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Correction Memorandum Provided to the  
Planning Commission on February 19,  
2019



A Tradition of Stewardship  
A Commitment to Service

MEMORANDUM

To: Napa County Planning Commission	From: David Morrison, PBES Director Brian Bordona, Supervising Planner
Date: February 19, 2019	
Re: Item No. 7B - Corrections to Water Quality and Tree Protection Ordinance	

Attached for Commission review is the Water Quality and Tree Protection Ordinance General Plan Consistency Analysis (Attachment A), recommended revisions to the proposed ordinance and supporting graphics (Attachment B), additional public comments (Attachment C).

**Recommended Language Changes:**

- Section 18.108.020 (D)(2)** – Staff recommends striking the reference to ~~thirty-one~~ percent and replacing it with thirty percent to be consistent with existing language elsewhere in ordinance.
- Section 18.108.025 (B)** – Staff recommends the language that provides the option to request an exception in the form of a use permit to allow limited earthmoving activities or grading to occur within the stream setback not be deleted. The specific language states, “..., or authorized by the commission through the granting of an exception if the form of a use permit pursuant to Section 18.108.040.”
- Section 18.108.025 (B)(1)** - Upon further consideration and out of an abundance of caution, Staff recommends that in the slope table contained in Section 18.108.025 (B)(1) that slopes from 30 to 70% and the corresponding setbacks from 85 feet to 150 feet not be deleted. With the Board direction of prohibiting development on slopes greater than 30%, it was initially thought that those portions of the table would no longer be necessary. However, since the slope within stream setback areas is part of the slope calculation in determining the stream setback, in the event the slope exceeded 30% the corresponding slope-based setback would be needed.
- Section 18.108.026** – Staff recommends deleting the extra “land clearing” phrase.
- Update/Replacement of Attachment B – Graphics** – Please replace the graphics in Attachment B with the revised graphics (attached). The existing graphics inadvertently applied the vegetation retention calculations solely to areas considered developable (i.e., less than 30% slope and outside of stream setbacks), rather than applying both the current and proposed policy of allowing all undeveloped areas to be included in the vegetation retention requirements.