heron population.

A Napa County resident would like to see the environmental impacts of the airport on air quality in the county addressed.

Transportation:

Transportation for the Elderly:

A Napa County resident requests that the General Plan address bus transportation funding designed specifically for the elderly.

Automobile Alternatives:

A Napa County resident would like to see the General Plan plan for automobile alternatives, particularly in areas of new housing developments.

Airport:

A Napa County resident noted that the airport is not included in the *Environmental Impacts* section under *Transportation*. He also feels that growth and changes in the county should be addressed in terms of their impacts on the airport. Staff agreed that the airport should be mentioned in the *Transportation* section, as well as in other sections including noise, safety, and land use compatibility.

Roads:

A Napa County resident supports road expansion at Lake Berryessa.

Housing

Public Housing:

A Napa County advocate for the disabled, the homeless and disabled homeless seniors would like to see new public housing opportunities in the County. This commenter suggested that public housing be built on government owned property, specifically Skyline Park.

Seniors and Homeless:

One Napa County resident suggested a housing solution that would integrate the homeless and elderly into a "Village." This resident views this as an efficient use of land. He believes that formerly homeless people are frequently becoming caregivers for seniors in the area, and feels that co-housing would be a good solution.

Another Napa County resident supported the above idea, and followed up by suggesting the County take a look at an article discussing the concept in the *Press Democrat* dated November 10, 2005.

Agriculture:

Balance Between Housing and Agriculture:

A Napa County resident speaking from an agricultural perspective feels that it is important to find a balance between maintaining the rural infrastructure and allowing a certain amount of economic and housing development. This resident wanted to know what level of change was needed regarding agricultural land vs. new development. Hillary Gitelman stated that research and number crunching is needed in this area to figure out how much land is needed and how much housing should be built. The County is looking for input in this area and intends to schedule several workshops regarding land use changes. County residents seem to be looking forward to these workshops.

Monoculture Concerns:

A Napa County resident would like to see the General Plan acknowledge that the county may be overly dependent on grape and wine production. This commenter suggests that this type of "monoculture" is hazardous, and that efforts should be made to diversify our agriculture.

Vineyard Management Companies:

A Napa County resident has questions about whether vineyard management companies should be allowed to locate in agricultural areas as stated in Alternative Four. He would like this issue to be discussed in greater detail.

ATTACHMENT 1: NEWSLETTER

Message from Hillary Gitelman, Napa County Planning Director

The beauty of Napa County is a testament to generations of residents who have scrutinized, debated, and voted on land use decisions here. The result is a community with a strong identity and a desire to protect what it has created.

The planning process to update the County's General Plan and perpetuate this community desire is moving forward and initial community forums and Steering Committee meetings have set a wonderful tone. The first Steering Committee meetings focused on getting oriented, but now the work has started in earnest, with the Committee tackling a different topic, or "element" every month. Members of the public are invited to attend the monthly Steering Committee meetings, which take place the last Wednesday of the month. (Call the Planning Department at 253-4416 for time and location, or check our Web site at www.napacountygeneralplan.com.)

In addition to monthly Steering Committee meetings, there will be other opportunities to participate in the planning process. In early 2005, we held a series of seven workshops to give residents, businesses and land owners an opportunity to share their vision for Napa County. And now we are asking for input on the scope of our Environmental Impact Report (EIR).

The County is required to prepare an EIR that assesses all of the potential environmental impacts of the General Plan Update. To do this, we are now asking the public to review a list of possible EIR alternatives and let us know if we've missed anything you think is important.

In an effort to make this process convenient, we have set up numerous ways for all of our residents and businesses to participate. You can write or e-mail comments/questions/ideas to us or attend one of our Scoping Meetings planned for November 9 and 10. In addition, our staff would also be happy to attend a meeting of your community group, neighborhood organization, or other forum and provide an update on the planning process.

Please keep sharing your ideas and perspectives as we move through the General Plan Update process. The community's feedback will really make it a better plan and help preserve this beautiful place.

Hillary Gitelman



Questions? Comments?

To learn more about the Napa County General Plan Update process or if you have questions, please contact:

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COUNTY OF NAPA General Plan Newsletter

October 2005

Environmental Review for General Plan Update Under Way

No General Plan process is complete without an Environmental Impact Report (EIR), and as the General Plan Steering Committee is starting to work on the plan, County staff and consultants are starting the EIR process. The first step, called "public scoping," gets under way this week with publication of a Notice of Preparation (NOP).

The NOP informs residents, public agencies and community groups that the County will be preparing an EIR, and asks for input regarding the scope of the environmental analysis and proposed EIR alternatives.

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While it's unlikely any of these alternatives will be identical to the General Plan that results from the ongoing planning process, they present different options on how to achieve the County's overall goal of effectively planning for Napa County's future. The seven alternatives are:

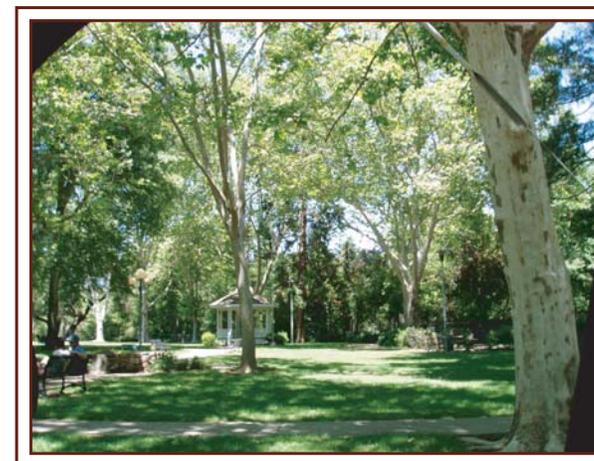
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- Alternative 2 (Extension of Existing Plan)
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Three of these alternatives will be examined in more detail than the other four, and some may be eliminated from consideration or consolidated based on public input. We are interested in your suggestions on this topic as well as other environmental issues that should be addressed in the EIR.

The NOP will be available at www.napacountygeneralplan.com starting October 21, 2005. The public can comment on the NOP anytime between October 21, 2005 and December 12, 2005. Written comments may be mailed or e-mailed to:

Patrick Lowe
County of Napa Office of Conservation,
Development and Planning
1195 Third Street
Napa, CA 94559
info@napacountygeneralplan.com

(Continued on next page)



Visit us on-line at www.napacountygeneralplan.com



Environmental Review for General Plan Update Underway

(Continued from front page)

The County will be holding a series of Scoping Meetings to open up discussion of which alternatives should be reviewed.

November 9, 2005	November 10, 2005	November 10, 2005
St. Helena Fire Department 1500 Main St. St. Helena, CA 94574 6:30 p.m.	Napa Library Community Meeting Room 580 Coombs St. Napa, CA 94559 1:00 p.m. <i>NOTE:</i> This meeting will be focused on receiving comments from public agencies	Napa Valley Unified School District Education Center Board Room 2425 Jefferson St. Napa, CA 94559 6:30 p.m.

All comments received on the NOP will be considered and utilized in the preparation of the Draft EIR, which will tentatively be released in January 2007. We encourage all community members to join us for these meetings and make your voice heard! 🌱

What YOU Need to Know about Napa County's General Plan Update

If you live, work or own a business in Napa County, you should be aware that the decisions made in the General Plan Update can have a direct effect on our community's quality of life and economic viability in the years ahead.

The General Plan Update's overall goal is to protect and enhance the quality of life for all Napa County residents and businesses.

GENERAL PLAN OVERVIEW

A General Plan is a guide that sketches out all the important details needed to create a thriving, well-balanced community. In Napa County, the General Plan has been instrumental in preserving agriculture and keeping urban uses in urban areas. The updated General Plan will keep these over-arching goals and also help define:

- Ways to address the need for housing people of all income levels
- Ways to reduce traffic congestion, improve local access and safety
- Ways to support the continued viability of our world renown wine industry and an overall healthy economy

- Ways to make the best use of open space, trails and recreational facilities
- Ways to protect the natural environment and ensure the safety of residents in case of natural disasters

THE IMPORTANCE OF UPDATING THE GENERAL PLAN

Keeping Napa County's superior quality of life is crucial. That is why updating our General Plan is so important. The last time Napa County comprehensively updated its General Plan was 1983.

Since that time, Napa County has become much more diverse - from its residents, to its jobs, to its overall appearance. To ensure our General Plan is a useful tool, it must keep pace with these changes and provide workable solutions to the issues facing the County.

GENERAL PLAN ELEMENTS

Every General Plan contains various elements. The elements are like chapters in a book covering different subjects. Over the next two years, a Steering Committee appointed by the

Board of Supervisors will be holding public meetings to discuss each of the General Plan elements that consist of:

- **Agricultural preservation & land use**
- **Circulation**
- **Community character**
- **Conservation**
- **Economic development**
- **Housing**
- **Recreation and open space**
- **Safety**

YOUR VOICE IS IMPORTANT TO THE PROCESS!

The General Plan Update provides all residents, landowners and businesses with the chance to help guide the future of Napa County - making it a place where our families and businesses will continue to thrive.

But busy schedules can make participation tough. That is why we have created numerous ways for residents to put their mark on Napa County's General Plan Update. In addition to the monthly meetings of the Steering Committee, we will periodically hold meetings and workshops throughout the County to get your ideas and input. You will also be able to talk with us on-line and send us your thoughts at any time.

We have created a special Web site with all of the information you will need to participate in the General Plan Update. Visit for answers to your questions, information about past and future meetings and events and ways you can participate in the General Plan Update.

www.napacountygeneralplan.com

General Plan Update - Steering Committee

The General Plan Update Steering Committee is a 21-person panel chosen by the Napa County Board of Supervisors to assist County staff during the General Plan Update. These individuals, representing a broad cross-section of interests throughout the County, will examine the various issues that will contribute to the General Plan and provide direction through collaboration.

The members of the Committee are:

Peter McCrea, Chair	Mary Ellen Boyet	Michael Haley	Carole Meredith	Brad Simpkins
Tom Andrews,	Jon-Mark	Jim Hendrickson	Beth Painter	Stuart Smith
Vice-Chair	Chappellet	Conrad Hewitt	Carol Poole	Robert Torres
George Bachich	Stephen Cuddy	Guy Kay	Jeff Reichel	Duane Wall
Debra Blodgett	Tom Gamble	Carol Kunze		

All Steering Committee meetings are open to the public. The next two meetings are scheduled for October 26 and November 30. Both take place at 2:00 p.m. at the:

Hall of Justice Building
2nd Floor Conference Room
1125 Third St
Napa, CA 94559

For additional information please e-mail your questions to: info@napacountygeneralplan.com 🌱



**ATTACHMENT 2:
NOP AND PRESS RELEASES**



November 6, 2005

Napa County General Plan Update

The Napa County Office of Conservation, Development and Planning released a Notice of Preparation (NOP) that asks for community feedback on environmental information. Three public meetings will be held to receive feedback on the NOP:

- * Wednesday at 6:30 p.m. at St. Helena Fire, 1500 Main St., St. Helena.
- * Thursday at 1 p.m. at Napa Library, 580 Coombs St., Napa.
- * Thursday at 6:30 p.m. at the Education Center Board Room, 2425 Jefferson St., Napa./Register



County seeks input on General Plan

By STAR STAFF

Thursday, November 3, 2005 1:07 AM PST

The Napa County Office of Conservation, Development and Planning is looking for feedback regarding the county's General Plan update.

The county will hold a public feedback meeting Wednesday, Nov. 9, at the St. Helena Fire Department Meeting Room, 1500 Main St. The meeting will begin at 6:30 p.m.

"This public comment period gives county residents and public agencies the chance to thoughtfully consider the various alternative approaches to the General Plan update," Napa County Planning Director Hillary Gitelman said.



November 9, 2005

Environmental Review for General Plan Update Gets Under way

County provides multiple venues for feedback from community

The Napa County Office of Conservation, Development and Planning released a Notice of Preparation (NOP) today that asks for community feedback on environmental information that will be included in the program-level Environmental Impact Report (EIR) that will be prepared regarding the County's General Plan Update.

"This public comment period gives county residents and public agencies the chance to thoughtfully consider the various alternative approaches to the General Plan Update that should be considered in the EIR," said Napa County Planning Director Hillary Gitelman. "It also gives everyone the opportunity to recommend environmental issues for exploration in the Draft EIR."

The NOP is available at www.napacountygeneralplan.com starting today. The public can comment on the NOP now until December 12, 2005. Written comments may be mailed or e-mailed to: Patrick Lowe, Napa County Office of Conservation, Development and Planning, 1195 Third Street, Napa, CA 94559, info@napacountygeneralplan.com.

Napa County will also hold three public meetings to receive feedback on the NOP: November 9, at the St. Helena Fire Department, 1500 Main Street, St. Helena, at 6:30 p.m. and November 10, Napa Library, Community Meeting Room, 580 Coombs Street, Napa at 1:00 p.m. NOTE: This meeting will be focused on receiving comments from public agencies.

ATTACHMENT 3: EMAIL BLAST

RECEIVED

OCT 21 2005

Form A

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613 state.clearinghouse@opr.ca.gov

SCH # _____

PROJECT TITLE: Napa County General Plan Update
LEAD AGENCY: County of Napa
STREET ADDRESS: 1195 Third Street, Suite 210
CITY: Napa, CA ZIP CODE: 94559
CONTACT PERSON: Patrick Lowe
PHONE: 707-253-4416
COUNTY: Napa

PROJECT LOCATION
COUNTY: Napa CITY/NEAREST COMMUNITY: City of American Canyon, City of Calistoga, City of Napa, City of St. Helena, Town of Yountville
CROSS STREETS: ZIP CODE: TOTAL ACRES:
ASSESSOR'S PARCEL NUMBER: SECTION: TOWNSHIP: RANGE:
WITHIN 2 MILES: STATE HIGHWAY NUMBER: AIRPORTS: SCHOOLS:
RAILWAYS: WATERWAYS:

DOCUMENT TYPE
CEQA: [X] NOP [] Early Cons [] Neg Dec [] Draft EIR
[] Supplement/Subsequent EIR (Prior SCH No.) [] Other
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other

LOCAL ACTION TYPE
[X] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other

DEVELOPMENT TYPE
[] Residential Units _____ Acres _____
[] Office Sq. ft. _____ Acres _____ Employees _____
[] Shopping/Commercial Sq. ft. _____ Acres _____ Employees _____
[] Industrial Sq. ft. _____ Acres _____ Employees _____
[] Educational _____
[] Recreational _____
[] Other _____
[] Transportation Type _____
[] Mining Mineral _____
[] Waste Treatment Type _____
[] Hazardous Waste Type _____
[] Water Facilities Type _____ MGD _____
[] Power Type _____ Watts _____

FUNDING
Federal \$ _____ State \$ _____ Total \$ _____

PROJECT ISSUES DISCUSSED IN DOCUMENT
[X] Aesthetic/Visual [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Supply
[X] Agricultural Land [X] Forest Land/Fire Hazard [X] Septic Systems [X] Wetland/Riparian
[X] Air Quality [X] Geological/Seismic [X] Soil Erosion/Compaction/Grading [X] Wildlife
[X] Archaeological/Historical [X] Minerals [X] Solid Waste [X] Growth Inducing
[] Coastal Zone [X] Noise [X] Toxic/Hazardous [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Traffic/Circulation [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Vegetation [] Other _____
[] Fiscal [X] Recreation/Parks [X] Water Quality

PRESENT LAND USE/ZONING/GENERAL PLAN DESIGNATION The County is currently in the process of updating their General Plan

PROJECT DESCRIPTION General Plan Update including an equal-weight analysis of up to three alternatives from seven initially proposed. See NOP for description of all seven potential alternatives considered for analysis.

REVIEWING AGENCIES CHECKLIST

- Resources Agency
- Boating & Waterways
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish and Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks and Recreation
- Reclamation Board
- San Francisco Bay Conservation & Development Commission
- Water Resources
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 10
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture
- Health & Welfare**
- Health Services _____

- State & Consumer Services**
- General Services
- Environmental Protection Agency**
- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # 2 (San Francisco Bay)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency
- Other U. S. Army Corps of Engineers, Sacramento District
- Other _____

PUBLIC REVIEW PERIOD

Starting Date October 21, 2005

Ending Date November 19, 2005

Signature _____

Date _____

Lead Agency (Complete if applicable):
 Consulting Firm: Pacific Municipal Consultants
 Address: 1590 Drew Avenue, Suite 120
 City/State/Zip: Davis, CA 95616
 Contact: Eric Norris, AICP
 Phone: (530) 750-7076

Applicant: County of Napa
 Address: 1195 Third Street, Suite 210
 City/State/Zip: Napa, CA 94559
 Phone: (707) 253-4416

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

 napa county general plan newsletter	 napa county gener
	

In this Newsletter:

- **Environmental Review for General Plan Update Under Way**
- **What YOU Need to Know about Napa County's General Plan Update**
- **General Plan Update - Steering Committee**
- **Message from Hillary Gitelman, Napa County Planning Director**

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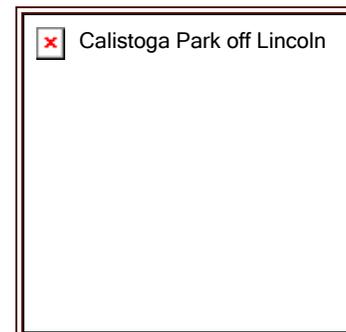
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Jon-Mark Chappellet			

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Hall of Justice Building
 2nd Floor Conference Room
 1125 Third St
 Napa, CA 94559

For additional information please e-mail your questions to:
info@napacountygeneralplan.com



Message from Hillary Gitelman, Napa County Planning Director

The beauty of Napa County is a testament to generations of residents who have scrutinized, debated, and voted on land use here. The result is a community with a strong identity and a desire to protect what it has created.

The planning process to update the County's General Plan and perpetuate this community desire is moving forward and initial forums and Steering Committee meetings have set a wonderful tone. The first Steering Committee meetings focused on getting started but now the work has started in earnest, with the Committee tackling a different topic, or "element" every month. Members of the community are invited to attend the monthly Steering Committee meetings, which take place the last Wednesday of the month. (Call the Planning Department at 253-4416 for time and location, or check our Web site at <http://www.napacountygeneralplan.com/>.)

In addition to monthly Steering Committee meetings, there will be other opportunities to participate in the planning process. In the past, we held a series of seven workshops to give residents, businesses and land owners an opportunity to share their vision for Napa County.

And now we are asking for input on the scope of our Environmental Impact Report (EIR).

The County is required to prepare an EIR that assesses all of the potential environmental impacts of the General Plan Update we are now asking the public to review a list of possible EIR alternatives and let us know if we've missed anything you think is

In an effort to make this process convenient, we have set up numerous ways for all of our residents and businesses to participate. You can write or e-mail comments/questions/ideas to us or attend one of our Scoping Meetings planned for November 9 and 10. Our staff would also be happy to attend a meeting of your community group, neighborhood organization, or other forum and provide an update on the planning process.

Please keep sharing your ideas and perspectives as we move through the General Plan Update process. The community's feedback will really make it a better plan and help preserve this beautiful place.

Hillary Gitelman

 signature

 Hot Air Balloons
--

 Oakville Grocery
--

Questions? Comments?

To learn more about the Napa County General Plan Update process or if you have questions, please contact:

Kendall Flint
Senior Public Information Officer
 kflint@napacountygeneralplan.com
 (866) 828-6762

Marla Ellis
Public Information Officer
 mellis@napacountygeneralplan.com
 (866) 828-6762

Hillary Gitelman
Napa County Planning Director
 hgitelman@napacountygeneralplan.com

Howard Siegel
Community Partnership Manager
 hsiegel@napacountygeneralplan.com

www.napacountygeneralplan.com

Your email address (%BASIC:EMAIL%) is subscribed to %BASIC:LISTNAME%

To view the Newsletter archive:

http://www.napacountygeneralplan.com/get_involved/newsletter.htm

To unsubscribe form this list:

%BASIC:UNSUBLINK%

**ATTACHMENT 4: COMMENT LETTERS
AND PUBLIC MEETING TRANSCRIPTS**



United States Department of the Interior



FISH AND WILDLIFE SERVICE
California/Nevada Operations Office
2800 Cottage Way, Room W-2610
Sacramento, California 95825-1846

In reply refer to:
1-1-06-RC-0157

NOV 08 2005

Dear Interested Party:

On November 3, 2005 the U.S. Fish and Wildlife Service (Service) published a notice in the Federal Register of our intent to conduct 5-year reviews of 31 species in California and Nevada currently listed as endangered or threatened under the Endangered Species Act (Act). We re-opened for 60 days the public comment period, which closes on January 3, 2006. The notice can be found at <http://a257.g.akamaitech.net/7/257/2422/01jan20051800/edocket.access.gpo.gov/2005/05-21912.htm>

We ask your help in providing new information that you may have on any of these species since their original listing (the full list is on the back page). Specifically we seek new *scientific* information, analyses, or reports that summarize and interpret the following -- population status and threats, demographic or population trends; genetics and competition; dispersal and habitat use; habitat condition or amount; and adequacy of existing regulatory mechanisms, management, and conservation planning.

Under Section 4(c)(2)(A) of the Act, a 5-year review assesses the status of a species in light of any new biological information available since its original listing. The review will assess whether: (a) new information suggests that the species' population is increasing, declining, or stable; (b) existing threats are increasing, the same, reduced, or eliminated; (c) there are any new threats; and (d) new information or analysis calls into question conclusions in the original listing. The Service will base its conclusion on the best scientific and commercial data we receive.

Wherever possible, information submitted should be documented with maps, bibliographic references, methods used to gather and analyze the data, and/or copies of any pertinent publications, reports, or letters by knowledgeable sources. We will consider all information submitted, but raw data that has not been analyzed or summarized may have limited usefulness.

Please submit any information by January 3, 2006. Because six different Service offices are handling species on the list, information should be submitted to the appropriate office. The list of species, and the responsible office with its address, is on the back. Please provide contact information so that we can discuss the information as needed in these reviews.

If you have any questions regarding this request, contact Diane Elam, diane_elam@fws.gov or 916-414-6464. Thank you.

Sincerely,

Acting Steve Thompson
California-Nevada Operations Manager

Five-Year Review of 31 Species Protected under the ESA

The species under review, and the address to submit information for each is:

For the Delhi Sands flower-loving fly, island night lizard, California least tern, least Bell's vireo, San Clemente Island Indian paintbrush, San Clemente Island larkspur, San Clemente Island woodland star, San Clemente Island lotus, San Clemente Island bush mallow, Santa Cruz Island rock-cress, and Hidden Lake bluecurls, submit comments to the Field Supervisor, Attention: 5-Year Review, U.S. Fish and Wildlife Service, Carlsbad Fish and Wildlife Office, 6010 Hidden Valley Road, Carlsbad, California 92009. Information may be submitted electronically at **fw1cfwo_5yr@fws.gov**.

For the Smith's blue butterfly, Morro shoulderband snail, Santa Barbara Island dudleya, Eureka Valley evening primrose, and Eureka Dune grass, submit comments to: Field Supervisor, Attention: 5-Year Review, U.S. Fish and Wildlife Service, Ventura Fish and Wildlife Office, 2493 Portola Road, Suite B, Ventura, California 93003. Information may be submitted electronically at **fw1vfwo5year@fws.gov**.

For the Valley elderberry longhorn beetle, giant garter snake, San Francisco garter snake, Chinese Camp brodiaea, Mariposa pussypaws, Springville clarkia, Hartweg's golden sunburst, San Joaquin adobe sunburst, Keck's checker-mallow, and Red Hills vervain, submit comments to: Field Supervisor, Attention: 5-Year Review, U.S. Fish and Wildlife Service, Sacramento Fish and Wildlife Office, 2800 Cottage Way, Room W-2605, Sacramento, California 95825. Information may be submitted electronically at **fw1sfo5year@fws.gov**.

For Ash Meadows gumplant, spring-loving centaury, and Amargosa niterwort, submit comments to: Field Supervisor, Attention: 5-Year Review, U.S. Fish and Wildlife Service, Nevada Fish and Wildlife Office, 1340 Financial Blvd., Suite 234, Reno, NV 89502. Information may be submitted electronically at **fw1nfwo_5yr@fws.gov**.

For Kneeland Prairie pennycress, submit comments to: Field Supervisor, Attention: 5-Year Review, U.S. Fish and Wildlife Service, Arcata Fish and Wildlife Office, 11655 Heindon Road, Arcata, California 95521. Information may be submitted electronically at **fw8kneelandpennycress@fws.gov**. (Note that this electronic mail address is different than the address given in the July 7, 2005 notice opening the first comment period.)

For Yreka phlox, submit comments to: Field Supervisor, Attention: 5-Year Review, U.S. Fish and Wildlife Service, Yreka Fish and Wildlife Office, 1829 S. Oregon Street, Yreka, California 96097. Information may be submitted electronically at **fw1yrekaphlox@fws.gov**.

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5513
TTY (800) 735-2929



*Flex your power!
Be energy efficient!*

RECEIVED**NOV 21 2005****NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

NAP029700
NAP-029-35.07
SCH#2005012085

November 17, 2005

Mr. Patrick Lowe
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Lowe:

NAPA COUNTY GENERAL PLAN UPDATE - NOTICE OF PREPARATION

Thank you for including the California Department of Transportation (Department) in the early stages of the environmental review process for the Napa County General Plan Update project. The following comments are based on the Notice of Preparation (NOP), and the NCTPA Transportation Planning Overview presented at the October 26 Steering Committee Meeting; the comments relate specifically to the Circulation Element Update.

Previous Comments

Comments presented in our October 25, 2005 letter (enclosed) are incorporated by reference. Please review the enclosed letter prior to preparing the Draft Environmental Impact Report (DEIR). As discussed in the letter, implementing the Traffic Impact Study and Level of Service thresholds, as well as the Highway Capacity Manual 2000 methodology and a Countywide fair share traffic mitigation fee will greatly facilitate project review.

Alternative No. 5

Please note that if Alternative No. 5 is adopted, significant roadway upgrades may be required prior to re-designating State Route (SR) 29 around St. Helena and Calistoga (Zinfandel Lane and Silverado Trail) to ensure consistency with State standards. As lead agency, Napa County may be required to participate in funding and delivering these improvements before the proposed re-designated roadways can be added to the State highway system.

Potential Environmental Effects

Along with direct, indirect and cumulative effects to transportation, "interregional" and "goods movement" traffic impacts should be evaluated.

NCTPA Transportation Planning Overview

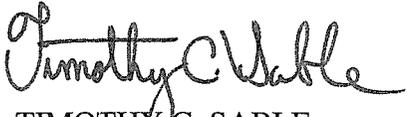
The Airport Interchange diagram shows only the "single point" interchange alternative at the SR 29/SR 12 – Airport Boulevard intersection. This may not be the preferred alternative once more

detailed operational analysis for this project has been completed as part of the environmental and project approval process. Page 37, NCTPA Transportation Planning Overview.

Similarly, only one alternative is shown for the Soscol Flyover project. Again, once the detailed operational analysis for this project has been completed, this may not be the preferred alternative. Page 38, NCTPA Transportation Planning Overview.

Please feel free to call or email Patricia Maurice of my staff at (510) 622-1644 or patricia_maurice@dot.ca.gov with any questions regarding this letter.

Sincerely,



TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

c: Mr. Drew Lander, Napa County Public Works Department
Mr. Scott Morgan, State Clearinghouse

Enclosure

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5513
TTY (800) 735-2929



*Flex your power!
Be energy efficient!*

October 25, 2005

NAP000075

Mr. John McDowell
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. McDowell:

NAPA COUNTY GENERAL PLAN UPDATE – CIRCULATION ELEMENT

The California Department of Transportation (Department) appreciates the opportunity to participate in the County's General Plan Update process. We fully support the County efforts to update the goals and policies outlined in the Circulation and Land Use Elements as these will guide project development and environmental review in the County for many years. The Department recommends the actions listed below, which are described in more detail further in this letter. Implementing these measures will greatly facilitate project review by ensuring that project applicants are informed of requirements early in the environmental review process, facilitating consistent application of requirements, and focusing efforts on mitigation that is directly proportional to project impacts.

- Adopt thresholds for when a Traffic Impact Study (TIS) is needed,
- Adopt Highway Capacity Manual (HCM) 2000 methodology,
- Adopt thresholds for level of service (LOS) impacts, and
- Adopt a Countywide fair share traffic mitigation fee for development projects.

TIS Threshold

The Department recommends adopting a threshold for determining when to require TISs. While 100 or 50 project-generated PM peak hour trips are common thresholds for requiring a TIS, significant project-related traffic impacts may be caused by fewer trips. TISs can also facilitate project review under the following conditions:

- Project access that presents safety concerns,
- Neighborhood opposition or controversy, and
- Unacceptable LOS under current operating conditions.

LOS methodology

The Department recommends that the County adopt the HCM 2000 LOS analytical methodology for evaluating project-related impacts and determining measures of effectiveness for roadway and intersection operations. Since the HCM 2000 is the current industry standard for LOS

methodology, this would make County procedures consistent with current industry practice.

LOS thresholds

The Department fully supports establishing LOS thresholds to ensure that project review is as consistent and accurate as possible. The Circulation element should clearly state that Departmental thresholds apply to State facilities. Please review the Department's *Guide to the Preparation of Traffic Impact Studies* for our LOS thresholds as well as general traffic analysis information. The Guide is enclosed and is also available the website link below:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

Fair Share Traffic Mitigation Fee

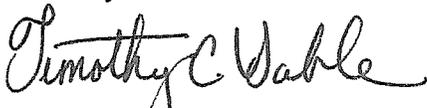
The Department recommends that the County adopt a Countywide Fair Share Traffic Mitigation Fee. The fee should be in direct proportion to project-related impacts, and should be applicable to all types of County land use development. Fees should be vested in an account for the sole purpose of constructing required improvements.

Future Travel Demand

- How can the County fulfill the objective to shift 10 percent of future travel growth on State Route (SR) 29?
- How can the County reduce future cross-county through traffic on SR 29?
- How can operational improvements be done to alleviate congestion if SR 121 (from the Sonoma County line to SR 29) and some segments of SR 29 remain conventional two-lane highways?

Please feel free to call or email Patricia Maurice of my staff at (510) 622-1644 or patricia_maurice@dot.ca.gov with any questions regarding this letter.

Sincerely,



TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

c: Mr. Drew Lander, Napa County Public Works Department

Enclosure



GOVERNOR'S OFFICE OF EMERGENCY SERVICES
DISASTER ASSISTANCE PROGRAMS BRANCH
3650 SCHRIEVER AVENUE
MATHER, CALIFORNIA 95655
PHONE: (916) 845-8101 FAX: (916) 845-8381



November 15, 2005

Mr. Patrick Lowe
Napa County
1195 Third Street, Room 210
Napa, CA 94559

NOV 16 2005

Re: Notice of Preparation Napa County General Plan Update Draft Environmental Impact Report (SCH2005102088)

Dear Mr. Lowe:

Thank you for the opportunity to comment on your Notice of Preparation for the Napa County General Plan Update Draft Environmental Impact Report (DEIR). In preparing the draft general plan and accompanying DEIR the county should examine the sections of state planning law that involve potential hazard issues the county may face. For your information, I have underlined sections of state planning law where identification and analysis of hazards are discussed (see Attachment A). The attachment also includes other state planning laws that may affect the preparation of your general plan such as the airport master plan/general plan consistency requirement.

The Draft EIR should evaluate these hazard issues and determine if there are adequate policies in the general plan or mitigation measures in the EIR so that these hazards will not result in potentially adverse impacts.

If you have any questions about these comments, please contact Wendy Boemecke, Staff Services Analyst at 916-845-8275.

Sincerely,

A handwritten signature in cursive script that reads "Dennis Castrillo".

Dennis Castrillo
Environmental Officer

Attachment A
Hazards and State Planning Law Requirements

General Plan Consistency

65300.5. In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

Seven Mandated Elements

65302. The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan shall include the following elements:

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall also do both of the following:

(1) Designate in a land use category that provides for timber production those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5.

(2) Consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas, when proposing zoning ordinances or designating land uses covered by the general plan for land, or other territory adjacent to military facilities, or underlying designated military aviation routes and airspace.

(A) In determining the impact of new growth on military readiness activities, information provided by military facilities shall be considered. Cities and counties shall address military impacts based on information from the military and other sources.

(B) The following definitions govern this paragraph:

(i) "Military readiness activities" mean all of the following:

(I) Training, support, and operations that prepare the men and women of the military for combat.

(II) Operation, maintenance, and security of any military installation.

(III) Testing of military equipment, vehicles, weapons, and sensors for proper operation or suitability for combat use.

(ii) "Military installation" means a base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the United States Department of Defense as defined in paragraph (1) of subsection (e) of Section 2687 of Title 10 of the United States Code.

(b) A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.

(c) A housing element as provided in Article 10.6 (commencing with Section 65580).

(d) A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. The conservation element shall consider the effect of development within the jurisdiction, as described in the land use element, on natural resources located on public lands, including military installations. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies that have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county. The conservation element may also cover the following:

- (1) The reclamation of land and waters.
- (2) Prevention and control of the pollution of streams and other waters.
- (3) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (4) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (5) Protection of watersheds.
- (6) The location, quantity and quality of the rock, sand and gravel resources.
- (7) Flood control.

The conservation element shall be prepared and adopted no later than December 31, 1973.

(e) An open-space element as provided in Article 10.5 (commencing with Section 65560).

(f) A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- (1) Highways and freeways.
- (2) Primary arterials and major local streets.
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems.
- (4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- (5) Local industrial plants, including, but not limited to, railroad classification yards.
- (6) Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment.

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive. The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

(g) A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

(1) Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the Division of Mines and Geology of the Department of Conservation and the Office of Emergency Services for the purpose of including information known by and available to the department and the office required by this subdivision.

(2) To the extent that a county's safety element is sufficiently detailed and contains appropriate policies and programs for adoption by a city, a city may adopt that portion of the county's safety element that pertains to the city's planning area in satisfaction of the requirement imposed by this subdivision.

Consistency with Airport Land Use Plans

65302.3. (a) The general plan, and any applicable specific plan prepared pursuant to Article 8 (commencing with Section 65450), shall be consistent with the plan adopted or amended pursuant to Section 21675 of the Public Utilities Code.

Review of Safety Element

65302.5. (a) At least 45 days prior to adoption or amendment of the safety element, each county and city shall submit to the Division of Mines and Geology of the Department of Conservation one copy of a draft of the safety element or amendment and any technical studies used for developing the safety element. The division may review drafts submitted to it to determine whether they incorporate known seismic and other geologic hazard information, and report its findings to the planning agency within 30 days of receipt of the draft of the safety element or amendment pursuant to this subdivision. The legislative body shall consider the division's findings prior to final adoption of the safety element or amendment unless the division's findings are not available within the above prescribed time limits or unless the division has indicated to the city or county that the division will not review the safety element. If the division's findings are not available within those prescribed time limits, the legislative body may take the division's findings into consideration at the time it considers future amendments to the safety element. Each county and city shall provide the division with a copy of its adopted safety element or amendments. The division may review adopted safety elements or amendments and report its findings. All findings made by the division shall be advisory to the planning agency and legislative body.

(1) The draft element of or draft amendment to the safety element of a county or a city's general plan shall be submitted to the State Board of Forestry and Fire Protection and to every local

agency that provides fire protection to territory in the city or county at least 90 days prior to either of the following:

(A) The adoption or amendment to the safety element of its general plan for each county that contains state responsibility areas.

(B) The adoption or amendment to the safety element of its general plan for each city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177.

(2) A county that contains state responsibility areas and a city or county that contains a very high fire hazard severity zone as defined pursuant to subdivision (b) of Section 51177, shall submit for review the safety element of its general plan to the State Board of Forestry and Fire Protection and to every local agency that provides fire protection to territory in the city or county in accordance with the following dates as specified, unless the local government submitted the element within five years prior to that date:

(A) Local governments within the regional jurisdiction of the San Diego Association of Governments: December 31, 2010.

(B) Local governments within the regional jurisdiction of the Southern California Association of Governments: December 31, 2011.

(C) Local governments within the regional jurisdiction of the Association of Bay Area Governments: December 31, 2012.

(D) Local governments within the regional jurisdiction of the Council of Fresno County Governments, the Kern County Council of Governments, and the Sacramento Area Council of Governments: June 30, 2013.

(E) Local governments within the regional jurisdiction of the Association of Monterey Bay Area Governments: December 31, 2014.

(F) All other local governments: December 31, 2015.

(3) The State Board of Forestry and Fire Protection shall, and a local agency may, review the draft or an existing safety element and report its written recommendations to the planning agency within 60 days of its receipt of the draft or existing safety element. The State Board of Forestry and Fire Protection and local agency shall review the draft or existing safety element and may offer written recommendations for changes to the draft or existing safety element regarding both of the following:

(A) Uses of land and policies in state responsibility areas and very high fire hazard severity zones that will protect life, property, and natural resources from unreasonable risks associated with wildland fires.

(B) Methods and strategies for wildland fire risk reduction and prevention within state responsibility areas and very high hazard severity zones.

(b) Prior to the adoption of its draft element or draft amendment, the board of supervisors of the county or the city council of a city shall consider the recommendations made by the State Board of Forestry and Fire Protection and any local agency that provides fire protection to territory in the city or county. If the board of supervisors or city council determines not to accept all or some of the recommendations, if any, made by the State Board of Forestry and Fire Protection or local agency, the board of supervisors or city council shall communicate in writing to the State Board of Forestry and Fire Protection or to the local agency, its reasons for not accepting the recommendations.

Open Space Plans

65560. (a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-space land" is any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



November 16, 2005

Patrick Lowe
Napa County
1195 Third Street, Room 210
Napa, CA 94559

RECEIVED
NOV 17 2005

Dear Mr. Lowe:

Re: SCH# 2005102088; Napa County General Plan Update

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the County be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the County.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kevin Boles".

Kevin Boles
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: Pat Kerr, UP



NAPA COUNTY FARM BUREAU

December 12, 2005

Patrick Lowe
Napa County EIR Task Manager
1195 Third Street
Napa, CA 94559

Dear Mr. Lowe,

Thank you for the opportunity to comment on the scope and content of the EIR for the update of the Napa County General Plan. Napa County Farm Bureau attended the community workshops and has reviewed the seven potential EIR alternatives. But given the somewhat confusing concurrent timeframe of processing the EIR while updating the General Plan, we find it difficult to comment on the specific alternatives.

Generally, we support continuation of the county's strong and clear commitment to supporting agriculture as the highest and best use of county lands. With that in mind, we offer the following comments.

- Analyzing our land inventory for affordable and workforce housing is essential, in conjunction with projecting future job growth. The EIR also needs to consider the housing agreements with the cities of Napa County and the collaboration to insure that housing demand is met primarily within urbanized areas of the county.
- A positive synergy with agriculture should be factored into consideration when enhanced economic development is considered.
- All alternatives should reflect the guiding principles established for the General Plan Update.
- We do not believe that Alternative 7 (which would permit increased residential development in hillside areas) should be considered as a vision for the county's future.
- Each of the remaining six alternatives has key issues that should be studied. The grouping of the issues seems to be random. We suggest a hybrid of these alternatives should be further refined and studied.
- The planning for delivery of recycled water to the Combsville & Carneros areas are a very important component for farmers in those areas.

We will continue to participate in the General Plan update process and look forward to the next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Wagner', with a stylized flourish at the end.

Al Wagner
President

cc: NCFB Directors



*The City of St. Helena will conduct city affairs
of behalf of our citizens using an open and creative process.*

November 30, 2005

Napa County General Plan Update
Attn: Patrick Lowe, EIR Task Manager
1195 Third Street
Napa, CA 94559

Re: Comments on the Notice of Preparation

Dear Patrick:

The City of St. Helena Planning Commission reviewed the Notice of Preparation at their November 15, 2005 meeting. The City Council reviewed the memo at their November 22, 2005 meeting. Please recognize that these comments are made only to achieve full analysis within the EIR Alternatives and are not intended to convey our thoughts as to what policies should or should not be included in the General Plan itself.

Housing: The cities and county share the goal of city centered growth. Implementation of this goal has come to include the expectation that new housing will be built in the cities and not in the county. However, the location of the housing within cities can only be by agreement and coordination with the cities and the EIR should not assume that this will continually happen. In general, the Commission and Council thought that the alternatives should include stronger language about the County's obligation to provide more housing.

One of the alternatives should include an analysis of the potential impacts of putting the county's full need for housing on county lands. The number of housing units should not only be that which is needed to balance future job growth with housing, but the number of units that are needed now to rectify any current imbalance.

The alternatives suggest south county sites for housing, but do not suggest north county sites. Alternative 6 speaks to enhanced economic development activities in county commercial nodes (Oakville, Rutherford, Pope Valley, Angwin and Berryessa). These areas could also be looked upon as potential housing locations to help close the jobs/housing gap. Upvalley housing sites could have the positive effect of lessening

commute traffic to upvalley jobs. Alternative 7 could also be modified to include increased residential development in marginal agricultural areas in addition to hillside areas.

Water The impact analysis should include current and future water needs, including recognition of the role of St. Helena municipal water in fulfilling the water needs of county residences and businesses. Future policies on the use of groundwater should be considered as part of the General Plan.

We also reviewed the alternatives with an eye towards identifying those ideas that may generate job growth in the County and therefore generate the need for additional housing, or that may create traffic or other impacts on the city. The following are intended to point out potential ramifications for the City of St. Helena. Language from the alternative description is italicized, staff comments are not.

Alternative 1.

The minimum parcel size for new wineries would increase from 10 to 40 acres... This could result in more interest in St. Helena property for smaller estate winery sites as allowed under our small winery ordinance. However, it could also result in fewer new winery sites within the county and help lessen future traffic impacts.

No new sites would be made available for affordable or workforce housing. This will put increased pressure on cities to build housing.

Alternative 2.

Planned expansions in highway capacity would not occur. No changes in highway capacity are planned for upvalley areas. St. Helena is very supportive of Caltrans plans for a continuous left turn lane on Hwy. 29 in south St. Helena.

Alternative 3.

Slow housing and employment growth would occur in existing urban areas, with the goal of maintaining a reasonable jobs-housing balance within the County. This could be strengthened by stating that no job growth would occur in the county unless balanced with housing in the county, or by agreement and coordination with the cities to provide housing in the cities. Alternatively, it could state that job growth and housing will only occur in the cities.

Allow right to process and food-wine pairing at wineries. These two thoughts should be separate statements.

Ministerial approval of erosion control plans. CEQA review is not required with ministerial projects. Resulting tree removal could impact the Napa River watershed. Ministerial review of projects also eliminates the process whereby other agencies or cities can comment on the project.

Alternative 4.

Reuse of historic buildings in agricultural areas such as Pope Valley. This could lead to new tourist serving commercial uses and job growth with resulting traffic and housing impacts, unless the reuse is strictly controlled to local serving uses. Local serving uses could result in a reduction of auto trips if people do not need to drive from remote areas for day to day needs. Intensification of tourist traffic will impact St. Helena. Reduction of car trips for daily needs could lessen the impact on St. Helena.

Small wineries would no longer require a use permit if they exclusively process grapes grown on the site. The discretionary review process allows for impacts to be mitigated – traffic, tourism and job growth. Permitted uses do not provide that process and the opportunities for public involvement, including by the cities, are restricted if uses are allowed without a use permit.

Vineyard management companies would be permitted to locate in agricultural areas. Vineyard management companies without limitations on such factors as size of structures, number of jobs, or office uses versus equipment yards, could lead to the unnecessary loss of land from agricultural production. Offices may be more appropriately located within the cities. Conversely, allowing vineyard management offices only in industrial areas could unnecessarily add traffic impacts.

Alternative 5.

Include enhanced transportation improvements including redesignating Hwy. 29 around St. Helena and Calistoga. This could have the positive effect of reducing traffic, particularly truck traffic, on Main Street in St. Helena.

Alternative 6.

Include enhanced economic development activities such as policies and zoning to support sustainable commercial “nodes” in Oakville, Rutherford, Pope Valley, Angwin and Berryessa. This could lead to new tourist serving commercial uses and job growth with resulting traffic and housing impacts, unless the reuse is strictly controlled to local serving uses (which could result in a reduction of auto trips). The Pope Valley, Angwin and Berryessa locations could be beneficial by reducing car trips. The Oakville and Rutherford locations could compete with nearby cities for sales tax revenue.

Growth in service-sector employment. Service sector jobs tend to be lower paying and may increase need for affordable housing and public transportation systems.

Alternative 7.

Increased residential development in hillside areas.

Smaller minimum parcel sizes for wineries and residences and expansions of sewer and water infrastructure. This would lead to a significant increase in development opportunities resulting in traffic impacts. Hillside residences would probably not be suitable for affordable housing as it tends to be away from services.

*Vineyards on slopes of up to 35%. This could result in erosion and impacts on the Napa- - - - -
River watershed.*

Thank you for the opportunity to participate in this important process. Please contact me at 967-2792 if you have any questions about this.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Poole". The signature is fluid and cursive, with a large initial "C" and "P".

Carol Poole
Planning Director



CITY MANAGER
955 School Street
PO Box 660
Napa, California 94559-0660
(707) 257-9501

RECEIVED
NOV 11 2005
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

November 8, 2005

Hillary Gitelman, Planning Director
Napa County Conservation, Development and Planning Department
1195 Third Street, Rm 210
Napa, CA 94559

Re: County General Plan EIR Notice of Preparation

Dear Ms. Gitelman,

The City appreciates the opportunity to respond to the County General Plan EIR Notice of Preparation, and the City Council reviewed this item on November 1, 2005. All of the draft alternatives may result in a large amount of the County's long term housing needs, particularly affordable housing needs, continuing to be met in the City of Napa, as well as other cities. The City Council agrees that growth within cities is the desired approach--*to the extent that ongoing coordination and agreement is successful and sites are available*. If this approach is not successful, each jurisdiction will have obligations to meet its regional "fair share" housing needs.

Some of the EIR alternatives describe using private land within the City of Napa for housing (similar to the City and County of Napa's current MOU); some talk about housing on publicly owned sites in the City; some suggest creating new residential sites outside the RUL boundaries of various cities.

City-centered growth and protection of agricultural lands are jointly shared city and county goals embodied in our current General Plans and in the voluntary Memorandum of Understandings (MOUs) between the County and Cities of Napa and American Canyon. The City and County MOUs set out negotiated terms under which this short term housing transfer may occur, and much progress has been made in accomplishing these actions. For the City of Napa, the terms include in part revenue sharing for "county-credit" housing built in the city, as well as actions—such as a Soscol Area financing district, a City Right of First Refusal to purchase surplus County lands in the City, agreed upon limits on Airport Industrial Area land uses; and involvement in future Syar area land uses during the General Plan—all to support a viable commercial sector in the City. If the General Plan recommends an urban use of the Syar area site, the parties agreed to work together to explore re-use within the city.

Given the inter-related nature of County and city future planning, particularly with the 2003 Memorandum of Understanding, and the anticipated need for ongoing, voluntary agreements by future elected bodies for the County General Plan to be successful, the City has the following comments on the EIR alternatives:

1. As discussed with County staff, the EIR should contain a preamble in the stating:
 - all of the identified alternatives assume ongoing coordination and/or agreements with the cities in the County, particularly the City of Napa;
 - nothing in the County's alternatives alter the City's ability to "count" housing within its jurisdiction except as per joint agreement;
 - any RUL or incorporation issues affecting cities must be worked out with the affected cities; and

- planning of any County housing sites just outside cities will also require cooperation and agreement with affected cities.
- 2. The County should consider and there may be a legal obligation to examine a General Plan alternative that includes the County meeting its future housing and job needs in County areas if housing transfer agreements do not occur.
- 3. The EIR should be clear about the role of the County and City when planning residential or other non-residential uses on sites within a City. The City has the direct responsibility to establish land use policy, designate residential densities, intensities, affordable housing percentages. The County's role may "support or encourage" existing policies, or perhaps discuss/collaborate with the city regarding changes.
- 4. We request clarification or modification of the EIR Alternative that discusses pursuing "increased densities" in Napa's Downtown area. We understand from County staff that "increased densities" was intended to refer to increases over what is now built rather than increases in City General Plan densities. City policies and standards permit up to 40-45 units per acre; however, we have not yet seen projects at these densities. We believe these densities are adequate--and changes in these densities would require changes to the City's General Plan. This alternative might instead support city plans for residential mixed use development Downtown and in nearby transit-accessible mixed use areas. Such areas are expected to provide substantial new development and reuse opportunities over the next 20 years.
- 5. The City and County have agreed to joint discussion and review of plans regarding the Airport Industrial Area (AIA), Pacific Coast/Dillingham/portions of Syar and Napa Pipe.
 - Regarding the AIA, we suggest that the EIR alternative(s) state that no change to the Airport Industrial Area's current industrial/corporate focus is proposed as this is a major area for added development.
 - The two recommended Pacific Coast/Dillingham/Syar area land use alternatives are "industrial" or "residential." We suggest that an industrial alternative evaluate the impacts of this area as a potential area for relocation of some existing commercial/industrial land uses in the city that could free up lands in the city for residential use as described in the MOU.
 - The two main land use alternatives for Napa Pipe are "industrial" or "commercial mixed use". Staff agrees that "industrial" or *some* types of "commercial mixed use" may make the most sense as alternatives for this relatively isolated site. We suggest it is appropriate to request that City representatives have some involvement/review in determining what the "commercial mixed use" is proposed to include. We agree it makes sense for a "residential mixed use alternative" to be tested so that impacts can be evaluated, particularly in conjunction with the increased jobs Alternative 6, as increased jobs will put further pressure on existing housing sites and may require new sites.
- 6. RUL and annexation issues. We suggest that the EIR should address land use policy and planning, and service impacts of potential RUL changes and annexing urban development versus not annexing. The alternatives do not currently mention RUL changes or incorporation of adjacent Napa Pipe or Syar area or other urban development next to cities. In general, cooperative City and County policies have long directed that urban development next to Napa should occur within the City's RUL and be annexed.
- 7. Transportation: Staff suggests clarifying that the General Plan alternative transportation system that includes Jameson widening and the Flosden-Newell extension to Green Island Road would also include major planned circulation improvements from City Plans.

8. The upvalley "sustainable commercial nodes" option may increase jobs, thus we suggest that if this alternative is considered, the County also consider whether such sites may also provide an opportunity for commercial/residential mixed uses.
9. The ABAG Projections 2005 jobs projections for Napa County should be reviewed for accuracy as these will factor into any future housing needs allocations.

Again, we are grateful for the opportunity to work with County staff and representatives on this project that is important to the future of each of our jurisdictions.

Very truly yours,



Patricia Thompson
City Manager

CC: Mayor and City Council
Planning Commission
Rich Bottarini, Community Development Director
Barry Munowitch, Planning Manager



**Local Agency
Formation Commission
LAFCO of Napa County**

1700 Second Street, Suite 268
Napa, CA 94559
(707) 259-8645
FAX (707) 251-1053
<http://napa.lafco-ca.gov>

December 12, 2005

Hillary Gitelman, Director
Conservation Development and Planning Department
County of Napa
1195 Third Street, 2nd Floor
Napa, CA 94559

RECEIVED

DEC 13 2005

**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

SUBJECT: County of Napa General Plan Update:
Notice of Preparation of a Draft Environmental Impact Report

Ms. Gitelman:

Thank you for the opportunity to comment on the above-mentioned Notice of Preparation (NoP) relating to the County of Napa General Plan Update. As you know, the Local Agency Formation Commission (LAFCO) draws upon the County General Plan to administer its prescribed duties under California Government Code (Section 56000 et. seq.). Principle duties of LAFCO include encouraging the orderly formation and development of local government agencies and municipal services, preserving agricultural and open-space lands, and discouraging urban sprawl.

The NoP identifies seven possible alternatives for consideration as part of the update process. Notably, Alternatives 3 through 6 include provisions to convert existing industrial designated lands to residential or commercial uses. These alternatives also discuss the provision of recycled water to the Coombsville and Carneros areas. With regard to possible land use conversions that may result in increased service demands for affected areas, LAFCO requests that the County consider in its analysis the availability and capacity of potential service providers to provide water and sewer services. LAFCO also requests that the County engage representatives of both the Los Carneros Water District and Congress Valley Water District with respect to evaluating potential recycled water uses in the Carneros region.

LAFCO would also like to take this opportunity to comment on the revised Baseline Data Report (BDR) prepared as part of the County General Plan Update. Overall, the BDR is satisfactory in terms of serving as an informational tool to inform future land use and governance decisions. However, in reviewing Chapters 9 (land use) and 13 (public facilities and services), LAFCO has identified a few sections that may warrant amendments. Specific comments are summarized below.

Lori Luporini, Chair
Councilmember, City of American Canyon

Bill Dodd, Vice-Chair
Supervisor, 4th District

Guy Kay, Commissioner
Representative of the General Public

Dr. Andrew Alexander, Commissioner
Mayor, City of Calistoga

Brad Wagenknecht, Commissioner
Supervisor, 1st District

Brian Kelly, Alt. Commissioner
Representative of the General Public

Kevin Block, Alt. Commissioner
Councilmember, City of Napa

Mark Luce, Alt. Commissioner
Supervisor, 2nd District

Daniel Schwarz
Executive Officer

Chapter 9: Land Use

- Residential Policies, Land Use 4.9, Urban Areas, Section A: This section states that the County assumes that future subdivision development in the Angwin area will not occur based on septic tanks and wells. If the intent is to indicate that septic tanks and wells in the Angwin area are inadequate to serve new development, the County may wish to consider amending this statement to acknowledge the possibility that a public or private entity could be organized to provide water or sewer service to the area.
- Commercial Policies, Land Use 5.5, Rural Urban Limit Line: This section states that unincorporated commercial land located inside the Rural Urban Limit Line (RUL) of the Napa County General Plan will not be further urbanized without annexation to the City. The County may wish to consider amending this statement to reflect that the affected RUL is drawn from the City of Napa General Plan and not the County General Plan.
- Urban Land Use Categories, Commercial: This section states that unincorporated territory designated commercial under the County General Plan requires a minimum parcel density of one acre or one-half acre where no public water or sewer service is available. The County may wish to consider amending this statement to reflect that commercial designated territory requires a minimum parcel density of one acre or one-half acre if public water and sewer is available.

Chapter 13: Public Facilities and Services

- LAFCO recommends that the first paragraph on page two under the “Water Supply” section be amended to better reflect utility service responsibilities of the County with regard to existing development at Lake Berryessa. Specifically, the first paragraph states that the County is a water and sewer provider for “some small systems at Lake Berryessa.” LAFCO recommends that this statement be amended to distinguish that the County provides water and sewer service operations on behalf of two special districts (Lake Berryessa Resort Improvement District and Napa Berryessa Resort Improvement District) that serve two distinct communities at Lake Berryessa. This amendment would help reaffirm that these two special districts – and not the County – are the designated water and sewer use authorities for the two affected communities and that their constituents are responsible for assuming service costs through user rates and assessments.
- LAFCO recommends that the second paragraph on page two under the “Water Supply” section be amended to recognize that the City of St. Helena is also a subcontractor with the Napa County Flood Control and Water Conservation District for annual entitlements to the State Water Project. (St. Helena

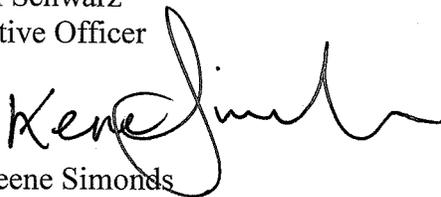
established an annual entitlement to the State Water Project in 2000 as part of a countywide agreement with County of Kern. However, due to infrastructure costs and capacity restrictions associated with the conveyance of this entitlement to St. Helena, the City has elected to sell its annual State Water Project entitlement to other subcontractors in Napa County.)

- LAFCO recommends that Table 13-1 summarizing public water service provision in Napa County be amended to recognize that the Spanish Flat Water District serves two distinct and non-contiguous service areas: Spanish Flat and Berryessa Pines. (Table 13-1 only recognizes and catalogs service information for the Spanish Flat area.) This amendment would also require the inclusion of service information drawn from Berryessa Pines to the table categories summarizing the service characteristics of the District.
- LAFCO recommends that Table 13-2 summarizing private water service provision in Napa County be amended to recognize that the St. Helena Hospital also serves 178 residential connections along Sanitarium Road in the Deer Park area. (This amount is an addition to serving the 188-bed hospital.)
- LAFCO recommends that Table 13-3 summarizing public sewer service provision in Napa County be amended to recognize the service provision operations of Calistoga, St. Helena, and Yountville.

Should you have any questions, please feel free to contact me or LAFCO Analyst Keene Simonds at (707) 259-8645.

Sincerely,

Daniel Schwarz
Executive Officer

A handwritten signature in black ink, appearing to read "Keene Simonds", written over a horizontal line.

By: Keene Simonds
Analyst

David L. Bonuccelli & Associates, Inc.

A Registered Real Estate Investment Advisor

November 29, 2005

Mr. Peter McCrea, General Plan Steering Committee, Chair
Napa County General Plan Update
Attn: Patrick Lowe, EIR Task Manager
1195 Third Street
Napa, CA 94559

RECEIVED

DEC 06 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

RE: Notice of Preparation of the Draft Environmental Impact Report regarding the Napa County General Plan

Dear Mr. McCrea:

In response to the County of Napa's Notice of Preparation (NOP) we have reviewed the scope and content of information to be included in the Environmental Impact Report (EIR) and have included our views herein. David L. Bonuccelli and Associates, Inc. is an agent for Pacific Coast Properties, owners of a 27-acre parcel of land within the area known by the City and County of Napa as the Syar Area. We are responding to the NOP in their interest.

In addition to the 27-acre Pacific Coast property, the planning of the surrounding area is of interest and concern. The Syar Area includes Syar, Dillingham (now JNC Napa LLC), and Pacific Coast (APN 046-370-025; 046-370-024; and 046-370-021) and all share the street address at 2301 Napa Vallejo Highway - immediately east of Hwy 12/29 across from the Napa municipal golf course (See attached exhibit). The entire Syar Area consists of approximately 240 acres.

Located approximately a mile south of the Napa Downtown, the Syar Area provides an opportunity to serve as a gateway to the downtown core. To enable the area to take full advantage of the site location, land use alternatives should be broad enough to address current and future needs of the community. Restricting the alternatives to only the Industrial and Residential uses as currently proposed may ultimately limit the opportunity to provide a balance of both economic and public benefit to the area. To ensure that all opportunities are explored, we request that the land use analysis include: Commercial (both office/retail and 'big box'), moderate-to-high Density Residential, and Mixed-Use (Residential/Office/Commercial/Retail with residential above, etc.) in addition to the land uses already being considered.

The project description states that the "EIR will evaluate a range of possible alternatives designed to bracket the final, proposed plan." We are in agreement that this is an appropriate approach. Therefore, Commercial and Mixed Use should be included in the mix of possible uses for the Syar Area. In regard to the alternatives, Alternative 3 (Plan Update) is an appropriate alternative for detailed analysis. We recommend that a similar alternative be added - or that Alternative 6 be modified - to address commercial potential within the Syar Area. For example, Alternative 6 might be revised as indicated in the two paragraphs below:

Alternative 6a (Plan Update w/Enhanced Economic Development Focus) This alternative would include all the same changes as Alternative 3, but would also include enhanced economic development activities such as policies and zoning to support sustainable commercial "nodes" in Oakville, Rutherford, Pope Valley, Angwin, Syar Area, and Lake Berryessa. *Potential development could include both retail and "big box" scenarios.* (A

Measure J vote may be required.) This alternative would also include emphasis on economic and agricultural diversity (including sustainable timber harvest), a growth in service-sector employment, and policies regarding enhanced childcare services. Residential mixed-use could be considered for the Napa Pipe site. Vineyard management companies would be permitted to locate in agricultural areas and all new wineries using grapes grown on-site would be exempt from use permit requirements.

Alternative 6b (Plan Update w/Enhanced Economic Development Focus) This alternative would include all the same changes as Alternative 3, but would also include enhanced economic development activities such as policies and zoning to support sustainable commercial "nodes" in Oakville, Rutherford, Pope Valley, Angwin, and Lake Berryessa. (A Measure J vote may be required.) This alternative would also include emphasis on economic and agricultural diversity (including sustainable timber harvest), a growth in service-sector employment, and policies regarding enhanced childcare services. Residential mixed-use could be considered for the Napa Pipe site *and for the Syar Area including office/retail with multi-family residential above*. Vineyard management companies would be permitted to locate in agricultural areas and all new wineries using grapes grown on-site would be exempt from use permit requirements.

We have reviewed the list of possible environmental effects. While the list seems fairly comprehensive, is the bullet item for Population & Housing intended to include an assessment of employment / residential balance? In addition to determining if local employment will require additional local housing – at the variety of housing densities, it should be studied if local housing will also create a demand for additional local employment opportunities.

The opportunity to express views regarding the scope and content of the EIR is appreciated. Thank you for your time and consideration. We look forward to providing additional input and comment as the General Plan Update process continues toward completion.

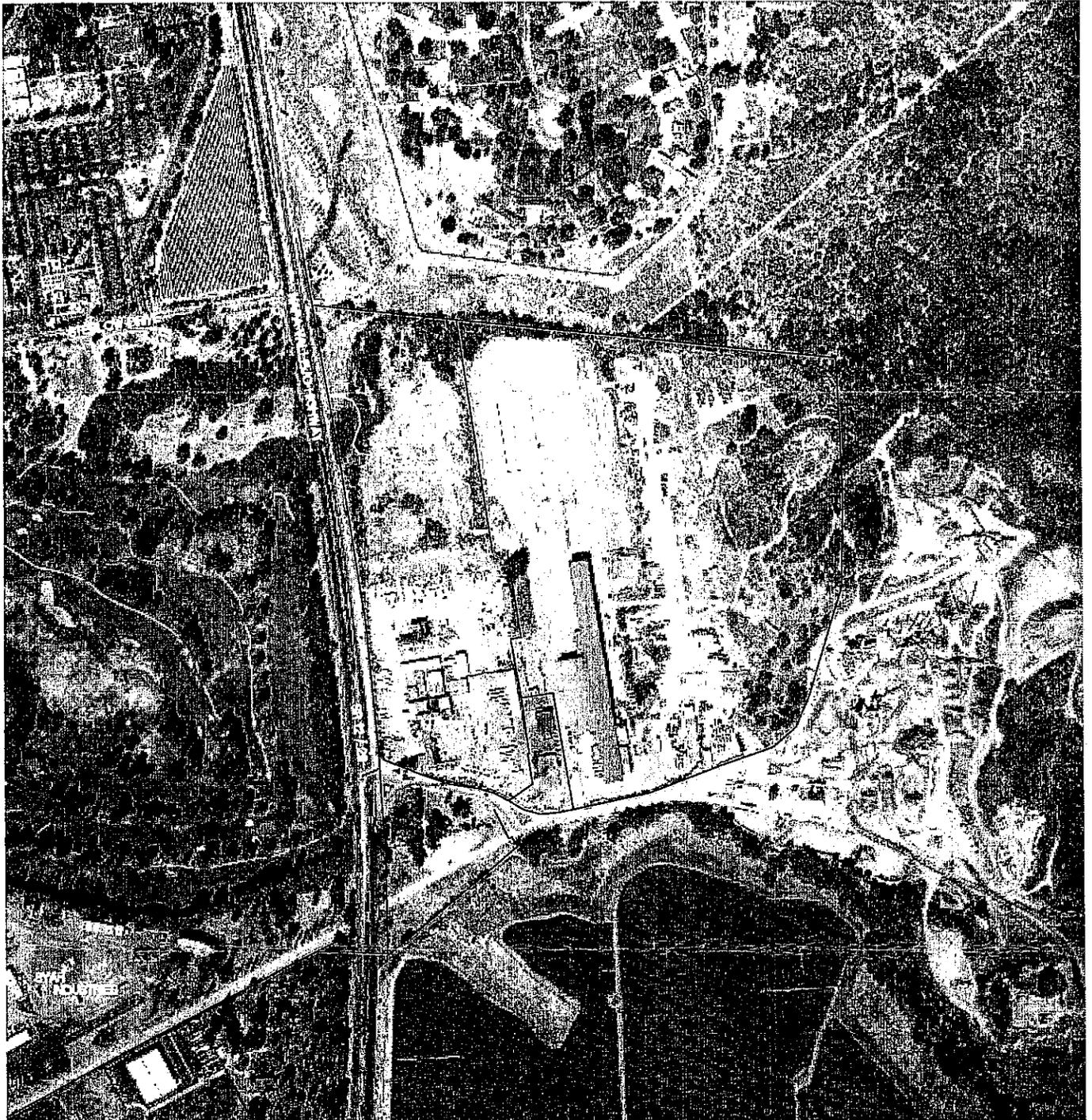
Best regards,



David L. Bonuccelli
Advisor to Pacific Coast Building Products, Inc.

David L. Bonuccelli & Associates, Inc.

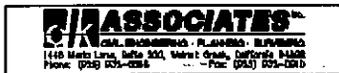
A Registered Real Estate Investment Advisor



SYAR AREA - PACIFIC COAST PROPERTY

NAPA, CALIFORNIA

November, 2005



**GREEN PARTY
GENERAL PLAN UPDATE COMMENTS**

December 10, 2005

DRAFT

**GREEN PARTY
PURPOSE AND VALUES**

The Green Party of Napa is a political party of individuals committed to working towards the goals of the Green Party as defined by the 10 Key Values.

The Ten Key Values are:

1. Ecological Wisdom
2. Grassroots Democracy
3. Social Justice
4. Nonviolence,
5. Decentralization
6. Community-Based Economics
7. Feminism
8. Respect for Diversity
9. Future Focus/Sustainability
10. Personal & Global Responsibility

The Green Party's General Plan comments are based on the 10 core values of the party that will guide the future of Napa to a healthy and prosperous future for all.

In keeping with the Green Party's Ecological Wisdom the 'Precautionary Principal' advises that "when an activity raises the possibility of serious or irreversible harm to the environment or living creatures, precautionary measures that prevent the possibility of harm shall be taken even if the causal line between the activity and the possibility of harm has not been proven".

Biology and Natural Resources Elements of the General Plan

Napa County has been in a ten year struggle with the environmental community over water, forests and wildlands. The heart of Napa's beauty is highly sought after for vineyard development. Wild steep areas of our county are considered prime agricultural lands. Our precious forests are disappearing in one generation of prolific expansion of vineyards. While protecting our economic base is vital, transforming forests and wild areas into wineries and vineyards pushes wildlife and ecological resources out of Napa. Napa has only 23 nesting sites remaining for Northern Spotted Owls and salmon are all but gone. Bears and mountain lions are killed at alarming rate to protect vineyards with managed encroachment of habitat. A Watershed Task Force recommended conservation in riparian zones, wetlands, protection for oak woodlands and protection of highly erodible soils where our coastal temperate rain forest is at risk of fragmentation. The County remains paralyzed to protect natural resources in the face of special interest.

The General Plan add a River Element

For the past two hundred years, the Napa River has been an important center of commerce bringing goods and industry through this inland waterway. At one time, paddle boats from San Francisco brought tourist to vacation in the mountains where hot springs and resorts provided getaways for bay area residences. Fishing and boating in the region has long since been a favorite recreation. Today, commerce still exists throughout the estuary's waterways. Recent restoration efforts on the Napa estuary have brought back some wildlife and a new interest in kayaking near the wetlands and tidal marshes. Many enjoy the return of the white pelican. Fishing for sturgeon, bass and salmon provides additional recreation. Agriculture uses the river for irrigation and frost protection. The river travels through Napa and Solano County, but the influence of the river reaches the entire San Francisco Bay Area.

The Napa River begins at Mt. St. Helena and snakes its way through 55 miles of highly industrialized vineyards, low land marshes and delta to the San Pablo Bay. Vineyards are expanding exponentially into the mountainous ridge tops that comprise 426 square miles of watershed. The San Francisco Bay Delta is the largest estuary on the Pacific coast, draining over 40 percent of the water in California. This dynamic system supports more than 120 species of fish and other wildlife. This region is a critical waterfowl migration area and is important globally for commerce, navigation, fisheries and recreation. The Napa River is the 2nd largest river feeding the San Francisco Bay with not only fresh water flows but vital biomass that sustains the delicate aquatic chain of life in the Bay. Historically, this region supported 6,000-8,000 steelhead and 2,000-4,000 Coho. By the late 1960's Coho were extirpated and steelhead had declined to a few hundred. This complex ecosystem has radically changed in the last 30 years. The region's unique biodiversity supports an assemblage of 16 native fish and an abundance of invertebrates but many species are in peril.

However, since 1987, the Napa River has been listed as an 'impaired' water body due to sediment, pathogens and nutrients and resource agencies have listed Chinook, California Fresh Water Shrimp and steelhead as endangered. The specific threats to the river and adjoining Bay Delta is causing bay fill, loss of fisheries and poor water quality. The California Environmental Protection Agency is considering listing the river for mercury, a pollutant source to the bay. Lack of fresh water and high water temperatures are additional problems all affecting bay health.

Recommendation: The Napa River needs restoration. Efforts should be pursued to recover the Napa River ecology, water quality and flows. One way to establish a revitalized River is to create a County River Park. with incentives, tax relief, conservation easements, grants and buy backs. The County could develop a County Riparian Park along the Napa River. This would be a great recreation amenity, provide habitat for wildlife and help restore the riparian forest of the Napa River.

Recommendation: Amend the Napa County Conservation Regulation. **This recommendation is in keeping with the Fish Friendly Farming.**

to include riparian buffers:

- class I 150 feet or perennial creeks
- class II 100 feet-seasonal creeks

- class III-(ephemeral) from top of bank or vegetative edge

Recommendation: The Cities lack riparian protection and need to pass strong regulations to protect streams as Cities build around them. While the County General Plan is not applicable in the Cities the County can recommend in the General Plan that the Cities join in water resource planning.

Recommendation: The County should have an Oak Tree Ordinance. There are no protections for our forest lands and oak trees are fast disappearing from our landscapes. Trees provide essential biological resources for our communities, including protections against global warming, wildlife habitat and clean water.

Recommendation: Timberlands should be zoned to prevent conversion to vineyards. Vineyards in timberland represent permanent loss of timberlands for future generations, loss wildlife habitat and loss of water quality. Our municipal water comes from our forested wildlands from where fresh water flows. To diminish our headwaters is to pollute our drinking water. The future is a risk and generations to follow need watersheds that are healthy.

The General Plan should add a Water Element.

Recommendation: In 1996 the County participated in a Geographic Information System Demonstration Project along with the San Francisco Bay Regional Water Quality Control Board. The final report was released in April 1996. This study detailed groundwater protection strategy for the Napa River Watershed. (Linda Spencer, Tobi Tyler, Carrie Salazar, Paul Schwarz, Dyan Whyte, under the supervision of Michael Carlin, U.S. EPA Susan Whichard/ Leslie Higgins). During the GP update this could be a guiding document to protect and manage our ground water resources. Currently, there is NO management of ground water aquifers to prevent contamination and conservation efforts are limited with existing regulations. The County should take this opportunity to prepare for the next 50 years of growth and protect our most precious resources such as ground water, from contamination and overdraft.

Recommendation: Best Management Practices (BMP) in all construction developments should require that there will be no increase in storm water flow post project. Creating artificial wetlands to manage storm water should be the BMP recommended in the GP. There should be clear guidelines in the GP regarding the County's policy for managing storm water.

The County relies on the Central Valley Water Project for its source of water along with ground water wells and riparian rights and appropriations. The Central Valley Project has many competitive urbanized areas demanding more water. The Napa River is over appropriated and therefore water rights and appropriations are teetering on utter loss of flow for all. Growth in our County should be determined on water availability that is proven to be available not projections or illegally taken. The County is littered with illegal water diversions. The County GP should put in place strong policies and regulation regarding ANY development that requires threatened water sources.

Recommendation: All wetlands and vernal pools should be protected locally and stated so in the GP. Napa County Planning and Conservation Department has irresponsibly allowed vast wetlands

and vernal pool resources to be graded and mitigated. Therefore, we have experienced a net loss in wetlands County wide.

Recommendations: All projects whether they are housing, industrial, recreation or agriculture should NOT be approved by the County until it is shown that water will be available and authorized by the State Water Resource Control Board. (where applicable)

Recommendation: Slow growth initiatives and in some areas growth limits should protect prime agricultural lands and our rural character.

Recommendation: All agricultural lands under 5% slope should also be required to have BMPs to prevent erosion. The Conservation Regulations should be amended to capture this gap in lack of erosion control.

General Plan Air Quality

All pesticide use should be discouraged in our county such as: household users, government and agriculture. The County should have a policy statement and recommendations that takes us towards organic and best management remedies to solve or prevent our pest problems. Communities across our nation are looking to alternative to pesticides due to their detrimental effects on the environment and public health. The County should adopt the Precautionary Principal, such was implemented in San Francisco and many cities and counties across our nation, which regulates the use of pesticides and herbicides.

Herbicides and fungicides are detrimental to water quality and public health and the County should regulate this use.

Add an Energy Element to General Plan

Global Warming and climate change are threatening our planet. Napa County should plan for 'cool and green' county developments. The County GP should fully explore all avenues of alternative energy sources that do not produce additional carbon in the environment.

Living Wage Goal

A living wage is essential to a healthy community. We are only as good as how we treat the weakest and most disadvantaged among us. In a County where affluence abounds and prosperity is throughout our county it is only proper that our hardest working individuals doing jobs that many won't do be paid a fair wage. Napa County should require corporations to pay above the minimum wage.

Winery Definition

The Winery Ordinance/Definition should only be for the production and sales of wine. Commercializing the county into hundreds of mini malls, stores, and various other enterprises fragments our rural character, creates traffic nightmares, noise and excessive lights and jeopardizes our rural neighborhoods.

Napa County Airport

Great importance should be given to our Napa County Airport. It provides a diversified economy bringing in millions of dollars a year, has a unique history and ownership, brings in a wide range of people from around the world, provides alternative transportation and connects us to major metropolis. Yet, the County planning department continues to waive and amend developments so that they encroach on the airport. Beringer Blass Resort was approved by the County a few years ago. This mega development would have been directly next to the Air Port runways and was the size of three foot ball fields with 55 acre feet of winery waste water ponds, which attract birds. Birds are deadly to an airport. The Sierra Club sued the County and 3 years later Beringer finally dropped their mega project. Why does the County continue to jeopardize the Air port? The Airport Specific Plan should strengthen the language in the ASP to clearly prohibit ponds which attract birds and threaten small aircraft. The airport flight path zones should not be encroached upon by houses, daycare centers or other highly populated enterprises. Planning around the airport should be compatible with the airport and developers should not be given waivers or allowed weak findings to encroach on the safety of the airport.

Recommendations: There should be stronger language in the GP to protect the integrity of the Airport!

Transportation

The key to Napa County's small rural character and scenic beauty is slow growth for generations. This heritage deserves protection and smart transportation planning is at the core of protecting our character as a county. The next 50 years should provide innovative mass transportation to minimize road building and land acquisitions for super hi-ways.

Recommendation: Napa needs an innovative mass transportation system. For example: an air train with frequent stops where folks can exit and rent alternative fuel cars to transport them within City limits.

Recommendation: Hwy. 29 should not be expanded in order to protect agricultural lands and discourage urbanization.

Recommendation: A safe bike trail system should be part of the GP.

Land Use

The County has no parks. To implement the River Element and look at the River corridor as a possible park would achieve several necessary County goals: 1) improve the River water quality and wildlife habitat 2) provide a County River Park with hiking and bike trails and access to the River. This would

greatly improve the tourist experience while 'wine tasting', provide necessary open space with public access, and widen the riparian forest for wildlife.

Recommendation: Three open space zones would be the goal: 1) wildlife and water quality zone- 150+ feet from top of bank or from the outside drip line of the largest trees 2) 50+ feet of a foot path zone 3) 50+ feet of a bike path zone

Agriculture should be protected on the valley floor. The Cities should have growth limits to them and annexation of prime agricultural lands should not be allowed.

Recommendation: The GP shall encourage growth limit lines to the Cities and discourage annexation of county agricultural lands.

Environmental Design and Responsibility

All future County buildings and approved construction must meet a standard of 30% to 50% solar construction, 100% water reclamation, and promote complete energy efficiency in all aspects of its operations.

The County should mandate an increase in purchasing electric, hybrid and biodiesel automobiles and trucks.



Napa County General Plan Update
Attn: Patrick Lowe, EIR Task Manager
1195 Third Street
Napa, CA 94559
info@napacountygeneralplan.com

December 12, 2005

Dear Mr. Lowe,

The Lake Berryessa Chamber of Commerce would like to comment on the proposed Environmental Impact Report proposal for the Napa County General Plan Update. Our organization consists of more than 60 local businesses and community supporters in the Lake Berryessa and West Lake Area (Pope Valley, Chiles Valley, Capell Valley, Snell Valley and Lake Berryessa proper) which we differentiate as "The Other Napa Valleys". We believe this differentiation from the rest of Napa County is relevant and is justified by the unique geographic and rural character of our region. We are a small town spread out over more than 200 square miles, but with common interests affecting all our residents which any General Plan update must address. Enhanced sustainable economic development is critical to the future of our region.

Although the present General Plan does define our region as Recreational Country Areas (Page 2-26, Para 4.8-b) different from Residential Country Areas and does designate appropriate Lake Berryessa Area Commercial Recreational Zoning (Page 2-28, Para. 5.3), we believe the recreational emphasis is too narrow. Although the resorts at Lake Berryessa are a major contributor to our economy and they are important members of the Chamber, a sustainable community requires a sufficient number of full-time residents to support commercial enterprises throughout the year, not just during a visitor-intensive three month summer season. Sustainable communities need real people and families. Therefore, we support increased residential and commercial development in our region.

The quandry is that, although in theory residential and commercial development is allowed in our region under the present General Plan, there is a perception that the County does not support this development in practice. Whether it's alleged use permit restrictions in Pope Valley, roadblocks to the rehabilitation of the Pope Valley Farm Center, or barriers to residential construction near the Berryessa Pines, the County should become an enabler, not an enforcer.

As far as Land Use issues, Napa County is already well-protected. Other counties have shown that Open Space is often better preserved through private ownership of smaller parcel sizes (5, 10, 50 acres) than forced private ownership of 160 acre parcels or public ownership of large, expensive-to-maintain land areas.

The Lake Berryessa Chamber of Commerce believes that any EIR for the General Plan must emphasize the Socio-Economic Impacts element with a much more thorough analysis of Lake Berryessa and West Lake Area issues. Our local wineries are important to our economy, for example, not just boating enthusiasts. "Historical" should not become a synonym for "deteriorated".

Lake Berryessa Chamber of Commerce, P.O. Box 6123, Napa, CA 94581, 415-307-6906

The Lake Berryessa Chamber of Commerce:

1. Strongly opposes Alternative 1.
2. Strongly supports Alternative 6: specifically “enhanced economic development activities such as policies and zoning to support sustainable commercial “nodes” in Oakville, Rutherford, Pope Valley, Angwin, and Lake Berryessa”.
3. Supports Alternative 4: specifically “incentives for the reuse of historic buildings in agricultural areas such as Pope Valley...second units would be permitted in the Agricultural Preserve (AP) zoning district similar to the Agricultural Watershed (AW) zoning district and small wineries (less than 20,000 gallons) would no longer require a use permit if they exclusively process grapes grown on site”.
4. Supports Alternative 7: specifically “permitting increased residential development in hillside areas...Potential policy changes could include smaller minimum parcel sizes for wineries and residences and expansions of sewer and water infrastructure”.

In conclusion, the Lake Berryessa Chamber of Commerce wishes to participate fully in the General Plan process and the accompanying EIR development. Please feel free to contact us for any assistance.

Respectfully submitted,

The Lake Berryessa Chamber of Commerce Board of Directors:

Robert White, Chair, Rancho Monticello Resort
Sharyn Simmons, Vice-Chair, Cucina Italiana Restaurant
Linda Tschida, Secretary/Treasurer, Squeaky Clean
Yevo Jeworowski, Boone’s Saloon
Jeff Parady, Pope Valley Repair and Towing
Shirl Katleba, The Lake Berryessa News
Gil Pridmore, Pridmore Brothers Construction, Inc.

See the complete list of Chamber Members at www.LakeBerryessaChamber.com



WINEGROWERS
of napa county

m e m b e r s

Barbour Vineyards

Beringer Blass Wine Estates

Cakebread Cellars

Catlin Farm

The Chalone Wine Group

Chateau Montelena

Far Niente Winery

Franciscan Estates

Groth Vineyards & Winery

Harlan Estate Winery

Hess Collection Winery

Robert Mondavi Winery

Joseph Phelps Vineyards

Rombauer Vineyards

Sawyer Cellars

Silver Oak Cellars

Silverado Vineyards

Silverado Premium Properties

Swanson Vineyards & Winery

Trefethen Vineyards & Winery

Trinchero Family Estates

December 12, 2005

HAND-DELIVERED

Mr. Patrick Lowe
EIR Task Manager
1195 Third Street
Napa, CA 94559

Re: Napa County General Plan Update – EIR Scoping

Dear Mr. Lowe:

Winegrowers of Napa County proposes that the Environmental Impact Report on the General Plan Update address the following issues:

1. Serving Food as part of Tours and Tastings: The present definition of Tours and Tastings (Sec. 18.08.620) should be expanded to include the service of food accompanying the wines that are tasted, with the proviso that delicatessen-style operations should not be allowed.
2. Retail Sale of Wine-Related Items: This should be allowed upon grant of a winery use permit.
3. “Private road used by the public” winery setback: Sec. 18.104.230 should not apply to “private roads used by the public.” The county has granted numerous variances to this provision. It should be deleted or revised to apply only to private roads that serve as primary access to three or more parcels other than the parcel on which the winery is located. The provision also should specify that the winery setback is measured perpendicular to the applicable road (public or private) and does not apply to situations where the road ends at the winery parcel.



WINEGROWERS
of napa county

members

Barbour Vineyards

Beringer Blass Wine Estates

Cakebread Cellars

Catlin Farm

The Chalone Wine Group

Chateau Montelena

Far Niente Winery

Franciscan Estates

Groth Vineyards & Winery

Harlan Estate Winery

Hess Collection Winery

Robert Mondavi Winery

Joseph Phelps Vineyards

Rombauer Vineyards

Sawyer Cellars

Silver Oak Cellars

Silverado Vineyards

Silverado Premium Properties

Swanson Vineyards & Winery

Trefethen Vineyards & Winery

Trinchero Family Estates

4. Vineyard Management Facilities and Activities: Management of vineyards should be defined as accessory to agriculture and as a permitted use in the AW and AP zoning districts upon compliance with specified performance standards. This item should be reflected in Alternative 3, "Plan Update" as opposed to Alternative 6, "Enhanced Economic Development Focus" which tends to emphasize development other than agriculture.
5. Right to process: Wineries should have the right to process grapes into wine, similar to the right of vineyard owners to conduct farming operations. (Sec. 2.94.010 et seq.)
6. Agri-tourism: The county should allow as an incidental and accessory use to agriculture the right for wineries to conduct tours, tastings and marketing events at vineyards whose grapes are used to make the winery's wines.

Please let me know if you have any questions about these topics.

Sincerely,

Debra Blodgett
Executive Director

From: Eric Norris
Sent: Monday, December 12, 2005 4:15 PM
To: Janet Palma; Kendall Flint; Patrick Angell
Subject: FW: General Plan EIR
[In case you didn't get this ...](#)

-----Original Message-----

From: Yevo [mailto:yevo28@comcast.net]
Sent: Monday, December 12, 2005 1:34 PM
To: info@napacountygeneralplan.com
Subject: General Plan EIR

Dear Mr. Lowe,

As Business Owners at Lake Berryessa, Napa County, we would like to comment on the proposed Environmental Impact Report for the Napa County General Plan.

We strongly oppose Alternative 1.

We strongly support Alternative 6 and 7.

Lake Berryessa is a gem in Napa County and has the potential of becoming a thriving economic force in the county; at the same time, we believe, it's natural beauty can be preserved with strict enforcement of environmental regulations.

My wife and I are new to the community (2 years) and are running a Restaurant/Bar with Live Music and would like to attract customers from all of the Bay Area by offering Lodging as well. Alternative 6 and 7 would support the efforts in making Lake Berryessa a destination for visitors from all over the Bay Area with it's surrounding counties.

Thank you for the opportunity to comment.

Respectfully
Ralf (Yevo) and Suzanne Jeworowski
Owners, Boone's Saloon, Inc.

MEMO

Date: December 11, 2005

To: Hillary Gittleman

Director Conservation, Development, & Planning

1195 Third Street Suite 210

Napa, CA 94559

Fax: 707-253-4336

RE: GENERAL PLAN EIR REPORT/COMMENTS ON ALTERNATIVES

I. Measure A and the General Plan

The EIR must account for possible passage of the 2006 Ballot Initiative, Measure A. The following discusses some of the planning areas affected by Measure A.

A. Passage of the General Plan:

“Any action” by the board of supervisors is subject to litigation under Ms. A.

Though much has been said about passing a General Plan that does not trigger a Ms. J. vote; given the wide ranging nature of a General Plan, there is a high probability that someone will claim a violation of their property rights should Ms. A pass. Therefore, no General Plan will be safe from Ms. A inspired litigation if the General Plan is not enacted by a vote of the people, including doing nothing more than extending the existing General Plan.

Therefore at least one EIR alternative must; must consider the consequences of a new General Plan being invalidated if passed by the Board of Supervisors, due to Ms. A. With no General Plan giving a context, all other land use protections currently in place would be subject to challenge, including Ms. J.

B. Growth Control:

Annual growth limits only exists by a vote of the Board of Supervisors. Given that the BOS can reverse their position at any time and do away with the slow growth provision, the impacts of making such a determination must be analyzed in the EIR. Should Ms. A pass, The BOS, once doing away with growth control, would not be able to reinstitute growth limits without encountering litigation. The EIR should analyze the consequences of losing a ceiling on annual growth.

C. Reduction of Watershed Parcel Sizes

The current 160 acre minimums are not protected by Measure J. The BOS may elect to reduce the minimum parcel size to 40 at any time. Should the BOS make such a decision, the decision would be irreversible should Ms. A pass. The impacts caused by losing the 160 acre minimums need be considered.

D. Removal of Ag Preserve

Ms. J will sunset during the proposed life of the General Plan. Ms. A. has no sunset. At that time an action by the BOS can reduce parcel sizes below forty acres. The BOS could not reverse such a decision should Ms. A. pass. Such impacts need be considered.

Summary

Loss of all or even one of Napa's existing land use protection measures will have significant impacts on every aspect of our lives including accelerated growth, increased traffic, increased water demand, loss of farm land, increased fire risks, loss of historic structures, ect..

Reccomendation

Prepare a Ms. A EIR alternative, which should be completed even if the Measure fails in June so that it can be referred to should proponents of Ms. A wish to try again.

Given the need to prepare an EIR accounting for possible passage of Measure A where a great deal of development would be allowed, the other alternatives worth reviewing in counter point to Ms. A are Alternatives 1-3.

II. COMMENTARY ON ALTERNATIVES 1-3.

A. Alternative 1.

Should be pursued to describe for the public what the minimal amount of growth that can be expected would look like. It will provide the most clear contrast to a more development oriented "Ms A." alternative.

B. Alternative 2.

Will need to be pursued just to provide the baseline from which any changes are made.

C. Alternative 3.

Alternative 3 suggests itself as the most rational third alternative for assessment. It allows for modest increased growth and for the most part is in keeping with the protections all profess to want to preserve. Following is commentary on certain provisions of Alternative 3.

1. RECREATION

Conflicts with production agriculture need to be minimized. More recreation in the AP should be eliminated from analysis given the smaller parcel sizes.

In AWOS, any analysis of enhancement in recreation should be of recreation that is passive in nature, entirely non disruptive of current and any future agriculture, and the parcels providing such recreation, provide complete mitigation from impacts against other properties and public services.

2. WINERY DEFINITION ORDINANCE

A. PROCESSING

There are several issues that advise against pursuing a “right to process” in any EIR alternative.

1. LITIGATION

Should permitting for a processor no longer be required, or another class of winery (less than 20,000 gallons) be allowed without permit, those who spent time and money and modified their development plans to gain a permit, as well as those who paid a premium for an existing permit will find recourse to sue the County for having created yet another class of winery.

2. OTHER THAN GRAPE PROCESSORS

A right to process provision will not be able to distinguish between wineries and other agricultural product processing facilities. In the near future, it is highly likely that the county will be approached about building at least one slaughter facility, as well as a tomato processing facility to process products grown primarily in Napa County. Biased legislation against other than grape processing will also lead to litigation.

3. BACKGROUND

The ag preserve was passed in 1968. It’s intent was to preserve the land needed for production agriculture of all types. Our predecessors knew that processing can happen elsewhere, but not the production. At the time, the primary crop was not grapes. The impacts caused by processors have been acknowledged since 1972 when the first permits began to be issued.

B. WINERY MINIMUM PARCEL SIZES

Other alternatives call for smaller parcel sizes for wineries, however there is no counterbalancing analysis of what increased parcel sizes for wineries would mean for the county. Raising the winery minimum parcel size should be analyzed.

III. COMMENTARY ON REMAINING ALTERNATIVES

A. ALTERNATIVE 4: HOUSING & HISTORIC PRESERVATION FOCUS

1. Alternative 4’s version of housing proposal are not worth EIR review.
 - a. Ag lands are converted. Should this policy wish to be analyzed, then a policy that prohibits the conversion of ag lands should also be analyzed to demonstrate the impacts of both.
 - b. Any remapping must not be parcel specific. Parcels are subject to lot line adjustment, merger, ect. Much like school district and voting districts do not follow parcel lines, zoning must follow other criteria.

- c. Second units are not allowed in AP like in AWOS because AWOS parcels are larger, and second units compensate for the larger parcel sizes.
- d. Farmworker housing is already allowed on-site. In fact, guarding from conversion of such housing to other uses is the more appropriate use of EIR dollars.

2. HISTORIC PRESERVATION

- a. County should be cautious of granting a benefit to one parcel that cannot be granted to neighboring parcels.
- b. Historic Preservation needs no incentives. Far Niente, Schramsberg, Chateau Montelena, Stags Leap, Oakville Grocery, were all restored without public handout. Any historic structure on private property may be restored right now with anticipation of a commercial return such as a winery, a tasting room, or a residence.

B. ALTERNATIVE 5: TRANSPORTATION FOCUS

Alternative 5 provides for additional transportation investments in rail, ferry, and trails. It is not appropriate for the General Plan EIR to expend dollars on an EIR analysis of such investments. Any such projects will be massive in scope, requiring huge investment. It is appropriate that the impacts of those projects be assessed and paid for by those projects at such time as they are proposed.

C. ALTERNATIVE 6: ENHANCED ECONOMIC DEVELOPMENT FOCUS

1. This focus in Alternative 6 runs counter to the ideas of city centered growth and the preservation of open space and agriculture for several reasons.
 - a. Cities see more competition for their commercial areas.
 - b. Creates jobs in ag areas mandating more housing in ag areas.
 - c. Pressure mounts to grow population in the areas mentioned to sustain the commercial activities.
 - d. Population pressure creates more housing pressure: resulting in even more pressure on ag lands.
 - e. Pressure increases to expand the boundaries of any initial commercial area, as more wish to maximize profits vs. sustain agricultural production, and preserve ag. zoned lands for future ag. uses.
2. Allowing vineyard management companies is very controversial, even amongst vineyard managers.
 - a. Defining what a vineyard manager is, must occur before the impacts can be assessed. This definition is a source of great controversy.
 - b. Existing regulations have made managers invest in real estate in the incorporated areas at a premium than those remaining in the unincorporated areas. Much like the WDO and its various classes of wineries, litigation will likely result if those who have obeyed current laws are now put at disadvantage.

- c. Much like processors cannot be limited in definition to wineries, vineyard managers must be expanded to encompass other types of farm managers, be they tomato farm managers, or grazing lands managers.

D. ALTERNATIVE 7: ADDITIONAL INFRASTRUCTURE AND HILLSIDE PARCELS

This alternative attempts to legislate beyond its authority by trying to protect agricultural lands within city limits. Such sentiment is counter to policies of city centered growth and minimizing growth in the unincorporated areas and should be rejected out of hand.

CONCLUSION

Alternatives 1-3 are most in keeping with what elected officials and the general public state as their goal: agricultural preservation. Therefore, alternatives 1-3 are most worthy of an EIR assessment. Providing assessment of Measure A delivers the needed educational counterpoint of what Napa would look like should such a measure pass, and Supervisors used their existing authority to revoke various protection measures.

From: Gitelman, Hillary
Sent: Monday, October 31, 2005 8:29 AM
To: Lowe, Rone Patrick
Cc: Siegel, Howard
Subject: FW: EIR Alternatives-NOP Comment
[Here's our first comment in response to the NOP.](#)

From: HewCon36@aol.com [mailto:HewCon36@aol.com]
Sent: Saturday, October 29, 2005 12:05 PM
To: Gitelman, Hillary
Subject: EIR Alternatives

Hi Hillary,

I like alternatives 3 and 4 the best.

Alternative 4, item 3-The completion of regional trail connections is not important to me-I do not know for example the potential usage of these connections and as to the cost to complete.

Alt 4, item 6--I like the small winery exemption which would be reinstated

Alt 4, item 8--I like the expanded affordable housing as compared to Alt 3

Thanks

Con Hewitt

From: Wilson, Bruce
Sent: Monday, December 12, 2005 7:52 AM
To: Gitelman, Hillary; Lowe, Rone Patrick; Johnson, Nancy; Lynch, Patrick; Lederer, Steven; McDowell, John; Anderson, Laura; Siegel, Howard
Subject: FW: General Plan Update
FYI

From: DAN HURST [mailto:dfromn@msn.com]
Sent: Sunday, December 11, 2005 5:10 PM
To: info@napacountygeneralplan.com
Subject: General Plan Update

December 11,2005

Dear Sirs/Ma'ams,

I am writing with my response to the idea of a general plan update. I hope that the people who will influence the update will be careful with their decisions. I believe that, as time goes on, if anything, we need to be even more restrictive with our zoning and land use policies. This valley rivals places like Yosemite and the Monterey Coast in its natural beauty and wealth of open space. Once policies are changed or relaxed, we can't go back. If lot splits, more liberal zoning or new development is allowed in any part of the county, it will start a trend that will not stop until eventually we will have created a new San Jose. Some folks are guided by their greed and egos, don't allow this be the case in our beautiful valley.

It is my belief that any of the alternatives that require a Measure J vote are ill-advised. Some in this valley complain about private property rights, anyone who owns property should have known the restrictions on their property before it was purchased. Trying to benefit by asking for changes to the restrictions is unfair and ridiculous, all property owners have a responsibility to abide by the rules and regulations that were in place when they took possession of the property. I live in the county in the area northeast of the city limits. I have worked very hard and made many sacrifices to afford to own and maintain my property. When I see the surrounding open space and agriculture and experience the quiet beauty of my neighborhood, I believe that it has been well worth the effort and sacrifice. The road that I live on is a narrow dead-end road and traffic is light most of the time. People enjoy walking, riding bicycles and horses on our road and I enjoy seeing people and their families use the resource. My hope is that the atmosphere of my neighborhood and others like it will be maintained and protected by those who make decisions regarding the future of Napa County i.e. no changes in zoning or allowance of lot splits.

I believe that it would be unfair and ill-advised to place low income or workforce housing in a neighborhood such as mine. I will admit that I have selfish reasons but I think that there are many practical reasons also. Low income or workforce housing should be placed on property that fronts a major thoroughfare so that the existing road can handle the increased traffic. These types of housing should also be placed in areas where the aesthetic of the surrounding area will be least affected. One of the best solutions is combining commercial/industrial uses with housing with the goal of reducing traffic and environmental impacts. Also, it seems to make sense that if the housing is to be affordable, it should be placed in an area where land is relatively inexpensive. This would probably place it south of the Napa city limits.

After reading the 7 alternatives, I would be in favor of #1 or #2. Stay as close to the status quo as possible. It is not broken so don't fix it.

Once again let me say, please be very careful as you are making decisions that affect the future of a rare and beautiful area. Try to make decisions that will preserve this valley in its present condition for our children and grandchildren to enjoy.

Thank you for your time,

Daniel Hurst

December 12, 2005

Napa County General Plan Update
Attn: Patrick Lowe, EIR Task Manager
1195 Third Street
Napa, CA 94559

Re: Comments on the Notice of Preparation

Dear Patrick:

We share a concern that the Napa County General Plan Update EIR include the analysis of a modification to the AWOS Land Use Designation that would divide it into two different districts (as expressed in Alternative #7). If the number of alternatives to be analyzed in the EIR is reduced and Alternative #7 is eliminated, we ask that this idea be included in another alternative.

Over 85% of the County is currently within this single land use designation. The new baseline data report gives the County the data and tools to further refine the important characteristics in this large area. For example, the data can be used establish basic criteria that will define lands that are inherently either suitable or unsuitable for agricultural development. The data can define locations with significant woodlands, forests or riparian habitat. These lands may already be unsuitable for land clearing for a variety of reasons, but there is no criteria currently established within the General Plan to identify how much of the county falls within this range. Landowners are relying upon the assumption that agriculture is the highest and best use, when perhaps it is not.

Establishment of a new land use designation would be useful in defining areas that are clearly unsuitable for major land clearing, but would allow single family homes or other types of uses that do not dramatically alter the landscape and eliminate wildlife habitats. The County has already learned a great deal about the diversity of the AWOS area from the preparation of numerous EIRs during the last 5 years. The updated General Plan should be a tool for existing and prospective land owners to determine what their land is suitable for with respect to possible future development. Otherwise, landowners must simply rely upon paying for lengthy and expensive studies.

Thank you for the opportunity to participate in this important process.

Sincerely,

Beth Painter and Carol Poole

MEETING 1

COMMENT #1

Hi, I'm Sandy Erickson I live here in St. Helena and in the recent months or so we've been in the committee meeting in regarding some projects in town and certainly our own General Plan and one of the issues that I have brought up there and I bring up here now is there are many in communities and certainly counties, cities, states who are actively planning for a post oil scenario. So recently, it was just about last month some time, there was a story in the Chronicle called "Charred on the Green" And one of the interesting things it mention was that Willits, who we hardly ever hear from, has determined that all the underdeveloped land within their city limits is going to be set aside for the production of food because their food comes by truck. So I think there's some pretty practical graphic examples of what we could plan for – I mean maybe Willits is out there but here we are we're gonna be caught in the same situation so I would like this plan, 20 years that it's gonna go for, to cover that. I think that they've already determined that we have, are either at or past peak oil production and it's going to go down from here.

COMMENT #2

My Name is Kelly Anderson and I live in Angwin and interestingly enough one (someone speaks over her and comment is indecipherable) my neighbors is here We were interested in any progress that's been done on the Angwin urban bubble as far as does Measure J still supersede the urban bubble? I know that in the past when I brought this question up it was still kind of an undefined answer, does the urban bubble supersede Measure J? Does Measure J supersede the urban bubble? Have we gotten any closer to thinking about that?

Response:

Well I think we understand that relationship and I'd be happy to talk to –in more detail about it. Generally, to make some of the land use changes or map changes around Angwin that have been talked about would require a Measure J vote. So maybe we should talk further after this but it's a good comment in terms of our alternatives need to look specifically at Angwin and that urban bubble.

Kelly Anderson To follow that up, when you get to that part of the process would you be looking at the urban bubble on a parcel-by-parcel basis? Have you thought about how you're gonna approach that - I know it's the hornets nest there nobody wants to walk into.

Response:

Well, we've though about it the answer is we'll probably have to but I think, when I mentioned public meetings next year I, I see in my crystal ball the need to have one probably devoted to that set of issues. So we'll talk about that more.

COMMENT #3

Hi My Name's Joyce Beattie, and it's spelled with an "I" not a "Y." I happen to be the District 3 (passing comment) Commissioner on aging and we are the aging population, which are people 65 and older. We're ¼th of the population in Napa County. And as I look around the room, some of you 10 years from now are gonna be well into that. So I think we need to have an element or something that takes into account that we do have – in fact we have the largest population over 65 of all the five area – you know five bay area counties or whatever they call themselves.

And we notice like that in a lot of the city planning a whatnot we're becoming very senior unfriendly. Big box stores are not senior friendly for instance. And transportation here in Napa County is not senior friendly by any means. So I think a lot of those things need to be considered.

COMMENT #4

To save yourself, Marilyn [Ryan?] St. Helena, to save yourself a stack of nasty letters from me, get a map and learn how to spell our towns.

COMMENT #5

Brian Sheppard. Just looking down at these I think I like alternative plan 3 which is updating a plan that was done in 83. Seems to deal with a lot of changes in the south end of the county that need to be done as well as looking at 4, 5 and 6 which seems like a big bite but it seems like all those things need to be done. Affordable housing, historic preservation and transportation as well as enhancing in economic development. One thing, I have a vineyard management company myself, and in 4 and 6 vineyard management companies are addressed and if either of those two aren't included I'd like to make sure that gets included and any other scoping issues. Thank you.

COMMENT #6

My name is Sampson Bowers. I live in St. Helena. A huge red flag went up when you mentioned hillside development. Our hillsides are an important part of our watershed in this valley and they should be left absolutely alone - intact. Thank you.

COMMENT #7

One of the things I think that's getting much more, one the things I think, (your name) Oh, Sandy Erickson St. Helena, gaining much more understanding by average people is that whatever is planned, whatever alternative, or whatever scenario in each of the areas that have been identified, the true economic cost should be evaluated. If transportation is planned for something, then it shouldn't just be the cost to the road, it should be the cost of everything that that generates so that people could make a more reasoned evaluation of whether it's good or not. If there's a health effect for instance we should determine whether that's gonna drive up health cost even though it might not appear related. So the time is long gone where we can just look at the immediate short term cost and not look at the long term.

COMMENT #8

Dave Pina, Rutherford. One of the issues that I've been working on is a river restoration project in the Rutherford Appellation. And Part of our problems is of course money and the economic hardships it's going to put on our owners next to the river and we were working for some way to make it more economical for them to join this project to restore the rivers which would help the whole county; Either by a tax break or some other means. And we also talked about the land trust being part of this, and there's other issues that that, that didn't seem to work out but there's a lot of economic things with restoration that could be done that probably would not be that harmful to the county in their general fund but it would be, would sure push people forward to, to restoration projects.

COMMENT #9

I'm Lucy White one of the owners at a resort at Lake Berryessa. Alternative 6 seems to mention something about Lake Berryessa in that Pope Valley Areas, and actually I have a question, you know, for you at this point I mean you have several scoping meetings and what kind of progress did you made toward working with the Lake Berryessa area and the recreation, over there. What are your thoughts on planning...?

Response:

Well this process is really just getting started, I mean were in fact finding mode. I'd be interested to talk to later about how we can learn the most we can about that area and those issues.

Lucy White:

OK, I think that would be really important. I'm glad to see it on the agenda here.

COMMENT #10

Just a question, maybe it's not appropriate now, I noticed in alternative 3 we're specifically addressing Hess Vineyards designation being changed from industrial to agriculture. How does something as specific as that get put into an alternative but that old urban bubble is still hanging out there. I hate to belabor, but that's pretty specific.

Response:

Ya we do mention the Angwin area in one of the other alternatives too I mean we tried to be up front where we thought there would be changes to this map, as I mentioned earlier. So that Hest Vineyards, if you look at it's a, it's a big old parcel over here that on the current land use map is designated industrial and so one of the alte – actually a number of the alternatives presume that that would be converted on the map to agricultural to match the current land uses.

COMMENT #11

Hilary, Tom Gamble – there are, if you go and, and, and, and take out one and seven, there are perhaps pieces in those you might think about sticking some place else instead of whole sale getting rid of them and, and I have my opinions on what some of those be and they may not be the opinions of others but there, it, it seems that some discussion about what are the relevant pieces that should still be scoped out of those, so you keep yourself covered in when you come out with an EIR so you have some flexibility there.

COMMENT #12

Last minute thought, Sandy Erickson, St. Helena, one of the things that I've been aware of in the past is that the county is right outside our city limits – it's right there south of town and there's a lot of things going on there right now and one of the issues that comes up frequently is that there doesn't seem to be much interaction between the county and what people want in the city. And I don't know why that is or what, it seems we all have the sense that if we plan a nice city we can't be assured that you know, 10 feet away there isn't going to be some planning disaster going on, so I don't know how that coordination comes about but there should be a sense of continuity in a location and a respect for you know the direction that the city is leading, so...

MEETING #2

COMMENT #1

My name's Al Edmister, I live in Napa. I have a question first on that I believe it's the first one there the agricultural something, something color and there's also agriculture preserve – what's the, I'm not clear on the difference.

Response:

It's two different general plan designations, both agricultural. They have slightly different development standards in our plan.

Al: Ok so I can find out what the standards are to figure out what the difference later. Ok I'll get on then to my comment. I noticed there was, (mumbles) there was a cultural, which you said included history in the general plan overview page here it doesn't say that same thing, it says one of the elements is "Community Character", I'm not sure if your talking about the same thing. I'd like my voice to be and others who have spoken to me as well to make sure that a historic element be right on top of, for inclusion. It is very much a part of community character as well as the cultural makeup of the county. And in item 2, in the way of the pre-amble I was hoping some wording could be figured out to design..., to commit Napa to being a rural agricultural county and I hope a copy gets mailed to [???] Thank you.

COMMENT #2

My names Candice Eliza I have a major comment on electricity. You know when I moved to Napa county immediately I started getting sick. It turned out to be faulty electricity where I lived, someone stealing electricity, because of the magnetic fields I started studying electric magnetic fields and their effects on one's health. I have done so since the late 80's. And every where I go you know I traveled a couple years from Seattle down to south of San Luis Obispo, it's a sea of grapes when – pardon me but I have multiple personalities and so I jump around a little bit but I'll make it a complete statement here, I was in Glen Ellen where there's a lot of wine vineyards going in a there was a lot of transformers going in and I talked to a PG&E person and I said "Why in this little tiny town where there no building going on there's no development, a few houses here and there are there these large transformers going in" He said because it takes a lot of electricity to pump water up to a vineyard and water a vineyard. And so we all know that Napa County is really bad for allergies and I believe from my, studies that the allergies are from the electromagnetic fields it changes your body to static field. And whether you happen to be sensitive to chemicals like I am or pollens like some people are or whatever it has to do with the quality of life here for any living thing whether it is rabbits, birds, humans or whatever...so I'm very concerned that we keep putting more and more vineyards in. I think that there's a lot of agriculture here it goes clear up to the trees and they're taking the trees down now so I would, I would hope that that would be a major consideration because somewhere in the 80's when the electricity - I think they started putting more voltage through the lines that we had because we didn't have enough to cover our needs that's when they had to start transforming it so much because it was blowing the systems by sending more voltage through the line. So that's a major, you know, it has do with everyone's health and well being. The other thing is, is on number 3, I don't know if it would be under three or not, I don't see anything on this list, the list with Aesthetics and Population and Transportation, there's nothing on that list that has to do with wildlife. And that's as far as - I've read quite a lot of CEQA and I believe that wildlife should be considered on there because we used to have, we used to have a lot of vineyards, and the whole valley floor was full of vineyards, and we still had deer coming from one hill top to

another. And now with all this high tech root systems and fences and bushes and trees and stuff, the deer cannot get through from one area to another and we're quickly taking their habitat. As far as in South Napa, there used to be a lot of prairie creatures that lived there and I know when the airport area went in they started mowing the airport out to the road, freeway and the week that they did that there was rabbits scurrying around and there's that lived there and now their habitats been taken just for image not for no, no developmental purpose or whatsoever.

COMMENT #3

I'm curious about population density and since I'm very much older now and I have driven the freeways of the country I'm very interested in having commercial/residential like in the same building so you can set up your own business where you work and keep them separate and I'd like that to be considered in zoning.

COMMENT #4

I have a question, under the environmental areas to be examined, how specific under biological resources will you be getting? For instance will you be looking at specific wildlife species and where they're located and where the corridors might be maintained...that kind of thing?

Response:

We'll have to look at the whole gamut of issues, special status species, wildlife habitat, wildlife movement, everything ...???

Commenter: Who studies that? Is there a person designated who studies wildlife?

Response:

Yes.

MEETING 3

COMMENT # 1

I have a question...since this is the second meeting I went to today I kind of catching this altern – these alternatives. Do you have a more detailed packet of what these alternatives are?

Response:

Yes, more detailed than the one you're looking at...

Commentor:

Yes this is just like an outline...

Response:

Yes, yes, there's a notice of preparation back there. It's another you know, 4 or 5 page document in the back – you see that one, is that it? That 's it...there's a little blurb about each of those alternatives, not a lot more detail but certainly more than that bulleted list.

COMMENT # 2

Eve?

I have a question, because I'm not sure if I understand this correctly, under alternative 2, it's says planned expansions and highway capacity would not occur you're talking about something in 2008 and there might be planned highway expansion happening as far as transportation goes. So what planned expansions are you referring to?

Response:

What we're doing is a couple things. We're first we're hedging our bets. We don't know if the transportation sales tax measure will pass and secondly the current general plan contains a lot of highway capacity enhancements that none of us think are realistic, expanding [Highway] 29 up the valley, expanding 101...So we're saying that basically alternative 2 is the existing plan just carried forward and updated but with-out the transportation and infrastructure improvements.

Commenter:

Infrastructure improvements?

Response:

Any improvements

COMMENT # 3

I was asked to include bus transportation for funding from an elder advocate point of view to rural areas where folks can't get around.

Response:

Some of the alternatives do reference initial transportation enhancements, one of them in particular, I think it alternative 5 or 6, 5. It is specifically designed to test the idea of additional transportation investments related to transit like rail for example and things like additional bus service, and para-transit.

COMMENT 4

I'd like to make some comments about the transportation as if fits into a different alternative, in other words there's and overall concern about making certain that the communities that have an attitude in this plan need communities that can be serviced by other forms other than the automobile, or certainly other forms other than the **garden produce stand**. And, it very tough for me when I read this to know, where that comment fits either in the things that are evaluated by the standard of because roads, the transportation piece in here is all roads, and with a slight mention of rail, and well you could always take a ferry? That's not really what I'm talking about. Where's the place to list or encourage that the communities in this build an attitude for whatever reason are planned with transit, a minimum of automobile transit in mind or a maximum of alternatives in mind. Seems to me I don't' where, you know...

Response:

Well, I think that a most beautiful comment to make just like that

Commentor:

It should be in there

Response:

Wonderful, we'll take that comment and as we think about how these alternatives should be flushed out, well try and get that reflected.

Commentor:

It could be that as you go through some of the other checklists, one of the things that I noticed is the interplay evaluation's difficult, That is, the places where you put a lot of people living affects the air quality, now that's one place where that's transit issue really, an alternative transit issue as well as other things. So it won't be picked up if it's according the old state list.

Response:

I agree and that's part of the rationale for studying multiple alternatives. We want to test different approaches. Maybe one of the alternatives is very highway intensive, and one of them is not and then you test what the impacts of each are going to be. So your comment is well taken and we'll find, put that in our thinking as we go.

Other Response:

Well in the last scoping meeting when we talked about that situation and policies there's a lot of us just on the committee in alternative levels.

Commentor:

And, and there's just no place for, it would be wonderful for these people to be valuing the various growth suggestions...you have housing , you have affordable housing, you have an alternative that talks about where to put new housing, those all need to include this piece as a piece of them.

COMMENT # 5

Where in the potential Environmental Impacts does the airport fit in. We're talking about different types of transportation but you're talking about pedestrian bicycle, stuff like that. And some of the changes in some of the areas could cause expansion in the airport. For example if you have mixed commercial use you may end up expanding that and that could then have an impact in terms of other specifically projects, American Canyon, I think in the past we've had some notion, and maybe explicit or maybe implied, protecting the airport and I don't see that spelled out and that seems to be something that should be, should be noted, because whether it's housing, I don't see housing necessarily generating airport traffic but I definitely see if there's a change or additional areas of industrial growth it could have an impact. Just as there have been issues of helicopters and other stuff. You know the airport could expand for all the right reasons it could expand into additional transportation level. I mean, There are things like that ...

Response:

I think the airport's gonna have to be mentioned in a lot of those categories, you know, noise, safety, land use compatibility, transportation obviously, your right....

Commentor:

There are no words that say "air" so I want o make sure that it is included.

The other thing, in alternative 5 were you are talking about including transportation improvements, enhance transportation improvements including the designation 29 around St. Helena and Calistoga...are these just samples of what might happen – there could be expansion in areas that were not even aware of now. This general plan is going out another 20 years, I'm thinking the area around Berryessa that there might be road expansion, so I just was curious if the analysis is just as a for example of will it be limited to this.

Response:

No, these are the ones we thought of in our brainstorming session – if you think of, if you have other ones you think are possibilities,

Commentor:

Berryessa is the one that we want to... I'm not sure what's happening there, there's no reclamation and changes there could have an affect on sheep and cows, again looking at quite a few years that's going to be a big one.

COMMENT # 6

Could you explain how Measure J works?

Response:

How Measure J works.... It really, when the voters adopted Measure J, this is my understanding of not a legal analysis, but basically, and there are others in the room who know better than I, but the voters said that the supervisors could not re-designate any land that's currently designated as agricultural for other purposes without submitting that to a vote of the people. So many of our alternatives consider re-designating land that's currently designated industrial to some other use, and were allowed to do that with out a vote. But if we re-designated any agricultural land that would take a vote of the people.

COMMENT # 7

Describe/list conditions under which the board may act alone.

Response:

And of there's a few narrow exceptions

Response:

If the City annexes, that's one of the exceptions, the city could annex....

Commentor:

It seems like agricultural do you have water do you have sewer do you have blah blah blah

Response:

It also locked in place some parcel size, minimum parcel sizes in agricultural areas....

COMMENT # 8

Hillary, at the end of the scoping how many EIR alternatives do you expect to analyze?

Response:

We know that we're gonna analyze three at equal level of detail, that's what we have in our budget to do. But then we can analyze any number at a lesser level of detail, as I say, you know it was an initial idea that we should maybe delete two so we'd be left at three at equal level of detail and then four, did that wrong, two at lesser level of detail. That's kinda what I'm guessing...

Commentor:

So it's a little confusing, it's a little bit like a Chinese menu, I mean you had a workshop where 85 ideas came out on butcher block paper, and then you kind of grouped them into these so when I read them I won't hone in on one ...this is a good idea, this is a good idea... and I could see the hybrid of what's left from the middle...

Response:

Absolutely, that's kind of the idea here, because the planning hasn't been done yet, were gonna kinda guess ahead of time where the steering committee's gonna end up at the end of two years. And so we just thought well, let's group these things together into a broad enough array of alternatives that we've considered everything, and then hopefully when the planning process is done we'll land somewhere in the middle. A mix of this and mix of that and it will all work.

COMMENT # 9

Speaking for agriculture, of course one of the biggest challenges is to maintaining rural infrastructure that farmers need and to allow a certain amount of economic development and housing development that the community needs and to balance both of thoseso when you talk about the enhanced affordability, and potential land use changes for affordable housing, it's a question that in my mind that needs some work before an alternative is presented. Do we have enough land, and I think our housing element says it does and how does the community get their sleeves rolled up and work with people in mass and, obviously we have long supported and the community has long supported city centered growth and we want to continue that as a basic tenet. And so what level of change is needed if any and I think that's a real factual, fact finding process, rather than just intuitively saying, oh, let's take more land and then convert it...

Response:

I totally agree with you, I mean that's kind of the next step you have to go through, some research and number crunching trying to figure out how much land we need and how much housing should we build and these industrial areas – we wanted to get people's kinda conceptual view of the potential opportunity areas here and then get to the next step and then as I mentioned in March I think we'll be doing some workshops around land use changes that's when we'll roll out a packet and pass it around. We had some folks at last night's scoping meeting from Angwin and they're all like desperately eager to get to the part where they get to roll out the map and get out the magic markers. So we definitely understand that is a next step.

COMMENT # 10

I have kind of another overall question. I'm old enough to remember the process that led up to the ag preserve. It was actually a UC Davis input-output economic majors it was the first of its kind ever done as far as you have choices one question paid off, and I think we're at that same point now, that is to say, if, if we don't hold industrial land, some industrial land, in what I would call, industrial land banking, the economic ability of the community to adjust to the second half of the plan years may be made more difficult. That's, that's one place where if you try to look at land banking to allow for the kinds of growth of industries changes that you have. The next thing is a question of taking look at the economically viable things we have going and making certain that those things, their viability is not threatened. And, there's no place for that kind of discussion. I don't want it to get into alternative 6 enhanced economic because that means we're gonna have a new kind of a thing here, most old enough to remember when every was angry that the General Motors auto plant didn't come to Napa – made a lot of people very disturbed. As it turned out, Davis was right, put your money on the line instead of in-house Put it here, go to small industry you'll make a lot of money. So there's a question of how to handle these future possibilities and to evaluate them knowing that they have costs and benefits. If for example, you expand the, let's call tourist industry, what we know is that has this effect on housing. Is there a way to make the cost benefit balanced better? We know that as the wineries are, they seem to

be centralizing, they seem to be, they seem to be getting a lot of small wineries but also our bigger wineries are bigger and bigger, to what extent do we want to make room for that and where? To take and industry and acknowledge it's importance and then layout how to keep that viable, because we're probably not looking at an economically enhanced development in the mind of what you would think if you were looking in Alameda county. So the cost benefits of some of these trade offs, it seems to me, need to be addressed somewhere.

Response:

I agree with you. I think those are incredible valid comments. I don't know...

Commentor:

I'm not sure how to do it...

Response:

In the plan or EIR...we have get...

Commentor:

Well it seems to me that EIR can take the position however that they find a community with X balanced in it, little known that fact that we have the best jobs/housing balance in the county in the nine bay area, everybody's always saying "We're outta whack!" We're not outta whack! I mean allot places are outta whack but Napa's not that outta whack here. We've got the wrong kind of housing maybe for the industries we have but that's a different question. And so we need to be sure that as you plan for the change you plan that that change will enhance what is here not threaten. And we tend to overlook the stuff we've got when we're planning – start to dream and forget.

Response:

Very good point.

COMMENT # 11

I kind of went to the library and looked at the implicit and explicit policy, public policy, which is CEQA and there's two specifically mentioned about housing and I'm an advocate for disabled and homeless, and disabled homeless seniors, and I have been speaking with Pam Warden with the city council for 11 years now. I've been watching millions of dollars come for farm worker housing, in fact there's 60 million dollars this year for farm worker housing, in 1998 there was 11 million dollars for the homeless and \$700 thousand went to the budget that year and still there's people that have been out there 11 years that are seniors that are told to go away with their pain in their pelvic bone and it's broken and there's no place for them to go and so I know it's kind of redundant, but I would like to submit this copy of just an outline, a basic outline of what the implicit and explicit outline of CEQA is to require all agencies that regulate activities to give major consideration to preventing environmental damage while providing a decent home to satisfy living environment to every Californian. I find that most of the populations that I am an advocate for are not people in farm working are farm workers. I find that there's incredible discrimination against myself. I stood up for my rights, I was asked to be evicted from the mobile home park. I stood up for my rights and was evicted and never since then have I ever been allowed to rent again. I have thousands of dollars saved to rent a building for such people but

never get services. And out of desperation I still come to meetings, I don't know where the place in our government, I've been to the housing element meetings at the county, I've submitted letters, I've read the law, cited laws that I'm asking my county government to follow, and I'm really concerned because there's housing over on California Blvd. that is brand new housing, half of it still empty, it's been open for over a year. There's a lot of vacancies in rental housing, and you know, I went and read a lot of law since this afternoon's meeting to find that there's base closures and things like that to accommodate this population that I'm and advocate for. I've been asking for 10 years for a couple buildings at the state hospital, when there were 20 empty buildings. Now there's only 6, and now they're talking about selling in Skyline Park which is part of state hospital property. There's a lot of things I know that the county buys the state Skyline Park that they intend to in the future probably to make housing there. And I feel like the state hospital property, if any property in this county, it could be for people with, I have a friend who's in, she's homeless tonight, she's almost 50 years old, she has a mental illness. She has been through all the programs and the released her to the street again, no one would help her get housing, all the disabled housing has people that are not disabled in it, so how do we ask the county to follow the law here it's got to be a written comment for this general plan. I don't know how, I know that you read about the noise and I don't know if you've ever slept in a parking garage and had the city workers come with a blower and blow dust on you at 5 O'clock in the morning – it's horrible to watch a veteran have that happen to him – it's heartbreaking.

Response

Do you want to submit this as a written...

Commentor:

I will submit this now and I would like to know if there is going to be anymore public comments before March. I certainly have several items...Also in the back the last page there is a, number 5, on page 17 it says environmental review must occur as early as feasible in the planning process, like there's a lot across from Albertson's over here they just scrapped all the field. And they had a tent up there now but they're selling these places they planned to build and someone told me it is has not passed city council yet, so what happens to all the mice that are running in all those houses out in the winter time there's all the critters have been made homeless just before winter.

Response:

You know, you are getting into issues that are city issues...

Commentor:

Well the city is in the County of Napa

Response:

True, our plan is really to focus on the unincorporated areas outside the incorporated cities.

Commentor:

Well, but I see this happening in the county too. How does the general plan say that before things get scraped and so much work has been done, how can we get the environmental

process to occur before so much labor and funds have gone into a project that no one wants to nix it. How do we actually follow the law here? Thank you for your time.

COMMENT #12

Is there some reason that alternative 5, it seems to be the only place, that it says policies will emphasize energy conservation and increase alternative sources of energy and that's bundled in what's called enhanced transportation. I don't know where the logic was in writing, all we mentioned there were no whereabouts

Response:

There's no great reason it just ended up, I mean we wanted to put it in an alternative so we had to decide which alternative to put it in.

Commentor:

Well, only because as I was reading it I was focusing on transportation and I came across that and was thinking well maybe that should be in economic development or maybe it should be it's an enhancement.

Response:

Ok, do you it moved or do you want it all in one?

Commentor:

Well, At least mention it in the title in Enhancement, Transportation and Energy, or something like that. Because it just, if someone's reading that and all they see that one liner they may say they like that or I don't; like it that without realizing that has...

Other Commentor:

Can I say something, I'm going to piggyback on to you, I think it belongs right at alternative 3. I believe that alternative 3 should include a conservation piece to it.

Response:

Energy conservation

Other Commentor:

Well, you know, because it's where you build and how you build that is going to do that. Unless you're updating so when you can find when you go out it's the norm here then I think you'd look at energy conservation and energy consumption.

COMMENT #13

There was a discussion early on about core values or boundaries of the general plan that would be a thread throughout and I'm just wondering how that relates to I guess the preferred alternative or, or the choices of alternatives, and I would just, getting back to the comment about speaking from the disabled community and, and making sure there is social equity,

sustainability was certainly a comment that and a core value that I was looking for at some of the meetings I was at. And I would say that we would want weave that somehow into the, the preferred alternative. It, it, its,.....a, a great concept, its not an easy concept to implement but it is a great concept in balancing community interest with something of a holistic future

Response:

Really true

COMMENT #14

I'm so confused by this to look at this for the first time, but also an older advocate, the population of Napa seniors is growing at an incredible rate and faster than almost any other part of California which is very interesting, and it's not the wealthiest seniors, you know who are going to be increasing in number. The same kind of comment in terms of that awareness needs to be part of the whole picture – we're all getting older you know and we have to have a life that we can look forward to. So somehow, it, how to infuse that into this, I don't know how to do it but I know...

Response:

That's a great comment that's just what we need, that kind of thinking....

COMMENT #15

Along with both of what the last two people said, I had a vision for a long time of a more viable solution to allot a housing in general, there's co-housing, I was looking into co-housing a lot years ago, before I became homeless myself and was very interested in it but I just think for seniors we don't need to all have a kitchen. Homeless people and senior people, I mean a lot of senior places they have, everyone has a full kitchen and maybe even a small washer and dryer and then they go out and all have dinner together in a common dining room. And I think with the land use that if you concentrated, I mean we could, Napa they have this, I can't remember what it's called, little village, this village concept, and if there was a village, you know, most people I know, who are artist, are homeless, are artistic and it could get in with an arts community in this area so that people could participate in community and heal and I think that would be a real good concept for seniors because a lot of homeless people are becoming care givers no and a lot of seniors need caregivers. And we've got the baby boomers that are all gonna be seniors.

COMMENT #16

Actually just a quick breakdown on that, there was an article today in the Press Democrat and I think it was the Press Democrat, or one of the online newspapers, how Sonoma county just, just changed their zoning laws in certain higher commercial areas to do shared housing like you know smaller units making more than one on each, on each property small so long as each one has a bathroom so we have access to laundry and a kitchen. So you might look into what they did in Sonoma County and kind of take feedback on that to analyze maybe that possibility. They, They put it in different commercial areas so they could also have access to, access to transportation, you know, grocery stores and whatnot.

COMMENT #17

Am I next, I'm gonna piggy back again I think one of the things that I've observed over the years, with all the general plans and all the pictures on the wall and everything else, is that the social values never get increased it's as if they don't exist when you're in a planning office. It's not that they don't exist in this community, they exist very strongly, I don't know of any other, I've been lucky, I don't know of any other agricultural communities with a major agricultural industry I think that we really have a keen social sense and it can get lost unless it has some value. I think it's a goal, it's not so much that you put it in an EIR but I think you do put it somewhere and maybe you put it where it just states that as this community (someone coughs, indecipherable) One of it's biggest needs is to retain and enhance it's social concern for one another. And I think if we have some wonderful examples here we also have some places where we've sort of blown it. But I've never heard it valued in a planning commission here other than by a senior advocate or a person trying to put in a 6 bedroom home for troubled kids, as I did, those sorts of things.

COMMETN#18

I would like to see, since we have so much agricultural land too, is that somehow something could be said to people putting wineries about a certain portion going to fruit trees or nuts or something like that because what's happened is all of California which used to have so much beautiful fruit and other produce besides grapes, like I lived in Sebastopol, where there's the most delicious apples now all the apples are gone and all the vineyards are in there and somehow what it's done is you pay a dollar for an orange now and there's a lot of hungry people in our community and I, there's one winery on the way to Sonoma that has put a whole strip of walnut trees and I was real glad to see that and the thing is since there's talk now about being more of a tourist place for other things besides wine, since California is so good at growing pears and nuts and stuff, I think that long range we have to look at this because you know the whole state and part of Oregon is threatened by bruises disease, and we as, the general plan should acknowledge that were a mono culture and there's dangers and hazards in that, and how do we plan, do we have to have the governor tell people to plant other food, I don't know what the answer is but I think that the healthiest I've ever been is when I went out and worked in the garden everyday, there's no communal garden and I don't know how that fits in the housing element or the general plan but it's part of the tribal Idea and how do we look after our grand children and do they have the right nutrition. 'Cause we might have housing and money and everything else but we need nutrition.

COMMENT #19

Is there a reason under alternative 4 that it says vineyard management companies would be permitted to locate in agricultural areas. Isn't that a question of is that a good idea or not. It's stated here as if, if you adopt alternative 4 then this is going to happen, And the question is, is that the most, is that the best place or the best use of that kind of land. And is there a, are there other environmental issues that the location of those services might be better. I'm thinking in terms of would I want, how close to the river do I really want to locate all the large vineyard management groups and it's here but and then water is talked about.

Response:

Well again you know we just wanted to put it in one alternative and not in some other so that we could test what the potential impacts are and that would inform us a decision about whether...

Commentor:

Could we put a question mark besides.....

Response:

The question is whether these ideas will end up in the General Plan with the analysis of these alternative will I hope inform that decision.

Other Commentor:

It's also in 6 and 6 is talking about economic developing and alternative economics

Response:

Well if you have suggestion about things that we've mentioned in multiple alternatives that should be scaled back to maybe 1 or things that we mentioned in one like the energy comment that you made that should be in more those would be fabulous comments to get by letter by the 12th of December.

COMMENT #20

I'm kind of new at these kinds of meetings, I'm sorry if I'm redundant, I noticed today in the library that right here, that the Napa County Airport is a whole area where Fish and Game is, has a site restoration of salt ponds there and I would just hope that that's all connected with the fragile area, environmental area that the airport and all the development there then that would go along with Fish and Game and what they're doing over there. At the very, you know the wetlands over there at the Gasper Project apparently someone told me tonight that they're cutting all the trees down and that they seen a bunch of deer there, I've seen great blue herons flying right there where, right there where that new bridge is going in there, by those wetlands and, and so I'm kind of concerned for the wildlife. I said that at the afternoon meeting but I'll reiterate that they're our neighbors and, and I would hope that, that they come on the scene more in our whole plan because they're, were nothing with out them, they're all part of the project plan here. Thank you for letting me repeat that.

Frank Howard Allen Realtors

January 9, 2006

Peter McCrea, Chairman
General Plan Steering Committee
County of Napa
1195 Third Street, Room 210
Napa, California 94559

COPY

RECEIVED

Re: Assessor's Parcel Numbers: 024-163-010 & 024-153-029

JAN 12 2006

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Mr. McCrea:

We are the owners of two parcels in Angwin, located at the northwest and southwest corners of College Avenue and Sky Oaks Drive, comprising of approximately 8.25 acres. Both parcels are split zoned, with portions of each zoned CN and R-S: B-5. The attached map shows the location of our properties and the approximate location of the zoning district boundaries as well as some information on existing site improvements and parcel dimensions.

Currently, an auto repair facility occupies a portion of parcel number 024-163-010; and a church occupies parcel 024-161-001. While our parcels are developed and used commercially, an existing low-density residential neighborhood surrounds us on two sides and across College Avenue to the north. While there are the inevitable conflicts that go along with operating a commercial business within the context of an existing neighborhood, for the most part everyone gets along well. Nonetheless, while the county itself is evaluating the future of the Angwin community, we too, are evaluating the highest and best use of our property and how we might 'fit' into the future of Angwin.

We have read and followed the progress of the General Plan and associated updates such as were recently completed for the county Housing Element. As long-standing members of the Angwin community, we have also been participating in and following the internal strategic planning process that Pacific Union College (PUC) is undertaking. Both the housing element and PUC support the designation of additional housing sites in appropriate locations in Angwin. As well, the County requires additional opportunity sites as part of its upcoming element update. PUC has the clear need for additional housing for its professors, students and employees. Furthermore, Angwin is an area designated for urban uses by the current General Plan, which has community services such as a commercial shopping center, a post office and fire department. Our property contiguous as it is to the major roads and community services, the Angwin commercial center and lands owned by PUC appears to be well suited for consideration as a future housing site as part of the General Plan update for the Angwin community.

Presently, although our parcels are zoned for neighborhood commercial uses and 5-acre minimum parcel size residences, the underlying general plan designation is AWOS, a condition that appears internally inconsistent. This fact alone we think would warrant the review of our underlying land use designation. Further, our parcels being adjacent to lands owned by PUC are also adjacent to the existing "urban" bubble in the Angwin area.

We therefore believe strongly that a case can be made for concluding that our property is already designated urban residential by the current general plan or our property should be given such designation as part of the county's General Plan update process. Please consider this letter a formal request of the foregoing.

Please consider the following factors when reviewing our request for an urban residential designation for our property:

- Site Location. Our parcels are ideally located near a variety of community services. They are within walking distance of the PUC campus and Angwin commercial plaza. The community bike path is also nearby. Future residents could easily walk or bike to either location. If Angwin plaza and the surrounding PUC lands are to play a larger community role in the future, higher density housing within walking distance would certainly contribute to its success.

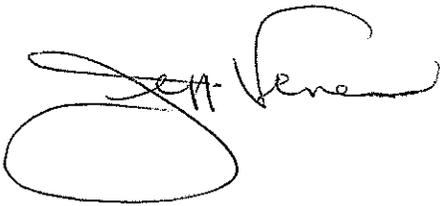
Our parcels are adjacent to lands owned by PUC. They abut the existing "urban residential" area of Angwin as shown on Figure 14 of the Napa County General Plan.

- Availability of Community Services. Both sanitary sewer and water already serve the PUC central campus and some of its off-campus holdings. According to the environmental assessment prepared for the county's housing element, "the existing PUC facility has an additional 30,000 gallons of treatment capacity." Sanitary sewer lines are located within 1/8th mile and would require extension to these parcels. Similarly, the existing PUC water system has approximately 0.5 mgd under peak conditions. At the present time the property has 6 hook-ups to Howell Mountain Mutual Water Company. The existing residences across the street from the subject parcels have that service. The subject parcels are accessed by an existing county arterial (College Avenue) and within one-eighth (1/8th) mile of the Angwin fire station and one-quarter (1/4) mile of the post office.
- Topography. The proposed parcels are improved with existing structures. The parcels are nearly level with only a portion of APN 024-163-010, sloping steeply from north to south. A blue line creek forms the northern boundary of this property. Except for the hillside area, there are no known constraints to development of the parcels at urban level densities,

For the reasons identified, we believe that our two parcels at the intersection of College Avenue and Sky Oaks Drive could be appropriately designated for urban residential uses. In summary, the parcels are within walking distance of the current and likely future, community center where you can enjoy good access, and have limited physical constraints to development. Furthermore, development of these parcels for higher density housing would complement the vision of the PUC and further the long-standing goals of the Napa County General Plan. We hope you will support our vision for our property. We would welcome the opportunity to meet with the Steering Committee and make a formal presentation or be available to answer any questions you may have.

We can be reached at 963-5266 or by email, jeff@napavalleypartners.net. All the best to you as you continue to shape our beautiful Napa Valley.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Veness". The signature is fluid and cursive, with a large loop at the end of the last name.

Jeff Veness

Bryan Breckenridge

CC: Diane Dillon, Napa County Board of Supervisors
Hillary Gitelman, Director of Conservation, Development & Planning



BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT



ALAMEDA COUNTY
Roberta Cooper
Scott Haggerty
Nate Miley
Shelia Young

CONTRA COSTA COUNTY
Mark DeSaulnier
Mark Ross
(Vice-Chair)
Michael Shimansky
Gayle B. Uilkema
(Chair)

MARIN COUNTY
Harold C. Brown, Jr.

NAPA COUNTY
Brad Wagenknecht

SAN FRANCISCO COUNTY
Chris Daly
Jake McGoldrick
Gavin Newsom

SAN MATEO COUNTY
Jerry Hill
(Secretary)
Marland Townsend

SANTA CLARA COUNTY
Erin Garner
Liz Kniss
Patrick Kwok
Julia Miller

SOLANO COUNTY
John F. Silva

SONOMA COUNTY
Tim Smith
Pamela Torliatt

Jack P. Broadbent
EXECUTIVE OFFICER/APCO

January 23, 2006

Patrick Lowe
EIR Task Manager
1195 Third Street
Napa, CA 94559

RECEIVED

JAN 26 2006

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Subject: Napa County General Plan

Dear Mr. Lowe:

Bay Area Air Quality Management District (District) staff have reviewed your agency's Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Napa County General Plan (plan). The DEIR will evaluate a range of alternatives that are intended to ultimately result in a final, proposed plan. The plan's goals and policies will guide land use and development in the County.

The Bay Area is currently a non-attainment area for national and State ambient air quality standards for ground level ozone and State standards for particulate matter. The air quality standards for these "criteria pollutants" are set at levels to protect public health and welfare.

The District has the following specific comments on the environmental analysis that should be included in the DEIR.

1. The *BAAQMD CEQA Guidelines: Assessing the Air Quality Impacts of Projects and Plans (1999)* provide guidance on how to evaluate long term planning documents' cumulative impacts. You may obtain a copy by calling our Public Information Division at (415) 749-4900 or downloading the online version from the District's web site at: <http://www.baaqmd.gov/pln/ceqa/index.asp>.
2. The DEIR should provide background information regarding the District's attainment status for all criteria pollutants and the implications for the region if these standards are not attained by statutory deadlines. In addition, a discussion of the U.S. EPA's current proposal to amend national health based particulate matter standards should be discussed. A discussion of the health effects of air pollution, especially on sensitive receptors should be provided.
3. The DEIR should evaluate each of the plan's alternatives with the District's CEQA Guidelines consistency criteria for general plans.
4. The DEIR should include a qualitative discussion of construction impacts that could be anticipated with each alternative. Construction impacts include fugitive dust emissions as well as emissions from construction equipment. The plan should include a policy requiring all new construction activity to comply with the dust mitigation measures in the District's CEQA Guidelines. We also encourage the County to include a policy for construction equipment emissions.

5. The DEIR should include an analysis of potential land use compatibility impacts resulting from sensitive receptors being exposed to odors and toxic air contaminants (TACs). This analysis should include a discussion of the potential health risk impacts associated with sources of TACs (i.e., industrial and commercial facilities, high volume roadways, distribution centers, etc.) and how these impacts could be mitigated. The California Air Resource Board's (ARB) *Air Quality and Land Use Handbook: A Community Health Perspective* (2005) provides helpful guidance on air quality and siting issues for some land uses. The handbook can be downloaded from ARB's website: <http://www.arb.ca.gov/ch/landuse.htm>. We recommend the County refer to ARB's handbook when considering the siting of new residential uses in order to avoid conflicts with existing sources of TACs. We also recommend that the DEIR include a list of possible sources of TACs in the County. The District recommends that the County include a policy that requires new development to implement appropriate mitigation strategies to mitigate potential land use compatibility conflicts.
6. The DEIR should evaluate the plan's potential to increase the demand for energy in the County. Increasing the demand for electricity, natural gas, and gasoline may result in an increase of criteria air pollutant emissions from combustion, as well as an increase in greenhouse gas emissions, which can impact regional air quality. We recommend that the DEIR discuss energy demand of the plan at build-out, including any cumulative impacts, such as the need to build "peaker power plants" to provide power during peak demand.
7. When identifying strategies to minimize the plan's impact on energy and air quality, the District encourages the County to include policies that would require all new development to incorporate a minimum level of green building measures. This minimum level could be based on the Leadership in Energy and Environmental Design (LEED) standards or by setting a target percentage reduction below California Building Code's Title 24 energy standards. Green building measures could include but are not limited to: super-efficient heating, ventilation, and air conditioning (HVAC) systems; light-colored and reflective roofing materials, pavement treatments and other energy efficient building materials; shade trees adjacent to buildings; photovoltaic panels on buildings; and natural light and energy-efficient lighting. In addition, smart growth development policies should be evaluated for their ability to reduce the plan's impact on energy and air quality.
8. Due to the Bay Area's existing non-attainment designation for State particulate matter standards, and the pending revisions to the federal particulate matter standards, the District is concerned about the existing and future amount of particulate matter that could be produced from wood-burning stoves and fireplaces from both residential and commercial uses. We encourage the County to include a policy that strictly limits wood burning appliances and fireplaces, such as committing to adopting a county-wide wood smoke ordinance to limit wood-burning fireplaces and stoves in order to reduce particulate pollution throughout Napa County. The ordinance could require that all new development and remodels in the County use only EPA-certified wood-burning appliances, pellet-fueled stoves, or natural gas fireplaces, and that commercial and high density residential developments be prohibited from installing wood-burning appliances. Eight other Bay Area counties have already adopted wood smoke ordinances. District staff are available to assist the County in the development

of a local wood smoke ordinance. For more information on our wood burning program, please contact Public Information Officer Emily Hopkins at (415) 749-4976.

If you have any questions regarding these comments, please contact Douglas Kolozsvari, Environmental Planner, at (415) 749-4602.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean Roggenkamp". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jean Roggenkamp
Deputy Air Pollution Control Officer

JR:DK

cc: BAAQMD Director Brad Wagenknecht