

**Napa County General Plan Update
Community Workshops
Draft Summary Report**

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Acronyms and Abbreviations

BDR	Baseline Data Report
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
IRWMP	Integrated Regional Water Management Plan
OPR	Governor's Office of Planning and Research
RFP	Request for Proposal
RUL	Rural Urban Limit

Napa County General Plan Update Community Workshops

Draft Summary Report, April 2005

Introduction

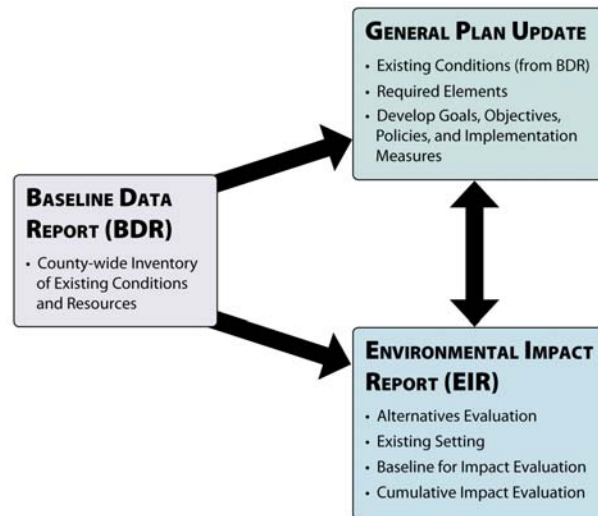
This report summarizes results from the early visioning process initiated by the Napa County Planning, Development and Conservation Department to solicit ideas from the community on the General Plan update.

The General Plan update process is an opportunity for the County, including the community, the Board of Supervisors, and County planners, to affirm a vision of the future. A general plan illustrates “givens” and existing conditions; expresses the community’s goals; reflects public policy related to future land uses; and provides the basis for future decision-making. State law requires that every general plan include seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Optional elements may be added, and in some cases, elements may be combined. Napa County’s current general plan has ten elements and combines Open Space and Conservation into one element. The optional elements in the current General Plan address Growth Management, School Facilities, and Scenic Highways. The Napa County General Plan has not been comprehensively updated since 1983. Each city or county is required by law to update the Housing Element of its General Plan every five years. Napa County updated its Housing Element in 2004. The Governor’s Office of Planning and Research (OPR) recommends the remaining elements be reviewed for their appropriateness based on current conditions every eight to ten years.

The Napa County General Plan update process involves three integrated planning efforts: the Baseline Data Report (BDR), the General Plan update (GPU) itself, and an Environmental Impact Report (EIR). The BDR, which is currently in preparation, will provide current information on environmental and resource conditions in the unincorporated areas of Napa County. The report will supply baseline data to help prepare the General Plan update, provide data and analytic tools for evaluating alternatives, and support the EIR process for the GPU. In anticipation of the GPU, the BDR has been organized to provide the “environmental setting” sections for the resource topics that will be included in the subsequent EIR.

The General Plan update will integrate Napa County’s resources and values, expressing a vision for its future. The visioning workshops described in this

report are the first step in the process. The EIR required by the California Environmental Quality Act (CEQA) describes the environmental effects that may result from the General Plan's policies or from any associated code/ordinance changes required to implement the policies. The EIR must also consider alternatives and propose mitigation measures to address significant impacts identified. Public input will be solicited throughout these planning efforts.



Workshop Process

The visioning process included a series of seven community evening workshops held throughout the County:

- Wednesday, Jan. 19, Calistoga Community Center, Calistoga
- Wednesday, Jan. 27, St. Helena Fire Department, St. Helena
- Thursday, Feb. 10, Yountville Community Hall, Yountville
- Wednesday, March 2, Donaldson Way Elementary School, American Canyon
- Wednesday, March 16, Pacific Union College, Angwin
- Wednesday, March 30, Napa City/County Library, Napa
- Wednesday, April 6, Lake Berryessa Senior Center, Spanish Flat

The workshops were noticed in the local papers and were well attended. The format and presentation content for each workshop was kept consistent as follows. County staff gave a brief presentation to the collective audience providing an overview of the existing General Plan content then introducing the concept, purpose, and possible options for updating the General Plan. Following a brief period of Q&A on the presentation, the audience was invited to break out

into smaller groups, typically consisting of 10–12 people, where facilitators/recorders noted their responses to the following three questions:

1. What do you like about the County that you would like to see preserved or maintained?
2. What would you like to see changed?
3. What other issues should be considered during the General Plan update?

Comments were recorded on flipcharts that were posted on the walls around the room. The larger collective group then assembled and each recorder presented the comments from their respective breakout session to the entire audience. At the end of the workshop, individuals were encouraged to “dot vote,” i.e., place up to three adhesive dots next to the comment or comments they felt most strongly about. The purpose of the dot voting was to give the County an indication of the relative importance of the comments received during the workshops. This qualitative indication is reflected in the comment summaries below.

The purpose of the break-out sessions was to gather as many ideas and as much relevant information from participants as possible. A list of the comments received from each break out session for all workshop locations is included in Appendix A. Appendix B includes the attendance sheets for each workshop; Appendix C contains comments submitted through the County’s web page. A summary of the comments, grouped by category, is presented below.

Every effort was made to accurately capture and portray the comments received during the workshops. However, if any workshop participants believe their comments were not accurately depicted and would like to clarify comments made or provide additional context, please use the mail in form at the end of this document or email us at gpupdate@co.napa.ca.us.



Comment Summary

As anticipated, the comments represented a wide-ranging spectrum of opinions regarding the County's future. Some people were very specific in their ideas while others had a broader conceptual perspective. The following summary groups the comments into general resource topics, although other organizational schemes would be equally valid. Readers are encouraged to review the comments themselves in Appendix A. County characteristics (or attributes) that participants supported preserving versus issues participants identified as needing improvement or change are discussed together as they relate to a common topic. Many of the comments received were relevant to more than one category and this overlap is reflected in the summary below.

Agriculture

Some workshop participants expressed a variety of perspectives reflecting the key role of agriculture and the wine industry in the County. Some participants commented on the importance preserving the vitality of the agricultural community and suggested removing the "sunset" clause from Measure J, which preserves land for future agriculture, promotes sustainable agriculture and protects "vineyards" agriculture.

Other suggestions included:

- Limitation of industrial-type uses in agricultural areas to preserve the agricultural character of rural areas (i.e., agricultural land should be used for agriculture).
- The location of wineries should be in larger cities or industrial areas.
- Other participants suggested that vineyard management be recognized as an industry, that companies be allowed to operate in unincorporated areas and the agricultural serving businesses should be allowed to operate in the agricultural zone.
- Some commenters suggested that agriculture's ability to market in a global economy, including the support of agricultural management activities and the wineries ability to process, should be preserved and protected.
- Workshop participants also noted that agriculture does not equal viticulture and that a diversity of agricultural production was needed.
- Some also suggested a moratorium on vineyard development.
- Some participants also noted that a more defined CEQA process is needed for vineyard development and that a baseline study is needed so that an EIR isn't required for every project.

Economy

Some workshop participants expressed a variety of views relative to promoting the economic health of the County.

- Some commenters noted that a comprehensive economic plan or a separate element in the General Plan update is needed to address preservation of open space, sustainable development, and to balance agriculture with other economic development opportunities, i.e., “don’t put all the economic development eggs in one basket.”
- Participants also encouraged protection or enhancement of the wine industry’s ability to market in a global economy.
- Tourism was noted as a major economic force that should be encouraged.
- New regulations and new taxes were discouraged by some participants due to economic concerns.
- Some commenters noted the importance of job growth in the county to help improve the commuter situation as well as the jobs/housing balance.
- The need for more affordable housing in urban areas and the impacts of unemployed workers during the off-season was also noted.

Fire Safety

Many participants were supportive of minimizing fire risk and recommended:

- Increasing fire safety through landowner incentives to reduce fuel loads;
- Placement of fire stations in high risk areas;
- Promoting a County-sponsored fire danger management collaborative involving private citizens.

Governance

- Many workshop participants expressed a desire for:
 - Balance between resource conservation and private property rights;
 - Local control over local issues;
 - More communication between local government and citizens;
 - Greater education and incentive-based programs rather than additional regulations.
- Incentives to promote responsible land stewardship were suggested as an enhancement of private property rights.

- Some commenters also suggested that a process is needed to reserve the “bundle of rights” that go with private land. It was suggested that this process would preserve a property owner’s opportunity to derive income from their property and would allow a property owner to be compensated when that opportunity is diminished by the affects of regulation.
- Some participants suggested that more clarity on the development process and a reduction of legal challenges to projects is needed, i.e., the fear of litigation has too great an impact on policy development and regulations.
- Existing regulations should be enforced and the enforcement and issuance of new permits should be accomplished in a reasonable time frame.
- Noted in comments were:
 - The desire for a non-discretionary erosion control permitting process;
 - Science-backed regulations;
 - A process by which the unintended human, social, and economic costs of regulations can be examined.
- Some participants were concerned about ensuring diversity in the update process and recommended reaching out to Spanish-speaking residents of the County.

Growth and Land Use

Workshop participants expressed a range of views relative to growth management and associated land use and zoning designations. Comments ranged from supporting no growth, to slow growth, to encouraging city-centered growth, while preserving open space in the County.

- A desire to preserve the rural nature of North County was expressed.
- Better coordination between cities and the County was desired, particularly relative to identifying areas that could support greater housing densities and in defining city/county boundaries.
- Participants varied in their perspective on parcel sizes with some advocating preservation of the minimum 160-acre parcel size and some preferring a smaller parcel size.
- A desire for a permanent greenbelt was expressed along with the preservation of existing urban boundaries (the Rural Urban Limit or RUL) to encourage separation between urban and agricultural areas.
- Some participants also noted that:
 - Zoning designations should be reevaluated throughout the County;
 - Zoning should reflect current conditions (i.e., “clean-up” non-conforming zoning);

- ❑ Re-zoning for affordable housing should be explored where current zoning is obsolete.
- A green buffer between the cities of Napa and American Canyon was suggested.

Historical Preservation

- Workshop participants noted that a commitment to preservation of historical resources is important and needed. Specifically, buildings, landmarks, and historic land uses should be preserved and a historic preservation policy should be developed.
- Some comments noted that the General Plan update should include a separate element for historic preservation and cultural resources.
- A historic preservation overlay and historic inventory of cultural landscapes should be developed.
- Some participants recommended that the approach to historic preservation be flexible to accommodate economic factors and that any new cultural resource element should integrate a new design emphasis.



Natural Resources

- Some workshop participants expressed a desire to preserve the county's biodiversity and conserve resources including wildlife habitat, oak woodlands, watershed lands, forested hillsides and sensitive wetland areas (e.g., wetlands located in South County).
- Support for sustainability and an environmental policy statement was noted.
- Some participants commented that wildlife corridors should be preserved and developed to prevent habitat fragmentation and planning should acknowledge the need for regional connectivity between reserves and other sensitive habitats, including forests.
- Resource conservation to support biodiversity should be balanced with agricultural land use.
- Some comments also noted that Napa River should be restored and preserved in a natural state and acknowledged as a separate planning area given its relative importance in the County.

Open Space

Workshop participants expressed a variety of views about how to more accurately define and manage open spaces in the County.

- Some commenters noted that a distinction should be made between open space for agriculture, open space for recreation and open space for natural resource habitat, and open space for conservation areas.
- Some comments reflected a desire to preserve and make open space more accessible to the public, and ensure connectivity between open spaces and adjacent uses.
- Some commenters noted a desire to preserve open space but not at the expense of private property owners.
- More open space between cities was suggested.
- Some participants noted the desire for more recreational open space.
- Specific comments included the desire to create a regional park system and expand public parklands and recreational open space throughout the county.
- Partnering with the state and federal government to ensure and fund more open space was also suggested.

Recreation

General comments included the desire for a recreation district and/or a regional park system and the need for a separate parks and recreation element in the General Plan update.

- Some workshop participants expressed a desire for increased countywide recreational opportunities.
- Participants expressed a desire for:
 - ❑ Increased recreational opportunities on the Napa River (walking, biking, and trails);
 - ❑ A countywide trail and bicycle system;
 - ❑ Improved public access to waterways (from rivers and marshes, to the bay);
 - ❑ Additional areas to ride horses with equestrian trails;
 - ❑ Increased recreational opportunities for youth and families (e.g., more playing fields);
 - ❑ Balance recreational land uses with agriculture;
 - ❑ Improve recreational opportunities at Lake Berryessa;
 - ❑ Provide public access to recreational open space.

Tourism

Some workshop participants expressed a continuum of opinions ranging from discouraging more tourism to acknowledging tourism as a major economic force that should be encouraged.

- Some individuals felt that tourism should be preserved, but better managed to maximize economic benefits while minimizing impacts.
- Special events at wineries were noted as having both benefits and impacts.
- Specific suggestions to improve management of tourism included:
 - ❑ Better coordination between cities and the County;
 - ❑ Providing more tourist-oriented transportation alternatives (e.g., expand wine train right of way to include a bike path, and improve transportation available to wineries to discourage use of cars);
 - ❑ Develop improved tourism opportunities through marketing.

Traffic and Circulation

Workshop participants indicated the importance of preserving the scenic and rural characteristics of current roadways but also suggested that alternative modes of transportation be considered to ease traffic congestion through out the County and suggested that certain roadway and circulation improvements should be made.

Specifically, a number of participants:

- Support an increase in public transit over road widening;
- Suggest that light-rail should be evaluated, including a train from Vallejo with hubs going north through the valley;
- Support the exploration of increased carpool and van pool options and associated parking;
- Suggest potential ferry service on the river.

Specific roadway improvements suggested by participants included:

- Widening Jameson Canyon;
- Leaving Jameson Canyon as is;
- Improving circulation in St. Helena and South County;
- Corridor improvements to Lake Berryessa; and
- Increasing circulation between Highway 29 and the Silverado Trail.

Other general comments included:

- Providing better access in and out of the Valley;
- Providing greater connectivity between South and North County;
- Improving transportation to service wineries;
- Improved demand management,
- Focusing on pedestrian safety (particularly on Hwy 29);
- Developing a countywide bike path;
- Improved road maintenance.


Viewsheds

- Some participants noted that viewshed regulations should be retained and that viewsheds and scenic corridors should be preserved, i.e., the rural horizon should be maintained through low profile building envelopes and stronger enforcement of hillside and hilltop development regulations.

- Other participants thought the County's current viewshed ordinance is too restrictive.
- Other comments noted that the viewshed ordinance should also consider top down views.
- Some participants noted that light and glare pollution are of concern and that a countywide light ordinance should be considered as well as combining the noise/light element in the General Plan update.



Water Management

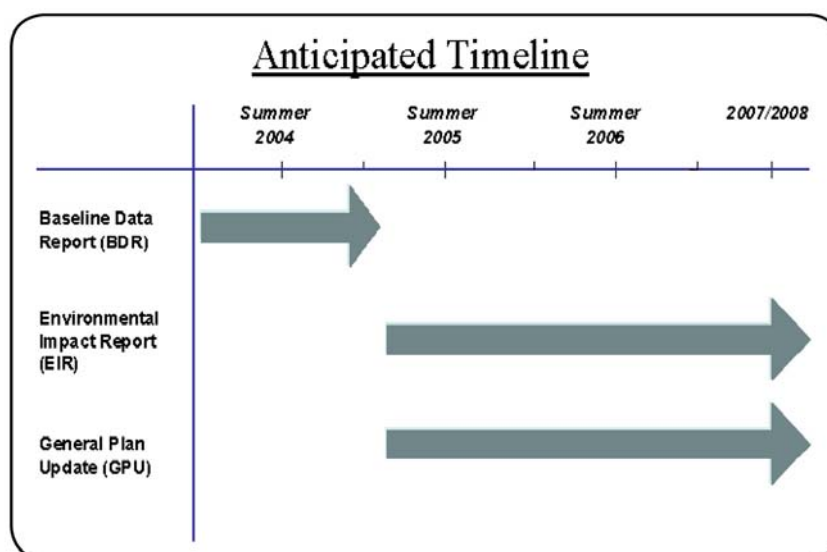
- Some workshop participants expressed concern regarding:
 - ❑ Lack of water supply for urban and agriculture use;
 - ❑ Need to protect groundwater for agricultural purposes;
 - ❑ Desire to maintain a sustainable water supply for the future. A variety of suggestions were made to address this concern.
- Commenters noted that the County would benefit from a more comprehensive approach to water planning and suggested that an Integrated Regional Water Management Plan (IRWMP) be developed 
- Need for a groundwater management plan, including groundwater monitoring, and a more objective application of the groundwater ordinance was noted.
- Some comments suggested that the County should not regulate groundwater.

- A separate element in the General Plan update focusing on water management was also suggested.
- Specific suggestions for addressing water supply concerns included:
 - Investigating water availability outside the County;
 - Considering use of reclaimed water for golf courses and parks;
 - Increasing water storage and use of re-charge ponds;
 - Preserving groundwater by using recycled water;
 - Reclaiming the County's share of Lake Berryessa water rights.

Thank You

County staff thanks all those who attended these workshops and appreciate your time and thoughts in helping us shape our future together. Please let us know if we missed something in this summary report, or if there are ideas you would like to add. We look forward to hearing more from you and ask that you continue to stay engaged in the General Plan update process. Please visit our web site for periodic updates on the status of the general plan at <http://www.co.napa.ca.us/>.

County staff is in the process of preparing a Request for Proposal (RFP), which will solicit interest from qualified consultants to help the County prepare the General Plan update and associated EIR. It is anticipated that the update process, including the EIR, will take approximately 2–3 years and will start in earnest in late spring 2005. There will be many opportunities for public input and review of the draft EIR during the General Plan update process.





Thank you for your interest in the Napa County General Plan Update. Your input and participation is encouraged and appreciated.

Name: _____ Title (if applicable): _____

Organization/Business (if applicable): _____ E-mail: _____

Address: _____

City: _____ State: _____ Zip: _____

☐ Yes I would like to be added to your mailing list to receive project information and updates.

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Thank you for your comments. Feel free to send in additional sheets. Please fold this form in half and seal with tape before mailing.

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NAPA VALLEY CONSERVATION,
DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD STREET, SUITE 210
NAPA, CA 94559

Appendix A

Workshop Comment Lists

Napa County General Plan Update

Calistoga Public Meeting Flip Chart Notes

(#) Indicates number of blue dots.

Group 1

- Preserve rural character (5)
- Increase flexibility for business
- Need tourism management (1)
- Need environmental quality/resource protection (1)
- Manage growth
- Need jobs and housing balance (1)
- Concerned about winery impacts (3)
 - Traffic
 - Strain on infrastructure
 - Impact to cities
- City/county need to share social services
- Traffic, specifically trucks, a problem (1)
- Mansions impacting viewshed (3)
- Jobs are too “service” related
- Lack of recreational facilities
- Limited professional jobs (3)
- Rising cost of living concern
- Clean industry jobs lacking (2)
- Need balance in General Plan with individual rights and property rights (2)
- Need groundwater regulation
- General Plan must consider monetary, social and regulatory costs to property owners (3)

- Maintain growth management
- Preserve rural character, open space (1), unique resources (4)
- Preserve historic structures (4)
- Preserve rural nature of road system (1)
- Need groundwater monitoring (1)
- Support economic diversity (3)
- Cross-jurisdiction land use impacts
- Preserve agriculture (2)
- Need resource management / fire protection (1)
- Extend Measures A & J
- Better meet industry needs
- Regional traffic increase concerns, Lake through to Sonoma (1)
- Desire for agriculture element (1)
- Preserve open space and viticulture
- Need affordable housing (not subsidized) (3)
- Water resources (domestic supply) concern
 - East county
 - Groundwater (2)
 - Surface water / water impoundments
- Coordinate cooperation between County and City (1)
- Keep rural character while resolving traffic/transportation/water issues
 - Alternative forms of transportation (2)
- Focus on families (4)
 - Parks / Recreational
 - Social activities
- Moratorium on vineyard development (2)
 - Water
 - Diversity
- Diversify commerce/economic (1)
- Need youth-oriented public facilities (2)
- Need environmental protection (1)
- Affordable housing for families starting out (1)

Group 2

- Viewshed, scenic corridors, light important (1)
- Water availability concern (2)
- Groundwater management and preservation important
- Prolonged visitor use/scenic transportation (1)
- Preserve landmarks (4)
- Establish linked bicycle network—American Canyon to Calistoga (1)
- Ensure that previously defeated measures not included (2)
- Ensure that existing businesses fit into zoning (4)
- Consider 5-acre parcels, more affordable (160 prohibitive) (6)
- More hiking trails (1)
- Establish wildlife corridors—preventing fragmentation (1)
- Support special events, tourism uses in winery, catering, weddings (2)
- Concerned about impact of pesticides—glassy-winged sharpshooter
- Protect Napa River (2)
- Measure J/Parcel J/population important
- Respect sensitive agriculture
- Pedestrian right-of-way / Open space / Ag. Preserve for recreational opportunities—rezoning? (1)
- Increase community involvement throughout process
- Work on definition of ‘urban bubble’(1)
- Affordable housing – need more outreach to families / Hispanic Community (4)
- Problem: In Pope Valley properties can’t be improved; gets voted down by other parts of the county / commercial uses (3)
- Concerned that same consultant that prepared Measure O is involved in General Plan update
- Link job/housing balance (1)
- Consider following 4-5 objectives of existing General Plan / keep existing character (ag is primary industry, businesses in county must be local serving) (3)
- Preserve of historical areas/structures (1)
- Unemployed farmers—consider impacts of this workers/off-season impacts
- River water / wastewater for irrigation (1)

- Look at nonconforming parcels in existing urban areas that have obsolete uses—consider converting to housing (4)
- Need to maintain minimum forest mass
- Need an effective county health department (i.e., tuberculosis)
- Need pull-outs on county roads (county road standards) (1)
- Want a report card on existing General Plan performance (1)
- Noise

Group 3

- Bicycle transportation tourist/commuting (element?) (1)
- Create class III trail/path from Napa to Calistoga and beyond, Solano and Vallejo ferry (2)
- Consider use of railroad right-of-way as trail
- Parks/open Space element includes: (5)
 - Healthy citizens
 - Public access to water, recreational resources
 - Recreational opportunities
 - Conservation approach
- Issues of concern: Circulation→Highway 29 / routing and its relation to cities—planning issues (6)
 - (1) Waterway transportation
- Create water element (4)
 - Quality/allocation
 - Protection of geothermal resources
- Create tourism element (3)
 - Inter-county circulation
- Historic resources preservation element (3)
- Ensure use of GIS coordinated with cities
- Ensure stronger property rights protection (3)
- Agricultural noise (vineyard wind machines) a problem
- Ensure adequate farm labor housing (1)
- Maintain ag preserve (5)
- Affordable housing concern (4)

Group 4

- Create water management element following Santa Clara Model (2)
 - Recharge ponds
 - Recreation
 - Drinking
- Preserve historic resources (2)
- Protect Ag Preserve (2)
- Improve circulation on scenic highways – ‘83 model (2)
- Preserve of recreation areas—Open Space
 - Public access preserved
 - Encourage more recreational activities (1)
 - Public lands
- Lake Berryessa (3)
 - Needs more development opportunities in zoning allowance
 - Property rights (5)
 - Better balance between public and private needs (2)
 - More open/engaging process involving private property with method of recourse (1)
- Preserve clean air
- Trail safety a concern
- Manage control of county resources
 - Education instead of regulation (1)
- Improve access to services (health, retail, etc.)
- Protect rural nature of county
 - Limited growth
- Need better access (transportation)
- Create Noise element (traffic induced) (3)
- Traffic incompatible with residents
- Voting process should be localized for local development, e.g., Pope Valley, Lake Berryessa (1)
- Consistent rule application, e.g. winery visits
- More objective application of groundwater ordinance
- Carrying capacity (water, etc.)

- More openness (encourage) to alternatives
- Support technologies that will mitigate issues/problems (3)
 - Examples: solar energy, septic systems, recycled water
- Transportation: explore alternatives to expansion of roads, trains

Napa County General Plan Update

St. Helena Public Meeting Flip Chart Notes

(#) Indicates number of blue dots.

Group 1

- Preserve open space between cities (1)
- Maintain manageable city populations
- Maintain agriculture as primary use (1)
- Preserve historical resources
- Preserve property rights (2)
- Preserve & encourage small family business
- Maintain slow growth patterns & development constraints (1)
- Support access to public lands/open space
- Support overlay zones for schools (1)
- Support more flexibility in property rights (5)
- Allow overnight stays (1)
- Support more local self-determination (localized voting process) (preclude Indian gaming, nonresident impact) costly development regulations for agriculture (2)
- Policies should facilitate intended use, e.g., agricultural land should be used for agriculture
- Streamline development review process
- Maintain quality of air and water (1)
- Over regulate instead of enforcing existing rules (1)
- Avoid over engagement with big business
- Need more defined CEQA process for vineyard development (1)
- Improve & maintain health of waterways
- Examine unintended human, social, economic costs of regulations
- Support policies that encourage continued family ownership of land (7)

- Add property rights element (1)
- Add historic preservation element
- Add water element
- Add affordable housing element (1)
- Improve jobs/housing balance (1)
- Facilitate development in pre-designated places
- Encourage mixed use development
- Fear of litigation has too great an impact on policy/regulations
- Need policies re: Indian gaming (3)
- Support affordable housing with less taxpayer costs

Group 2

- Preserve slow growth (1)
- Maintain existing traffic volumes
- Preserve historical sites & buildings (4)
- Support comprehensive water planning
- Preserve urban boundaries with open space between (No San Jose) (11)
- Preserve rural nature of North County
- People are priority, not cars
- Preserve natural setting and keep development at scale that does not dominate the natural setting (1)
- Maintain small-town nature of North County towns/cities
- Prevent urban sprawl (2)
- Preserve natural resources (e.g. open space, clean air and water, and diverse plant and animal life)
- Preserve open space and agriculture
- Preserve “private” in property (value privacy) (1)
- Support flexible forest management for thinning and harvesting (3)
- Support countywide bike path
- Improve traffic
- Support rail commuting Napa to Vallejo (3)
- Support improvements to Lake Berryessa Area for recreational use (County Park System)

- Need better coordination between county and cities/towns along Hwy. 29 and Silverado Trail (2)
- Re-examine rail right of way use for public purposes, Calistoga to Vallejo
- County should stay strong politically regarding development of “strip mall” on Hwy. 29
- Develop open space and park district and support it with money (3)
- Expand recreational open space countywide
- Consider pedestrian friendly trail system between and through all cities away from roads (1)
- County Agricultural Department should focus on non-native plants (spread propagation) elimination or prevention
- Clean-up nonconforming zoning in county (1)
- County should work with cities on approving new development using “city” water
- Consider economic impacts of new regulations (1)
- Support equitable representation throughout county rather than demographics that favors south county (2)
- Sustainability (3)
- Consider income level in planning (income disparity)
- Napa County should become more aggressive with state and federal governments to develop more open space
- Limit massive hillside development to improve open space connectivity
- Manage all water resources to balance human needs and long-term environmental viability
- Remove or eliminate the need for high cost consultants (e.g., J&S)

Group 3

- Look at what real housing limits should be. Is State requirement reasonable?
- Can we establish a limit on growth?
- Ensure on-going public involvement on website and public meetings
- Look at other elements: Water Resources (1)
- Economic element should be considered for sustainability
- Prevent unintended consequences of negative policies that may result (1)
- Preserve agriculture and open space such as agriculture & wild lands
- Preserve large parcel size (2)

- Maintain agriculture preserve, open space and aesthetics
- No growth
- Increase and improve enforcement for land uses
- Identify uniqueness of county & then maintain it e.g. balance between man-made & natural elements (2)
- Integrate wine Industry with agriculture & support wine industry to maintain agriculture (2)
- Balance residential growth and services available to those living here now and in future
- Provide public access to recreational open space (1)
- Redefine viewshed and/or scenic highways to slopes > 15% (3)
- Maintain minimum forest lands and prevent their fragmentation
- Redefine Angwin Urban Residential “bubble” more accurately to protect agriculture and support housing in existing residential areas (3)
- Become a regional destination for open space / recreational use – more access & variety of activities (1)
- Housing – should occur in existing urban areas as opposed to unincorporated areas. Change state law if possible (1)
- Tourism is major economic force – encourage
- Improve school system
- Improve traffic flow/circulation around St Helena
- Tourism and recreation should be balanced as far as impacts with existing residents and on resources and services
- Affordable housing is possible “workforce” housing (4)
- Improve traffic flow especially Jameson Canyon (2)
- Manage tourism to maximize economic benefits while minimizing impacts (1)
- Provide more resources to conference and visitors board
- Discourage tourism (at capacity threshold already) (3)
- Preserve historic resources in and around valley
- Study land uses in context with circulation in St. Helena vicinity
- Look for areas that would accommodate greater density in housing (1)
- Circulation up valley a concern
- Unincorporated areas need to address affordable housing (1)
- Mixed use opportunities
- Better circulation in South County

- Identify parcels of land with obsolete zoning and re-zone for affordable housing
- Consider re-zoning agriculture lands that are unsuitable for agriculture for other more suitable uses
- Protect agriculture watershed lands
- Increase housing density in urban areas

Group 4

- Protect opens space
- Preserve agriculture in both AP/AW AW:OS (hillsides)
- Preserve existing rural character
- Limit homes on hills
- Promote sustainable agriculture (less chemicals) (1)
- Preserve private property rights; owners are the best stewards (6)
- Enforce existing regulations re: rentals (2)
- Support sustainable use of natural resources, especially water
- Preserve existing urban boundaries (via vote of people) (3)
- Preserve historic buildings within cities and unincorporated areas
- Preserve air quality
- Control growth
- Develop historic resources element (1)
- Preserve Lake Berryessa development level (1)
- Fuel load reduction to preserve healthy forests (3)
- Retain viewshed regulations
- Preserve heritage sites and cultural landscapes
- Be flexible with historic preservation; more economically possible (2)
- Improve balance between residents and jobs
- Improve flexibility of use of private property re: events (private parties, fundraisers, weddings) (1)
- Support agricultural element in General Plan (6)
- Eliminate sunset clause in Measure J
- Increase circulation between Hwy. 29 / Silverado Trail (2)
- Create tunnel between Napa/Sonoma (1)
- Enforce existing regulations or get rid of them

- Recognize forest management as agricultural activity (1)
- Sponsor fire danger management for private citizens (5)
- Reduce in legal challenges to projects
- Improve public transportation and recreational access to the river
- Reduce traffic congestion caused by jobs/housing commute (1)
- Improve road between Silverado Trail (Zin/Breenen) to Hwy 29 (Lake County)
- Reevaluate rental / B&B regulations
- Regulate enforcement of hot air balloon industry launch site
- Transportation demand management (1)
 - Vanpools
 - Stagger work hours
 - Passenger rail (2)
 - Mono rail
 - Curtail commercial traffic
- Control “night flights” low-flying aircraft
- Improve cell phone reception (1)
- Support science backed regulation
- Regulatory process must consider citizens affected by regulations (2)
 - Legitimate needs of unincorporated areas not reflected by city citizens
 - Separate voting process
 - Local control over local issues
- Concerned there be sufficient future water for usage
- Subsidize vanpools for other counties residents working in Napa county
- Address immigrant worker issues (1)
- Improve recreational use /access of Lake Berryessa (1)

Group 5

- Preserve agriculture as dominate feature (3)
 - Element
 - Integrated
 - Preserving Rural Character

- Preserve agriculture-serving businesses (1)
- Support local-serving businesses (3)
- Support business that cuts down traffic
- Sphere of influence business/traffic city and county lines
- Balance between land uses because of money
- 160 acre Parcel split (6)
- + Cell site north / east corner (3)
- Preserve existing businesses (4)
- Support historical preservation of buildings / land use (3)
- Preserve peace and quiet of valley, preserve agriculture use
- Re-adopt circulation map in 1983 General Plan to accommodate existing population
- Support urban center development /distinct areas like growth management
- Like absence of freeways
- Enhance beautification along highways/downtown; pay attention to facades; enhance visual aspects throughout valley
- Develop comprehensive economic plan that addresses both green space and development (sustainable) (1)
- Planning process should maintain sense of community
- Preserve funky county roads (small narrow) (1)
- Preserve “sense of place” (1)
- Greater road without growth inducement
- Greater logic to edges of city
- Continued improvement of Napa River, enhancement of uses
- Attract additional retail
- Greater emphasis on preservation of natural habitat (woodlands, forest) (2)
- Need water management – groundwater preservation, recycled water use (1)
- Cultural resources element should integrate new design emphasis
- Support emphasis on recreation / parks/ river walk/ bicycles (1)
- Need mechanism to address overlapping planning efforts (1)
- Private enterprise and ownership should accommodate recreational needs; county should get support
- Need better vision of industrial needs
- Limit of tourism in unincorporated areas
- Need non-discretionary erosion control process

- No more regulations
- Maintain low crime rate
- Expand community facilities; address facilities needs within sphere of influence
- Need total upgrade of Hwy. 29 / Mt. St. Helena to Lake County
- Let local people decide local issues.
- Expand boundaries of St. Helena
- Need sustainable vision for the county to balance economic, environmental and social equity needs
- Need to address increase in aging and Hispanic populations
- Change procedures for placement of cell phone cites to get better coverage (2)
- Increase enforcement of regulations mechanism to ensure enforcement
- Enforcement / permits must be accomplished in reasonable timeframe
- No public funds should be expended for big bicycle events
- Need development of groundwater management approach (1)
- Need more turnouts on primary /secondary roads
- Promote renewable energy resources
- Need better coordination between Caltrans and cities and County re: Hwy 29 traffic (3)
- Limit number or reduce impacts of bicycle events on local community
- Promote alternative modes of transportation, including walking /biking
- Plan for open space for public use
- Need safe bicycle path the length of the valley (2)
- Plan for open space for public use but not at the expense of private land ownership (1)
- School / education should be separate element
- Enforce existing use permits relative to noise impacts

Group 6

- Preserve tourism
- Preserve open space, viewshed, clean air
- Plan for historic preservation
- Focus on Agricultural Education
- Preserve all agriculture (including vineyard management companies) (4)

- Preserve wineries' ability to process, sell and market wines (2)
- Preserve forested hillsides
- Wants St. Helena defined at boundaries by agricultural lands and vineyards
- Continue balance in St. Helena as commercial center of up-valley agriculture.
- Preserve property rights (2)
- Preserve and increase recreational opportunities
- Preserve country roads
- Avoid rural sprawl
- Small neighborhoods, community should decide their own destiny
- Need better transportation in and out of Valley (add light rail) (3)
- Allow preservation of historic buildings and restore historic use
- Preserve good working economy at current level and plan for diversity
- Improve highways – realign and expand (1)
- Elevate roads in flood plain
- Rebuild roads for current traffic EQ, e.g., Silverado Trail
- Wants more affordable housing in keeping with community character (2)
- Wants historic preservation policy
- How does General Plan apply in unincorporated areas re: historic preservation?
- Wants environmental and agricultural education throughout county
- Build sense of community throughout county. Build appreciation at student level of other lifestyles, diversity
- Fix Jamison Canyon.
- Allow vineyard management companies to operate in unincorporated areas (within Agricultural Areas)
- Wants zoning, not use permits for business – maintain existing uses in Angwin / Pope Valley / Rural (6)
- Want Pope Valley Airport permit (1)
- Preserve Pope Valley Post Office
- Wants hiking/cycling path access to open space (2)
- Wants light rail to Vallejo (1)
- Wants more mixed use agriculture
- Supports preservation of threatened/endangered species
- Wants more and better use of Napa River

- Consider mixed use of buildings (1)
- Reduce congestion /accidents on Hwys. 12 & 29
- Supports tourist oriented transportation alternatives
- Wants more recreational opportunities
- Wants tunnel of trees south side of St. Helena -- more landscape, fewer signs
- Wants to see more effective signage, lighting, less visual clutter
- Wants to see more effective city-county coordination on projects affecting city (2)
- More cultural development
- Re-evaluate parcel sizes that support smaller units
- Need better uses of land resources (1)
- Need rural commercial services
- Develop more and better tourism/recreation opportunities with marketing
- Need serious review of economics to support wants
- County needs recreation district
- Facilitate integration of diverse groups
- Wants to know more about what other counties put in general plans
- Address marketing and tourism in General Plan Update
- Address historic preservation and community character (2)
- Use permits for rural wineries – limit requirement for tours & tasting reservations
- Wants separate water element
- Get community input for design review of new buildings
- Wants policy statement re: environment, as we do for agriculture
- Wants economic development element relating to Agriculture, WDO, tourism, commercial areas and jobs, housing (3)
- Wants right to process at wineries similar to right to farm ordinance (1)
- Resurrect small winery exemption
- Identify uniqueness of each community within the county

Napa County General Plan Update

Yountville Public Meeting Flip Chart Notes

(#) Indicates number of blue dots.

Group 1

- Preserve safety
- Maintain status quo, no urban area expansion into agriculture
- Protect open space/small town opportunities
- Appreciate open space / views but concerned about visual ordinances that might preclude home building
- Preserve wildlife habitat
- Preserve private property rights (1)
- Protect management of natural resources
- Protect ag and natural resources and protects ag's ability to market in global economy (2)
- Maintain rural horizon – i.e., low profile building; protect against hill top building (1)
- Protect ag/private property; keep system discretionary (1)
- Preserve interconnectivity of open space /wildlife/natural resource habitat (2)
- Concern over water supply for cities/ag, etc.
- Embolden citizens responsibility in land stewardship, shouldn't infringe on private property rights this is an enhancement (2)
- Need to protect groundwater for agriculture.
- Preserve all aspects of agriculture, including ag management (1)
- Investigate water availability outside the county
- Protect personal wells and springs on private property protected
- Need process for compensating owner for effects of regulation (3)
- Provide municipal and reclaimed water for agriculture and rural residents
- Need to guide/discuss/limit clearing for vineyard (or any) development

- Need clear cutting guidelines
- Commit to a public parkland expansion that would interconnect to adjoining areas
- Look/increase traffic circulation and size of roadway
- Need separate water element and integrated resource water management plan county wide (3)
- Need a good viewshed ordinance; (houses on ridge tops are a problem)
- Need county enforcement of its own rules
- Support Jamison Canyon road improvements holistically
- Improve mass transportation in concert with all other transportation solutions (e.g., light rail) now and for future (2)
- Examine corridor improvements to Lake Berryessa (widening and safety)
- County should promote private stewardships – help with funding and expertise (1)
- Need sustained education effort on the benefits of land stewardship (lack of expertise)
- Need same “right to process” between farming and wineries (1)
- Need to investigate if county can help manage urban flight due to rent increases
- Agricultural development process is too discretionary – need non-discretionary rules
- Need studies (TMDL, etc.) to get baseline so that an EIR isn’t needed for every project
- Measure P created hardships – rules should be equitable
- Need to investigate how auto traffic will affect future growth patterns – need carpools, safety first (before asphalt)
- Increase diversity of ag production (2)
- Consider use of reclaimed water for golf courses, parks, etc. (2)
- Re: water – Don’t create a one size fits all solution (1)
- Put teeth into private property trespassing laws
- Provide better clarity for development to protect private property – more certainty for all
- Develop/commit to a sustainable renewable energy policy
- Need a Salmon Festival Celebration

Group 2

- Likes rural setting (1)
- Likes peace and quiet
- Likes stars at night (3)
- Likes natural resources / beauty
- Values balance between open space and urban
- Infill vs. Sprawl – Good
- Likes proximity to larger areas
- Takes pride in wine country
- Values low crime rate
- Likes attractive building environment
- Likes tourism-based economy (recreation)
- Likes community college
- Great history to preserve (1)
- Less light is good (1)
- Preserve trees (1)
- Likes scenic viewshed (hills and valley) (1)
- Likes clean air, pollution free
- Likes the outside perception of Napa County
- Likes hot air balloons
- Change the county-wide light ordinance (1)
- Need road improvements – quality and circulation
- Need permanent agricultural and open space protection (3)
- Need better tree preservation with focus on native, fire friendly
- Improve rail system
- Improve roads for bicycles
- Enforce current vehicle lanes
- Improve public transit
- Pay attention to gateways of valley
- Change setbacks along thoroughfares
- Need stronger scenic hillside development
- Need more economic diversity

- Need better planning for Lake Berryessa economic development (more recreational opportunities.) (1)
- Need better access to Lake Berryessa
- Need more access to public open space
- Establish permanent greenbelt
- Change exemptions to restrictions, e.g., setbacks
- Increase private property rights (2)
- Reevaluate minimum parcel size requirements
- Increase use of reclaimed water
- Stop depletion of ground water
- Put water element in plan (3)
- Change options to current circulation plan, e.g., expressways
- Take comprehensive approach to housing plan
- Need local control over affordable housing approaches
- Improve relations / coordination between county & cities
- Too much building – need to limit (ex. Warehouses)
- Reevaluate zoning designations throughout county (1)
- Recognize vineyard management as industry
- Coordinate development of passive recreation opportunities at urban edges with agricultural balance (3)
- Provide more economic consideration to regulations (balance public need with private rights)
- Community should share costs for community benefits
 - Tax credits for some degree of loss – (more benefits) (1)
- Slow down rate of growth
- Need more jobs – housing proximity (1)
- Need better timing management of traffic generators, e.g., wineries open/close at same time
- Concern about the potential impacts of Yountville proposed well
- County should reclaim share of Berryessa water rights
- Draw diversity of county population into public decision making, e.g., Hispanics) (1)
- Less regulations for workforce housing
- More farmworker housing in proximity to work places
- Combine light / noise element (3)

- Ag. Element should be added on its own
- Place fire stations in high-risk areas
- Encourage landowners to reduce fire risk on property – perhaps its own element? (1)

Group 3

- Preserve existing housing (1)
- Keep Open Space (Eastern P/O Napa) (2)
- Keep scenic corridors
- Conserve of natural resources (1)
- Preserve large parcel size (1)
- Preserve RUL
- County needs to support agriculture
- Need less control of private property
- Preserve undeveloped hillsides
- Need to balance property rights with preservation o
- Improve road safety / traffic control to reduce fatalities (2)
- Increase patrol Wooten valley 128
- Need more affordable housing (1)
- Need more parks and trails
- Need incentives to cities to take housing
- Recycle water opportunities
- Need more balanced, diverse economy (4)
- Proactive support of agriculture (3)
- Increase water storage
- Each jurisdiction should be responsible for own housing numbers
- Support use of alternative building materials, such as solar
- Establish pedestrian and bike paths off the beaten path
- Reduce traffic bottlenecks
- Establish alternative route Hwy 12/I-80 (1)
- Wants a place where my children can live
- Adapt zoning to conditions
- Education not regulation (1)

- Make unwritten policy available to public
- Recognize impacts to city with County development
- Create Economic Development element (1)
- Create Groundwater element/ individual groundwater management plan (1)
- Locate wineries in city
- Establish East County (lake district) as a natural area
- Need after school programs (teens) (1)
- Conserve water w/ with economic development in rural areas (1)
- Preservation of night SRT
- Enforce winery U.P.
- Continue and coordinate historic preservation
- Preserve healthy business environment
- How will county budget General Plan to current tax base?
- Light Rail / to Vallejo?? (1)
- Want mixed use housing, community compatible use
- Less tax – no increase
- Extend Measure J (2)
- Support temporary farm worker housing (1)
- Improved social/ medical services / facilities
- Extend viewshed extended to public areas (Lake)
- More parks for baseball
- Take comprehensive look at zoning to support community services
- Preserve year round occupancy
- Recognize urban growth and pressure
- Reduce 160A
- Propositions P and O not on ballot again and not in General Plan
- Be more supportive of river restoration (4)
- Need more parking, low income housing
- Concerned about quality of low income housing construction (1)
- Tax – no more
- Flood project effects on bank stabilization in cutting wharf
- Need alternative transportation for tourists

Group 4

- Preserve agriculture, open space and affordable housing (real estate for average income)
- Maintain ag/open space, minimize zoning changes that would reduce (5)
- Reduce existing uses in ag zones
- Maintain healthy ag economy
- Preserve historic resources and historic land uses
- Concerned about lack of affordability of Real Estate (1)
- Maintain urban growth in city areas (1)
- Balance transportation
- Maintain livability on county parcels
- Maintain emphasis on agricultural interest
- Need economic balance of agriculture and affordable housing within urban areas.
- Restore Napa River and tributaries
- Recognize ag as highest use of land
- Conserve water use and watershed with water management plan
- More cooperation between city and county with integration of tourism services
- Preserve trees (historic & forested areas and balance the existing habitat)
- Need balance in General Plan for respect of individual rights, diversity of thought and opinion, taste
- Respect individual property rights
- Clarify difference between open space uses and ag uses
- Rezone those lands not suitable for ag to something else more compatible
- Encourage real ag lands for agriculture
- Need transportation reform -- develop other modes of transportation
- Develop an historic preservation overlay and develop historic inventory of existing historic including cultural landscapes and uses of cultural landscapes (2)
- Support ag-serving businesses in ag zone (recognize ag supports businesses) (2)
- Limit industrial type uses in ag and preserve the agricultural nature of ag areas. Move industrial to industrial areas
- Increase use of railway for transportation & circulation (1)

- Add walking, biking & trails on Napa River area (1)
- Remove sunset clause from Measure J and/or ag preserve law; perpetuate this law (2)
- Explore legislation exemptions to the housing element
- Increase enforcement of zoning and building laws; create a set of development thresholds to streamline more harsh penalties for violators
- Agriculture does not equal viticulture
- Preserve viable agriculture
- Preserve land for future agriculture (1)
- Reduce use of non-renewable resources especially petroleum. Provide incentives for use of “green” building products
- Set premises for General Plan that cannot be preempted by State law
- Growth management element needed in General Plan
- Develop a city/ county plan to cooperate
- Allow for farming companies to farm on non-owned ag land (1)
- Maintain streets after development complete. (Repair after development)
Review & enhance roads standards
- Relax regulations and eliminate those that intrude on privacy or that are petty
- Need balance between forest management property rights (1)
- Adopt tree ordinance
- Need water management element

Napa County General Plan Update

American Canyon Public Meeting Flip Chart

Notes

(#) Indicates number of blue dots.

Group 1

- Keep small town character
- Like city centered growth & open space in county
- Preserve family friendly policies (child care)
- Improve accessible connected open space
- Preserve natural beauty of county
- County has good biodiversity and needs to preserve (3)
- Preserve private property rights (5)
- Do not regulate groundwater use
- Preserve vitality of agricultural community
- Preserve RUL's
- Preserve south county wetlands and Napa River in natural state
- Increase recreational opportunities on Napa River (1)
- Encourage job growth to help commute situation
- Limit light / glare pollution
- Increase childcare facilities when / if job growth occurs
- Remove child care facility development restrictions
- Need public lands for hiking, biking, etc.
- Need increase in public transit vs. widening roads
- County housing stock – keep out of agricultural areas, keep in cities
- Look at light-rail options
- Jamison Canyon safety issues and congestion needs to be addressed (1)
- St. Helena traffic issues needs to improve

- Look at 5 year General Plan updates /evaluations
- Consider rail commuting as pollution, congestion solutions
- Improve viewshed conservation (houses)
- Concerned about preservation of oak woodlands & other habitats
- Expand educational facilities, including universal childcare (1)
- Concerned about balanced and diverse economy (1)
- Need balance between winery numbers (capacities) & vineyard acreage
- Look at other economic opportunities beyond grapes, while promoting wine industry
- Need clearer definition of “industrial” winery vs. agricultural winery (1)
- Tourism should be addressed separately, e.g. traffic, & other pros/cons (1)
- American Canyon wants to be considered more a part of Napa County

Group 2

- Preserve uniqueness of the area/ land
- Preserve slow growth and separation between urban and rural areas
- Conserve resources (1)
- Need balance of agricultural/ rural and businesses and services
- Preserve hillsides east of 29 near American Canyon
- Preserve flatlands, open space, quality and maintenance of roadways
- Beautification of waterways & access important
- Like the open space
- Like city centered development and growth
- Like diversity of people, activities and services
- Like air quality and visibility
- Like small town quality
- Likes quick access to San Francisco (metro areas) and cultural aspects
- Should be compensation to land owners and attention to property rights (9)
- Address growth related traffic congestion (North to South)
- Define open space public vs. private and access to public spaces definition that fits our community
- Would like to see county-wide trail system (1)
- Wants public access to waterways, rivers, from marsh to bay (1)
- Increase fire safety through land owner incentives to reduce fuel load

- Need better access in and out of Valley
- Need better local jobs / housing balance (1)
- Need more realistic balance between agricultural interests and general population. Meet communities needs even if it means intruding into ag lands
- Look at rezoning ag land based on current population trends
- Commit to preserving historical resources (3)
- Increase public education instead of enacting new regulation
- Expand wine train right of way to include bike path length of valley (1)
- Increase pedestrian and bike thru-ways (1)
- Add train service from Valley to Vallejo
- Need more family events to include children
- Increase childcare quality and quantity in American Canyon (1)
- Accommodate local teen and other local public events at existing facilities (e.g. wineries)
- Need areas to ride horses
- Expand recreational activities in public and private spaces (1)
- Balance between growth of government and growth of population (1)
- Provide more info early in General Plan update process
- Give citizens a voice — more communication for local government to citizens
- Recognize importance of American Canyon and its citizens
- Separate General Plan. element for water/ everything to do with water (3)
- Recognize American Canyon as a city and not a bedroom community

Group 3

- Preserve agriculture, open space & natural resources
- Preserve rural character not just agricultural uses – be good neighbors (1)
- Preserve an equitable tax system
- Preserve Lake Berryessa as separate land use designation including recreation
- Preserve wine industry's ability to sell and market products (1)
- Preserve agricultural open space and rural aspects in a balanced fashion
- Preserve opportunity to derive income from property (3)
- Preserve rights to use property; preserve right for everyone to have a voice

- Preserve partnerships/stewardships with the land for conservation of natural resources
- Reserve “bundle” of rights that go with the land – this is common to all elements; to promote highest / best use of land at property owner’s discretion (2)
- Preserve status quo relative to improvements; limit changes to laws
- Preserve open space, but not at property owners expense
- Preserve agricultural preserve
- Improve opportunity to protect personal property rights (4)
- Offer educational opportunities for land stewardship
- Need separate parks and recreation element (2)
- County should look beyond 20 year planning horizon (100 –200 yrs.)
- Develop right to process (based on right to farm) (1)
- Increase network of bicycle lanes
- Give individual landowner more control over local issues – extract city voters from county issues (2)
- Improve transportation that is available to wineries / hotel (based on natural gas). Wineries shouldn’t serve wine to car drivers
- Consider sustainability, based on highest use of land that reflects importance of natural resources / biodiversity (1)
- General Plan should include more interface with cities, look at compatibility of urban / rural issues
- Recognize vineyard management cost to operate in unincorporated areas (1)
- Fix Jamieson Canyon (1)
- Increase funding for roads, footpaths & bicycles to get them off main road
- Simplify General Plan
- Create a regional park system (2)
- County government is a blight on the city of Napa; need to pull out of downtown Napa and let it become tourist destination
- Need better communication between cities and county around available services
- Reduce light pollution
- Viewshed ordinance should also consider “top down” views
- Acknowledge that river is an important resource; consider this as a separate planning area
- County should exercise better planning using in-house (static leaders) not consultants (2)

- Need train service with hub at American Canyon that extends up through valley
- Preserve / develop regional connectivity to reserves / marshes
- Open preserves to public access

Group 4

- Preserve Open Space (2)
- Preserve ambiance –scenery / historical
- Protect “Vineyards” Agriculture
- Preserve sense of community
- Expand educational opportunities
- Maintain high level of human services
- Maintain high recognition of river as an asset
- Improve access to open space (3)
- Improve the health of the river
- Increase equestrian opportunities (3)
- Create environmental education center/opportunities
- Widen Jamison Canyon
- Disperse services (less centralized); provide more access to services in south county (1)
- Need more activities for teens
- Need more educational opportunities (like Connolly Ranch) South County (2)
- Help American Canyon develop as a self contained city with diverse services
- Need better land use coordination between city and county (1)
- Respond to adjacent community impacts on American Canyon, e.g. traffic
- Need better bike/horse trail in a county-wide transportation plan
- Increase transportation options, e.g. Park & Ride, access to carpools (4)
- Increase river transportation options, e.g. ferry service (1)
- Improve rail access
- Need more regional coordination wotj Solano County (1)
- Create county partner for open space

- Economic development should be an element. Diversify -- don't put all eggs in one basket (1)
- Coordinate housing with services, retail, social, other, recreation/open space
- Provide more affordable housing
- Need more consideration for private property rights (2)
- Improve jobs – housing balance
- Reduce regulations and fees on businesses
- Improve – more focus on traffic /pedestrian safety (Hwy 29); need crosswalk (1)
- Create / improve mosquito abatement (West Nile)
- Consider ramifications of decisions to other communities, locally as well as agencies
- Increase recreational opportunities (more fields) (1)
- Support youth agricultural programs
- Improve support services for seniors
- Create senior housing opportunities
- Develop a cemetery in American Canyon
- Support environmentally sensitive (energy efficient) development
- Establish Volunteer Center in American Canyon
- Communicate what public programs are available

Napa County General Plan Update

Angwin Public Meeting Flip Chart Notes

Group 1

- Preserve open space/agriculture (2)
- Preserve forest and the health of the forest (1)
- Protect urban/rural distinction
- Protect historical elements (1)
- Protect community sense and available services
- Keep volunteer based services such as firefighters
- Preserve water supply/watershed
- Preserve agricultural uses
- Protect distinctive quality of life
- Protect economic and other forms of diversity in communities (2)
- Improve local self-determination
- Schools should be more responsive to changing populations – including family health services (1)
- Should be local self-determination policy
- Create affordable housing both locally and regionally (1)
- Improve restrictions on winery development such as wineries that become factories
- Remove restrictions to farm worker housing development. Buildings should be designed to scale
- Create water element with comprehensive water policy (recycle water)
- Zoning should be more flexible. Don't blanket an entire area with a particular use
- Create (widen to) four lanes at American Canyon Road in Jamison Canyon (1)
- Open space should be a "use" in zoning

- Historical protection needs more attention (1)
- Pollution (broadly) should be an element as it effects health (2)
 - Water
 - Air (agriculture burning)
 - Light
 - Run-off
 - Noise
- Economic development should be an element (1)
- Improve the economic base so we can pay for public services
- Provide more access to recreational opportunities (1)
- Watch growth and manage it correctly
- Need better job/housing balance. Put houses where jobs are, which will reduce traffic and improve community sense
- Need zoning flexibility to allow for needed and wanted services such as coffee shop (1)
- Lake Berryessa area needs improvement to be more desirable, including public safety (1)
- Manage tourism and include it in the general plan. Create and enforce policy and plan (2)
- Protect airport(s) uses
- Manage land use so that it does not create conflict with airport use (noise, flight path, etc.) (1)
- Integrate Latino community into Napa. Assimilate!
- Encourage policies in schools and community that integrates our cultures
- Encourage volunteerism. Have less restrictions on volunteer opportunities such as firefighting (1)
- Create a volunteer “plan” that matches and targets community issues. “We want to maximize volunteer time”
- Need more transparency in government
- Government should be more user friendly
- Outreach is needed. Have more community workshops

Group 2

- Preserve rural nature of Angwin & Pope Valley (maintaining rural nature of Napa County) (1)
- Preserve watershed/watershed protection (1)

- Preserve small community feel
- Preserve property rights
- Preserve Agriculture (1)
- Encourage historical use of the historical building without expansions (4)
- Protect housing stock/economic land value (1)
- Be mindful of activities on land when building high density housing
- Need balance and diverse economy
- Need traffic improvements (1)
- Need protection for property owner against onerous regulations (1)
- Compensate for taking (moral) (2)
- Protect wineries to market wines (Agriculture protection = economic viability) (2)
- Recognize vineyard management activity within agriculture zoning (2)
- Encourage policies to encourage re-use activities – particularly water reclamation/water recycling
- Added protection to Fresen Lakes. Watershed slope/ground cover/ sediment loads method. (5)
- Need Best Management Practices on steep slopes
- Enforce existing regulations
- Zoning should regulate historical uses (3)
- Maintain rural quality yet allow limited services (2)
- Improve traffic flow through Saint Helena
- Require special events to use pathways along the river (1)
- Conservation / open space – separate element.
- Encourage hiking/bicycle path throughout County (2)
- Coordinate state/county roads
- Need quality control for future of roads. There is a current lack of road maintenance
- Move protections to legal, non-conforming uses (1)
- Lower water rates
- Move local property rights for water use in a rural area (ponds, etc.) (3)
- Subdivide parcels – lower parcel size to reasonable dollar value (1)
- Need vineyard protection on valley floor
- Need improvements on Jamison Canyon – allow for Angwin to be self-sufficient

- Allow for more housing to access local work force (Angwin/Pope Valley) (2)
- Limit type of guidelines for architecture for aesthetic appeal
- Repeal viewshed ordinance
- Multi-housing should look unique instead of cookie cutter
- Locally impacted issues should have local votes for Pope Valley (7)

Group 3

- Preserve agriculture
- Preserve rural character
- Protect clean air and water
- Likes that there is no crime
- Preserve the forests (1)
- Preserve natural open space and private property
- Need better infrastructure in Angwin with commercial zoning (like in 1955)
- Preserve access to trails
- Keep community in natural state
- Preserve natural state – limit commercial zones
- Keep urban development in urban areas – out of unincorporated areas
- Preserve Measure I – particularly for Angwin
- Likes that Angwin is exempt from Measure J in General Plan (7)
- Increase commercial options in Angwin/Pope Valley – basic needs for workers (food, laundry) (1)
- Need more public transportation to reduce traffic – also for rural areas – Pope Valley
- Reduce wildlife risk (fuel management)
- Need better water supply and quality
- Need mandatory turn-lanes for wineries and businesses (Highway 29 and Silverado)
- Need more money for road improvements so roads can be repaired
- Plan for and provide more sensibly planned low-income (affordable) housing
- Need more wildlife habitat preservation (1)
- Need more commercial districts with broad uses
- Provide walking/bike trails for children's safety
- Improve traffic safety

- Deer Park/Hwy 29 intersection a problem
- Allow increased building height to increase density (multi-level apartments)
- Need more teen-use community centers
- Increase traffic capacity at bottleneck areas such as Jamison Canyon
- Resist ABAG housing requirements
- Wants Napa River bike trail
- Extend BART to Napa County
- Improved the use of reclaimed water

Group 4

- Preserve slow growth (2)
- Put existing business in correct zones (3)
- Preserve historical sites (6)
- Preserve agriculture
- Preserve forest
- Preserve successful tourism (1)
- Preserve agricultural character, watershed, small town flavor
- Preserve family atmosphere of small town rural area
- Encourage agriculture on all agriculture zoned lands
- Protect family-owned property rights (4)
- Maintain watershed and supply (2)
- Stop deforestation, preserve trees (1)
- Maintain rural environment
- Protect lakes from pollution, erosion
- Preserve quality of life in the Valley
- Allow two-five acre parcels where applicable for homes
- Preserve land owner rights (2)
- Existing growth and related policies
- Need ordinances to protect watershed and lakes, which are not currently adequately protected (2)
- Need better county road management
- Need more cell phone coverage within the County (4)

- Should be local voting on local issues. Nothing should be done without a local vote (9)
- Agriculture watershed zoning too broad and restrictive. It needs to be redone to historical site zoning. (3)
- Remove Napa Country from Bay area organizations
- Streamline permitting process (2)
- Need a public transportation system that works
- Need policies to allow more childcare facilities (2)
- Increase affordable housing for small business, schools, non-profit organizations, etc. (1)
- Improve County road system (2)
- Regulate hot-air balloon operations (3)
- Allow events in home, no matter the location (1)
- Limit heavy trucks in residential areas
- Correct commercial zoning in Angwin and Pope Valley (6)
- Revisit bed & breakfast issue – permit or stop them (1)
- Allow secondary uses such as horseback riding on private property in agriculture areas that can support it (1)
- Revisit organized cycling events to roads with bike lanes
- Need more affordable housing
- Increase commercial zoning in rural areas (1)
- Reduce size and cost of County governments
- Terminate J&S (2)
- Develop Angwin airport
- Develop commercial and light industrial in localized area (2)
- Napa County needs a say in state forestry practices
- Napa County should preserve resorts on Lake Berryessa and evening use. Don't change to day use (2)
- Drop viewshed ordinance (1)
- Allow owners to rent homes for less than 30 days (2)
- Drop hillside ordinance (1)
- Allow more road exceptions to preserve environmental values
- Fix Jamison Canyon
- Set property taxes at land value, not sale value
- Tunnel/upgrade Route 29

- Allow people to be involved
- Increase sheriff's budget
- Multi-million dollar estates should be assessed to support low-income housing
- County government should be aware of unintended consequences of actions
- County money for roads should stay in County, not loaned to state
- Vineyard development/trucks destroying roads, safety hazards
- Allow taller buildings/including height limitations

Group 5

- Likes quiet feel
- Likes shared space
- Protect agriculture and forest with existing laws
- Preserve rural character/Small town feel
- Likes lack of night light
- Preserve agriculture economic vitality
- Protect safe drinking water
- Protect existing wildlife
- County has adequate industrial commercial space
- Values Open space, wildlife (1)
- Likes historical resources
- Protect undeveloped land
- Likes clean air
- Preserve forests (7)
- Support existing commercial services
- Likes rural nature, cultural, natural, historical resources (1)
- Values open space (1)
- PUC atmosphere
- Values public safety
- Likes no hunting
- Improve Commercial needs available to the community
- Concerned about lack of public participation
- Redefine urban boundary to protect agriculture lands (2)

- Concerned about development pressure
- Improve policies related to inability to thin forests (1)
- Dislike lack of self-determination for Pope Valley
- Stop decrease in water table (3)
- Improve zoning restrictions related to community services (2)
- Berryessa future? (1)
- Large trucks and road damage a problem (3)
- Concerned about direction PUC is heading in terms of development (1)
- Want more cooperation about land preservation
- Stop deforestation (2)
- Revitalize, recycle, instead of new development
- Make community “green”
- Don’t like concessions at Berryessa (1)
- Improve waste water system and water quality
- Vineyard failure on hillsides
- Improve noise pollution (1)
- Parks and Recreation (1)
- Want more separation of open space lands
- Location of proposed housing (1)
- Rezone if not appropriate agriculture land (2)
- Destruction of land by absentee landowners a concern (1)
- Need better watershed protection (1)
- Need integration of forest and agriculture
- Regulatory taking compensation
- Need more affordable housing
- Preserve property rights (1)
- Return tax dollars to Pope Valley
- Viewshed applicable to all land
- Need jobs/housing balance (1)
- Light pollution from PUC (1)

Napa County General Plan Update
Napa Public Meeting Flip Chart Notes

Napa County General Plan Update
Spanish Flat Public Meeting Flip Chart Notes

Appendix B

Attendance Sheets

Appendix C

Comments Submitted Through the County's Web Page

