



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY CLERK OF THE BOARD'S OFFICE
1195 Third Street, Suite 310, Napa, California, 94559
(707) 253-4421

ORIGINAL
upg JR

APPEAL PACKET FORM
(Chapter 2.88.050 of Napa County Code)

Please submit original plus two (2) copies of the entire Appeal Packet, including this form.

TO BE COMPLETED BY APPELLANT
(Please type or print legibly)

Appellant's Name: Al Giovannoni, Trustee
Telephone #: (707) 252-2799 Fax #: () None
E-Mail Address: None
Mailing Address: 3333 Cuttings Wharf Rd. Napa CA 94555
No. Street City State Zip
Status of Appellant's Interest in Property: OWNER
project applicant, adjacent property owner, other (describe)
Action Being Appealed: See attached statement of appeal.
Permittee Name: Same as above
Permittee Address: Same as above
Permit Number: PIA-00019-RZ6 Date of Decision: 8/22/2014
Nature of Permit or Decision: Rezoning + Zoning Text Amendment
Reason for Appeal (Be Specific - If the basis of the appeal will be, in whole or in part, that there was a prejudicial abuse of discretion on the part of the approving authority, that there was a lack of a fair and impartial hearing, or that no facts were presented to the approving authority that support the decision, **factual or legal basis for such grounds of appeal must be expressly stated or they are waived.** *(attach additional sheet if necessary)*: Prejudicial Abuse of Discretion; lack of fair and impartial hearing; no facts presented that support decision (see attached statement of appeal).
Project Site Address/Location: 3333 Cuttings Wharf Rd. Napa CA 94555
Street City State Zip
Assessor's Parcel No.: 047-261-007 + 009

If the decision appealed from involves real property, the Appellant must also submit the original and two copies of 1) Title Insurance Report and 2) Assessor's Map Book Pages pursuant to County Code Section 2.88.050(B).

Al Giovannoni 9/4/14 Al Giovannoni
Signature of Appellant Date Print Name

TO BE COMPLETED BY CLERK OF THE BOARD
Appeal Packet Fee \$ 528.10 Receipt Nos. 001
Received by: [Signature] Date: 9-19-14

Thomas F. Carey, Attorney-at-Law

Post Office Box 5662, Napa, California 94581 | 707-479-2856 | tcarey.law@gmail.com

RECEIVED

September 19, 2014

SEP 19 2014

VIA HAND DELIVERY

Temporary Napa County Executive Offices
2751 Napa Valley Corporate Drive, Napa

Napa County Clerk of the Board's Office
1195 Third Street, Suite 310
Napa, CA 94559

COUNTY OF NAPA
EXECUTIVE OFFICE

ORIGINAL

RE: APPEAL PACKET

To Whom It May Concern:

I represent Albert Giovannoni, Trustee of the Albert D. Giovannoni Trust, the owner of property commonly known as the Napa Sea Ranch and located at 3333 Cuttings Wharf Road, Napa, CA 94558 (Napa County Assessor's Parcel Nos. 047-261-007 and 009, the "Sea Ranch Property"). On January 29, 2014, Mr. Giovannoni filed an application for a Rezoning and Zoning Text Amendment (Napa County File No. P14-00019-RZG) to rezone the Sea Ranch Property from MC Marine Commercial/RS Residential Single/Agricultural Watershed:AC Airport Compatibility entirely to MC:AC and add overnight camping as a use allowed grant of a Use Permit.

Pursuant to Napa County Code (NCC) section 2.88.050, please find enclosed an Appeal Packet in connection with the Notice of Intent to Appeal filed on September 5, 2014 under Napa County Code chapter 2.88.40. Mr. Giovannoni hereby appeals the decision issued on August 22, 2014 by the Napa County Department of Planning, Building and Environmental Services (PBES) regarding Rezoning and Zoning Text Amendment Application P14-00019-RZG. Requirements 1, 2 and 3 of NCC Section 2.88.050A therefore have been met.

A Property Owner's Notice Guarantee meeting the requirements of NCC Section 2.88.050B (1) and (2) is enclosed.

NCC Section 2.88.050A, subsections 4 and 5 require the appellant to identify the specific factual or legal determination which is being appealed and the basis for such appeal. Those determinations and the corresponding bases for appeal are presented below.

A. The Napa County Deputy Planning Director (hereafter "Staff") has determined that "the requested rezoning is directly in conflict with General Plan goals and policies seeking to prevent the conversion of agriculturally designated lands to non-agricultural uses."

In making this determination, staff ignores plain language in the General Plan that would allow the rezoning of the property to MC, but not the development of that property unless a General Plan consistency finding could be made as part of a subsequent Use Permit application. General Plan Policy AG/LU-43, attached as Attachment A, states that "[l]ands along the West Bank of the Napa River south of the City of Napa [and certain urban areas around Lake Berryessa] are "appropriate areas for Marine commercial zoning and development." Note that the text clearly make a distinction between "zoning" and "development." "Zoning" is a legislative action. "Development" is commonly understood as requiring an adjudicatory action by the approving authority on a specific, proposed use or division of property, typically via the Use Permit or Parcel Map application process, which requires a determination of both General Plan and Zoning consistency as well as review under the California Environmental Quality Act (CEQA).

General Plan Policy AG/LU-44 then limits the commercial "development" of MC-zoned lands as follows:

For parcels fronting upon the west side of the Napa River south of the City of Napa which are designated Agriculture, Watershed, and Open Space or Agricultural Resource on the Land Use Map of this General Plan which have commercial zoning, additional commercial development will be allowed as follows:

- All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities.

- Additional commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial.

It is a basic principle of statutory interpretation to attempt to reconcile troublesome language rather than simply “reading-out” entire sections of a duly enacted statute. Here, the policies containing the cited language were enacted by the Board of Supervisors as part of the 2009 General Plan update. The language plainly does not disallow zoning the property to MC; in fact, it states that “[l]ands along the West Bank of the Napa River south of the City of Napa... are appropriate areas for Marine commercial zoning and (if proposed) development.” However, once zoned to MC, further development of the property is limited by Policy AG/LU-44.

This interpretation is further supported by the Zoning Ordinance. NCC Section 18.34.010, attached as Attachment B, states that:

A. The intent of the MC classification is to establish areas which will provide the public with improved waterfront use, enjoyment and accessibility by providing for a variety of water-related commercial developments, recreational activities, services, facilities, accommodations and amenities.

B. Only those commercially-zoned parcels or those portions of noncommercially-zoned parcels legally used for marine commercial uses as defined herein which front directly on the west bank of the Napa River, south of the city, may be zoned to this classification.

Not only does the Napa Sea Ranch property meet all of the Subsection B criteria, which alone is sufficient for rezoning the property to MC, it meets all of the Subsection D criteria. Subsection D reads:

D. In addition to those parcels described in subsections (B) and (C) [subsection C applies to lands around Lake Berryessa] of this section, parcels eligible for inclusion within the MC zoning district shall have the following characteristics:

1. Napa River:

- a. Adjacent to a paved highway or road,
- b. Located within five hundred feet of the main river channel,
- c. Not located in a floodway...
- d. Not located on lands classified as prime agricultural soils.

As shown on Attachment C, the property is adjacent to paved Cuttings Wharf Road and is located within five hundred feet of the main channel of the Napa River. As shown on Attachment D, the property is located outside the FEMA-defined floodway. As shown on Attachment E, the property is not shown as “Prime Farmland” on the state’s Farmland Mapping and Monitoring Program map of Napa County, but as “Grazing Land,” “Urban and Built-up Land” and “Other Land.”

One might ask, why go through the bother of rezoning if additional development of the property is not on the horizon? The answer is that those existing commercial uses on the RS and AW-zoned portions of the property (two floating docks, a boat launch, dredge spoils pond and wastewater disposal facilities), which currently are classified as legal, nonconforming uses, would become legal, conforming uses. Future improvements to those uses would be subject to the Use Permit process (and CEQA review) rather than the Certificate of Legal Nonconformity (CLN) process. This result is simply good planning practice.

B. Staff has determined that the requested rezoning conflicts with “those provisions of the General Plan adopted by voter initiatives Measures J and P that require voter approval of any land use change to agriculturally designated property.”

This a misreading of Measures J and P. The voter approval portion of Measure P states in full:

Policy AG/LU-111: Limitations on General Plan Amendments relating to Agricultural, Watershed, and Open Space and Agricultural Lands:

a) Until December 31, 2058, the provisions governing the intent and maximum building intensity for lands designated Agriculture, Watershed and Open Space and Agricultural Resource set forth in Policies AG/LU-20 and 21 (which are identical to Sections 3.F.7.a, 3.F.7.d, 3.F.8.a, and 3.F.8.d of the Agricultural Preservation and Land Use Element adopted on June 7, 1983, as amended through September 28, 2007 [hereinafter the “Land Use Element”]), shall not be amended unless such amendment is approved by vote of the people. Until December 31, 2058, the provisions governing minimum parcel size for lands designated Agriculture, Watershed and Open Space and Agricultural Resource set forth in Policies AG/LU- 20 and 21 shall not be amended to reduce minimum parcel sizes unless such amendment is approved by vote of the people. b) All those lands designated

as Agriculture, Watershed and Open Space or Agricultural Resource on the Napa County General Plan Land Use Map adopted by the Board of Supervisors (hereinafter, "Board") on September 8, 1975, as amended through September 28, 2007 (hereinafter "Land Use Map"), shall remain so designated until December 31, 2058, unless said land is annexed to or otherwise included within a city or town, redesignated to another General Plan land use category by vote of the people, or redesignated by the Board pursuant to procedures set forth in subsections c, d, e, or f below.

General Plan Policy AG/LU-20 states that the minimum parcel size in the AWOS is 160 acres. The proposed rezoning and text amendment does not create any new legal parcels and does not change the minimum parcel size applicable to the AWOS. Policy AG/LU-20 states that the maximum building intensity in the AWOS is one dwelling per parcel. Under the proposed rezoning and text amendment, the number of dwellings allowed on the property remains one dwelling per parcel.

As to changing the intent of the AWOS land use designation, staff cites Table AG/LU-B for the proposition that MC zoning is "not permitted" in the AWOS. This argument is baseless and is addressed in the section below.

C. Staff has determined that "General Plan Table AB/LU-B stipulates appropriate zoning designations in relation to each General Plan Land Use Category for considering changes in zoning. In the AWOS General Plan Land Use Category, Marine Commercial zoning is not permitted."

This Table is attached as Attachment F. Staff misstates the purpose of the Table, which is clearly labeled as "For Use in Considering Changes in Zoning." General Plan Policy AG/LU-114 provides the context for such consideration:

Zoning shall be consistent with this General Plan. In areas where the zoning and the land use designation shown on the Land Use Map are not identical, rezoning is desirable but not mandated, since consistency is achieved by reviewing the stated policies of the General Plan in addition to the Land Use Map. Table AG/LU-B shall be used to determine consistency for rezoning applications. [Emphasis added.] As argued above, there are specific General Plan policies (AG/LU-43 and 44) that are directly relevant to the Sea Ranch property and that support

our argument that the rezoning is consistent with the General Plan. Staff's sole reliance on a illustrative Table that does not provide any alternative to the AWOS Land Use Designation designation as the appropriate "home" for MC zoning is arbitrary.

D. Staff has determined that in order to process the rezoning and text amendment application, the most appropriate environmental document would be an Environmental Impact Report (EIR).

The Napa County CEQA Guidelines, Section 1000 permits any interested person to appeal the determination that an EIR is required at the time such determination is made. The CEQA Guidelines state:

If a proposed project is not excluded from review under CEQA, the Planning Department shall prepare an Initial Study to determine whether a Negative/Mitigated Negative Declaration or an EIR is required for the project. If it is clear that a project may have a significant unavoidable effect on the environment, the Planning Department may proceed with preparation of an EIR without preparing an Initial Study if desired.

If the project may have one or more significant effects on the environment, then preparation of an EIR is required. However, if revisions or mitigations can be applied to the project that would clearly reduce all impacts to a level of insignificance, and the applicant agrees to these in writing via submittal of a Project Revision Statement, then a mitigated negative declaration may be prepared.

Here, staff did not do an Initial Study and did not state any basis, much less a "clear" basis, for the conclusion that an EIR is required. We believe that the proposed rezoning and text amendment in itself do not result in any significant unmitigable environmental impacts, as any future development of the property would require a Use Permit and separate environmental review.

E. Staff has determined that "should the Board of Supervisors [wish] to enact the [rezoning and text amendment], they would be obligated to place their action on the ballot for voter endorsement before the rezoning could become effective."

Again, staff provides no support for this conclusion. It is true that the Board has the ability to place a legislative enactment on the ballot by its own initiative (see California Elections Code section 9140, “[t]he board of supervisors may submit to the voters, without a petition, an ordinance for the repeal, amendment, or enactment of any ordinance”). The Board has taken such action in the past (see Lakeview Boat Storage in 2005, Eagle Vines Golf Course in 2012). As argued above, however, because the proposed rezoning and text amendment (1) is consistent with the General Plan, therefore requiring no amendment of the General Plan, and (2) does not change the intent, maximum building intensity or minimum parcel size within the AWOS Land Use Designation, Measure J/P does not apply.

In closing, none of the above determinations above provide any legal or factual support for the conclusions reached regarding important and contentious land use uses regarding Napa County agricultural lands. Where legislative enactments such as the Napa County General Plan, Measures J and P and the California Environmental Quality Act are cited, staff’s citations omit and/or misstate the plain language of the enactments. As such, staff’s determinations constitute a prejudicial abuse of discretion, represent a lack of a fair and impartial hearing and are not supported by the facts.

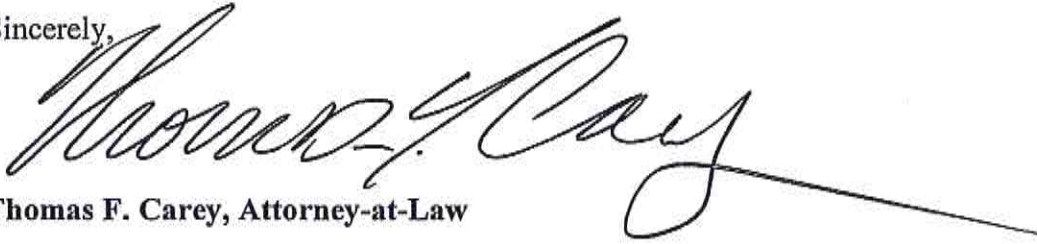
Conclusion

NCC Code section 2.88.080 states that “[w]hen an appeal has been filed with the clerk which complies with all of the requirements set forth in Sections 2.88.040 and 2.88.050, the clerk shall schedule a hearing to commence before the board at a regular or special meeting of the board held not less than fifteen nor more than ninety calendar days after such submittal. If the appeal is required by state or federal law, or county regulations other than this chapter [Emphasis added.]

Please schedule this appeal for a regular or special meeting of the Board of Supervisors held not later than December 18, 2014.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Thomas F. Carey". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Thomas F. Carey, Attorney-at-Law

cc: Client

David Morrison, Napa County PBES Director (via hand-delivery and email)

John McDowell, Deputy Planning Director (via email)

Minh Tran, Napa County Counsel (via hand-delivery and email)

Laura Anderson, Deputy County Counsel (via email)

Brad Wagenknecht, Supervisor, District 1 (via hand-delivery and email)

**ATTACHMENT
A**



AGRICULTURAL PRESERVATION
AND LAND USE

Policy AG/LU-42: County review of non-residential development proposals shall address the balance of job creation and the availability of affordable housing.

Policy AG/LU-43: Lands along the west bank of the Napa River south of the City of Napa and specific urban areas within four miles of the high water mark of Lake Berryessa are appropriate areas for marine commercial zoning and development.

Action Item AG/LU 43.1: Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the areas currently zoned for commercial use in the Spanish Flat, Moskowitz Corners, and southern Pope Creek areas in order to complement recreation activities at Lake Berryessa.

Policy AG/LU-44: For parcels fronting upon the west side of the Napa River south of the City of Napa which are designated Agriculture, Watershed, and Open Space or Agricultural Resource on the Land Use Map of this General Plan which have commercial zoning, additional commercial development will be allowed as follows:

- All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities.
- Additional commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial.

Policy AG/LU-45: All existing commercial establishments that are currently located within a commercial zoning district shall be allowed to continue to operate and use the existing buildings and/or facilities. Additional commercial uses and mixed residential-commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial. With respect to Policies AG/LU-44 and 45, due to the small numbers of such parcels, their limited capacity for commercially-viable agriculture due to pre-existing uses and/or size, location and lot configuration, and the minimal impact such commercial operations and expansions will have on adjacent agriculture or open space activities or the agricultural and open space character of the surrounding area, such limited development will not be detrimental to Agriculture, Watershed or Open Space policies of the General Plan. Therefore such development is consistent with all of the goals and policies of the General Plan.

Pursuant to Measure D (1998), existing restaurants qualifying under this policy that are currently located within a commercial zoning district shall be allowed to increase the number of seats accommodated within existing buildings and/or facilities on any parcel designated as a historic restaurant combination zoning district. Due to the small number of such restaurants, limited seating expansions within existing commercial buildings and facilities will not be detrimental to the Agricultural, Watershed and Open Space policies of the General Plan. (See Policy AG/LU-133)

Pursuant to Measure K (2008), a parcel which is zoned as an agricultural produce stand may be allowed to establish accessory delicatessen, outdoor barbeque and wine tasting uses. (See Policy AG/LU-136)



and community value, that protection of property rights is one of the primary and necessary functions of government at all levels, and that private property rights are therefore deserving of respect and consideration whenever land use decisions are made.

Policy AG/LU-109: The County recognizes the principle of sustainability by seeking to address community needs without compromising the ability of future generations to meet their own needs.

MEASURE J AND MEASURE P:

Policy AG/LU-110: Measure J (adopted by the voters in 1990) has provided a significant level of agricultural protection since its adoption and was extended beyond the original sunset date of 2020 when the voters adopted Measure P in 2008. Extension of agricultural protections up to and beyond Measure P's sunset date of 2058 is essential if the agricultural nature of the County is to be preserved.

Policy AG/LU-111: Limitations on General Plan Amendments relating to Agricultural, Watershed, and Open Space and Agricultural Lands:

- a) Until December 31, 2058, the provisions governing the intent and maximum building intensity for lands designated Agriculture, Watershed and Open Space and Agricultural Resource set forth in Policies AG/LU-20 and 21 (which are identical to Sections 3.F.7.a, 3.F.7.d, 3.F.8.a, and 3.F.8.d of the Agricultural Preservation and Land Use Element adopted on June 7, 1983, as amended through September 28, 2007 [hereinafter the "Land Use Element"]), shall not be amended unless such amendment is approved by vote of the people. Until December 31, 2058, the provisions governing minimum parcel size for lands designated Agriculture, Watershed and Open Space and Agricultural Resource set forth in Policies AG/LU-20 and 21 shall not be amended to reduce minimum parcel sizes unless such amendment is approved by vote of the people.
- b) All those lands designated as Agriculture, Watershed and Open Space or Agricultural Resource on the Napa County General Plan Land Use Map adopted by the Board of Supervisors (hereinafter, "Board") on September 8, 1975, as amended through September 28, 2007 (hereinafter "Land Use Map"), shall remain so designated until December 31, 2058, unless said land is annexed to or otherwise included within a city or town, redesignated to another General Plan land use category by vote of the people, or redesignated by the Board pursuant to procedures set forth in subsections c, d, e, or f below.
- c) Land designated as Agriculture, Watershed and Open Space on the Land Use Map may be redesignated to a Public Institutional General Plan area classification by the Board pursuant to its usual procedures and without a vote of the people if such redesignation is necessary to comply with the countywide siting element requirements of Public Resources Code section 41700 *et seq.* as those sections currently exist or as they may be amended from time to time, but only to the extent of designating solid waste transformation or disposal facilities needed for solid waste generated within Napa County (including the cities and town within the County).
- d) Land designated as Agriculture, Watershed and Open Space or Agricultural Resource on the Land Use Map may be redesignated to a land use designation other



schools, and hospitals will contribute to greater food security, increase agricultural diversity, and create a reliable market for small-scale farmers.

Policy AG/LU-20: The following standards shall apply to lands designated as Agriculture, Watershed, and Open Space on the Land Use Map of this General Plan.

Intent: To provide areas where the predominant use is agriculturally oriented; where watersheds are protected and enhanced; where reservoirs, floodplain tributaries, geologic hazards, soil conditions, and other constraints make the land relatively unsuitable for urban development; where urban development would adversely impact all such uses; and where the protection of agriculture, watersheds, and floodplain tributaries from fire, pollution, and erosion is essential to the general health, safety, and welfare.

General Uses: Agriculture, processing of agricultural products, single-family dwellings.

Minimum Parcel Size: 160 acres, except that parcels with a minimum size of 2 acres may be created for the sole purpose of developing farm labor camps by a local government agency authorized to own or operate farm labor camps, so long as the division is accomplished by securing the written consent of a local government agency authorized to own or operate farm labor camps that it will accept a conveyance of the fee interest of the parcel to be created and thereafter conveying the fee interest of such parcel directly to said local government agency, or entering into a long-term lease of such parcels directly with said local government agency.

Every lease or deed creating such parcels must contain language ensuring that if the parcel is not used as a farm labor camp within three years of the conveyance or lease being executed or permanently ceases to be used as a farm labor camp by a local government agency authorized to develop farm labor camps, the parcel will automatically revert to, and merge into, the original parent parcel.

Maximum Building Intensity: One dwelling per parcel (except as specified in the Housing Element). Nonresidential building intensity is non-applicable.

Pursuant to Measure Z (1996), the sale to the public of agricultural produce, fruits, vegetables, and Christmas trees, grown on or off premises, and items related thereto, as well as the recreation and educational uses by children of animals, such as children's pony rides and petting zoos, and construction of buildings to accommodate such sales and animals shall be permitted on any parcel designated as agricultural produce stand combination district. (See Policy AG/LU-132.)

Policy AG/LU-20.5: New public safety facilities shall be located within existing urbanized (i.e. non-agricultural) areas of the County and the County shall require site-specific analysis of new public safety facilities prior to their construction.

Policy AG/LU-21: The following standards shall apply to lands designated as Agricultural Resource on the Land Use Map of this General Plan.

Intent: To identify areas in the fertile valley and foothill areas of the county in which agriculture is and should continue to be the predominant land use, where uses

**ATTACHMENT
B**

18.34.010 Intent of classification.

- A. The intent of the MC classification is to establish areas which will provide the public with improved waterfront use, enjoyment and accessibility by providing for a variety of water-related commercial developments, recreational activities, services, facilities, accommodations and amenities.
- B. Only those commercially-zoned parcels or those portions of noncommercially-zoned parcels legally used for marine commercial uses as defined herein which front directly on the west bank of the Napa River, south of the city, may be zoned to this classification.
- C. Only those parcels located in the areas which are designated as urban residential or rural residential in the Napa County general plan, and are located within four miles of the Lake Berryessa shoreline high water level, may be zoned to this classification.
- D. In addition to those parcels described in subsections (B) and (C) of this section, parcels eligible for inclusion within the MC zoning district shall have the following characteristics:
 - 1. Napa River:
 - a. Adjacent to a paved highway or road,
 - b. Located within five hundred feet of the main river channel,
 - c. Not located in a floodway. Parcels located in a designated floodplain area must meet all requirements of the county flood control district and the requirements of the Napa River reclamation district,
 - d. Not located on lands classified as prime agricultural soils;
 - 2. Lake Berryessa area:
 - a. The parcel is located at or near crossroads on relatively high-traffic-volume highways,
 - b. The use will not constitute or contribute to strip development,
 - c. The development of the parcel will not create traffic hazards that cannot be mitigated.

(Ord. 938 § 11 (part), 1989; prior code § 12265)

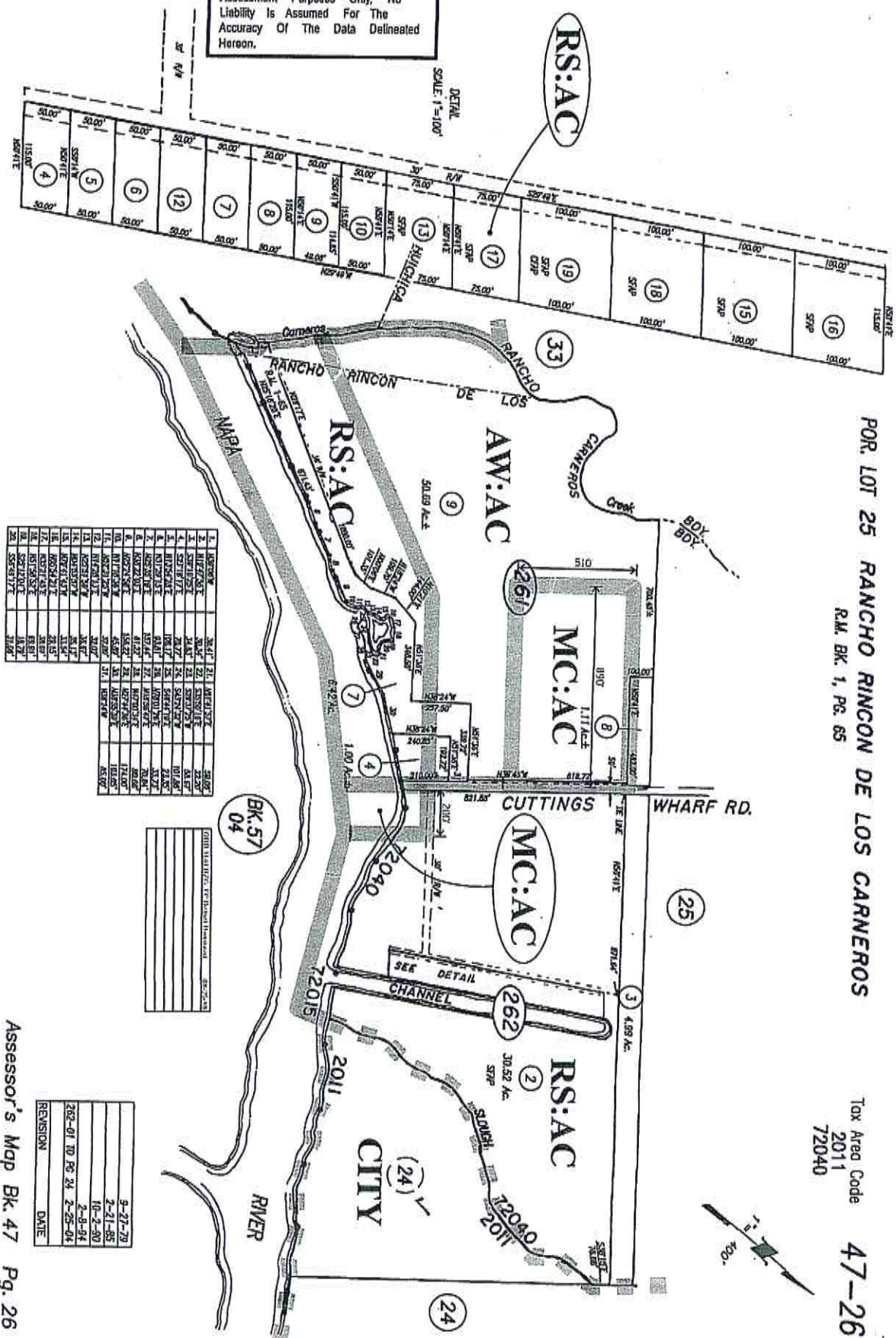
**ATTACHMENT
C**

POR. LOT 25 RANCHO RINCON DE LOS CARNEROS
R.M. BK. 1, PG. 65

Tax Area Code 47-26
2011
72040

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

SCALE 1"=100'



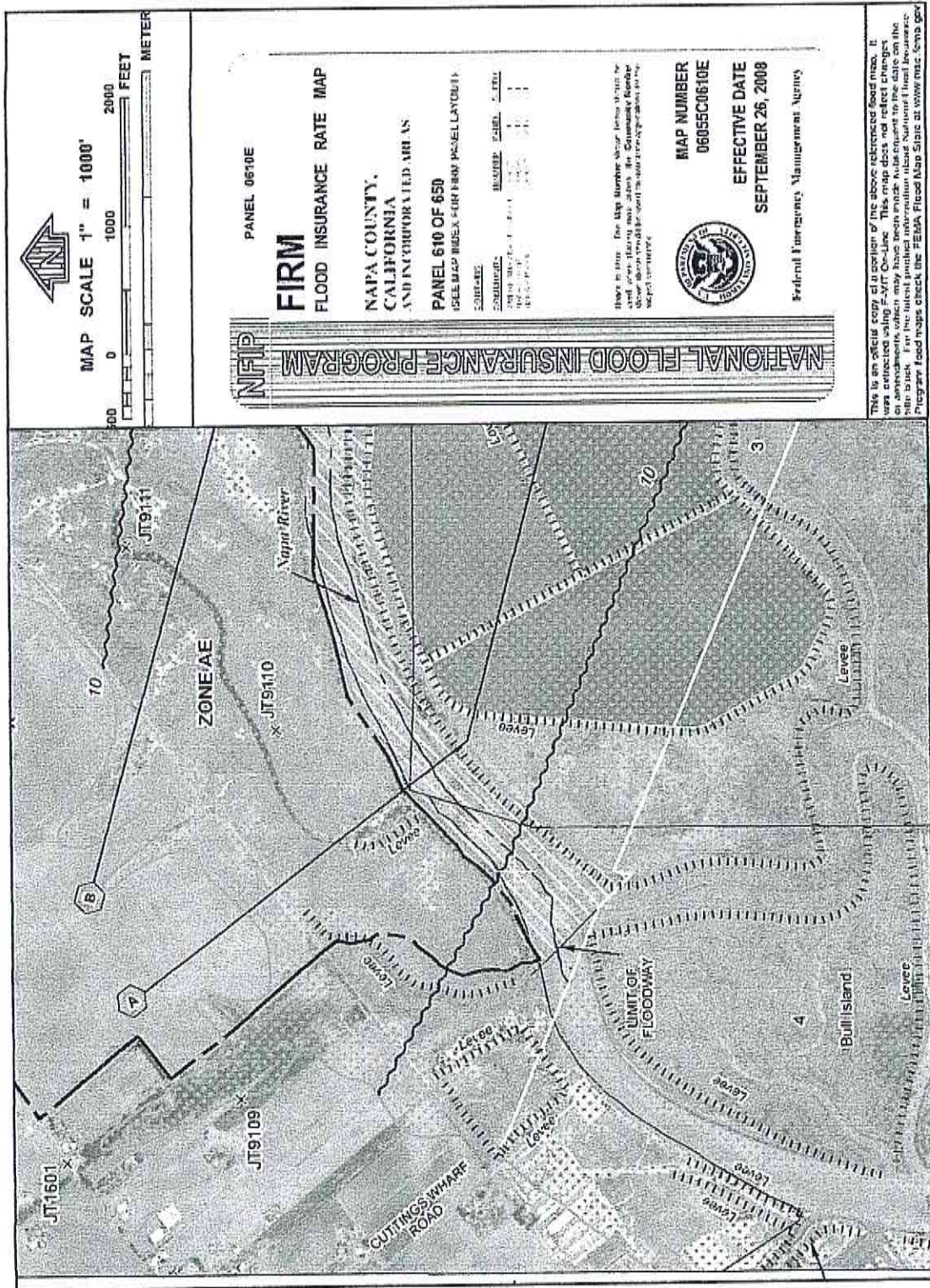
1	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
2	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
3	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
4	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
5	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
6	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
7	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
8	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
9	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
10	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
11	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
12	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
13	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
14	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
15	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
16	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
17	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
18	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
19	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'
20	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'	100.00'	30.00'	21.00'

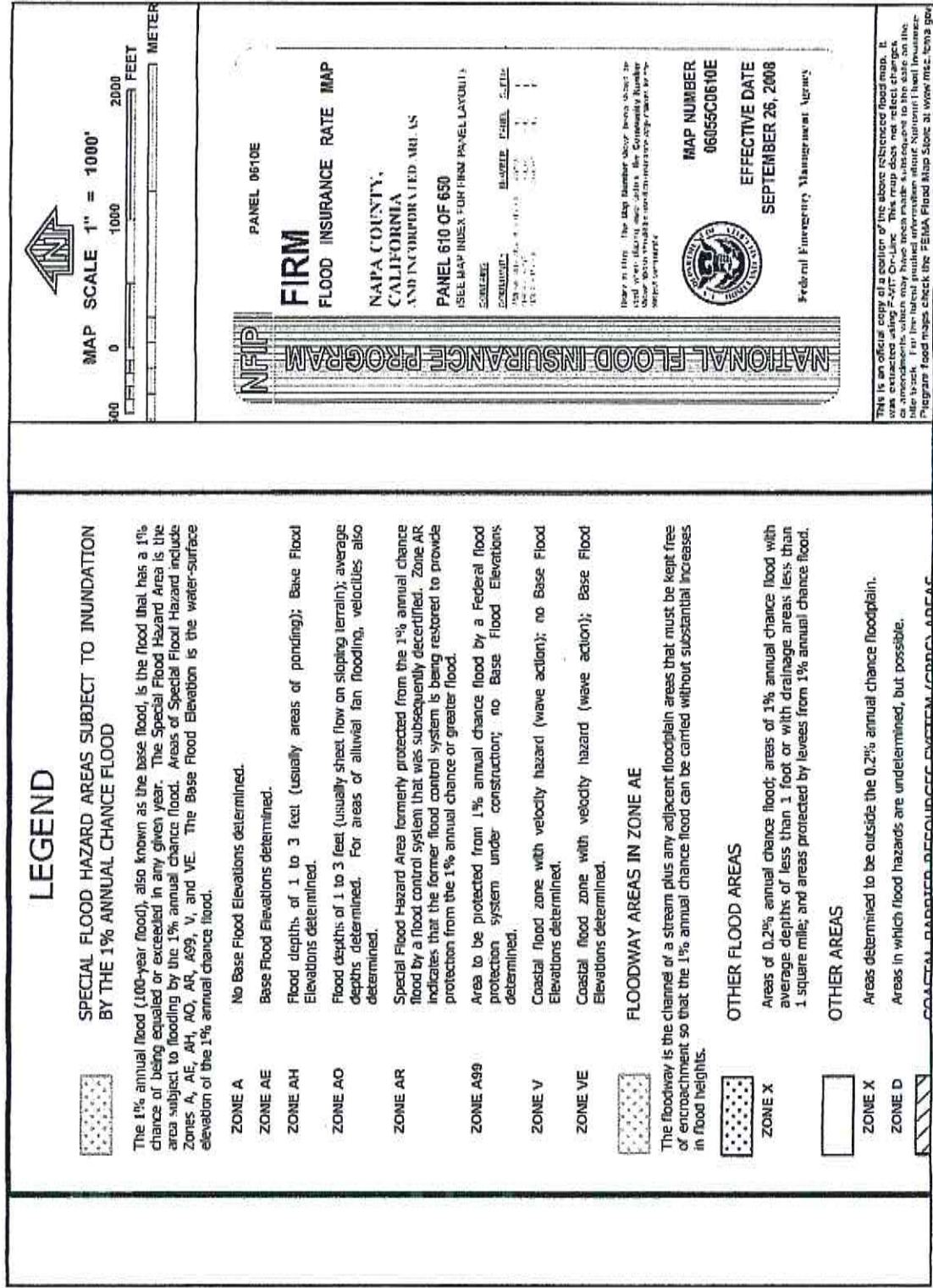
REVISION	DATE
1	9-27-79
2	2-21-85
3	10-2-90
4	2-8-94
5	202-01-10 PG 24 2-25-04

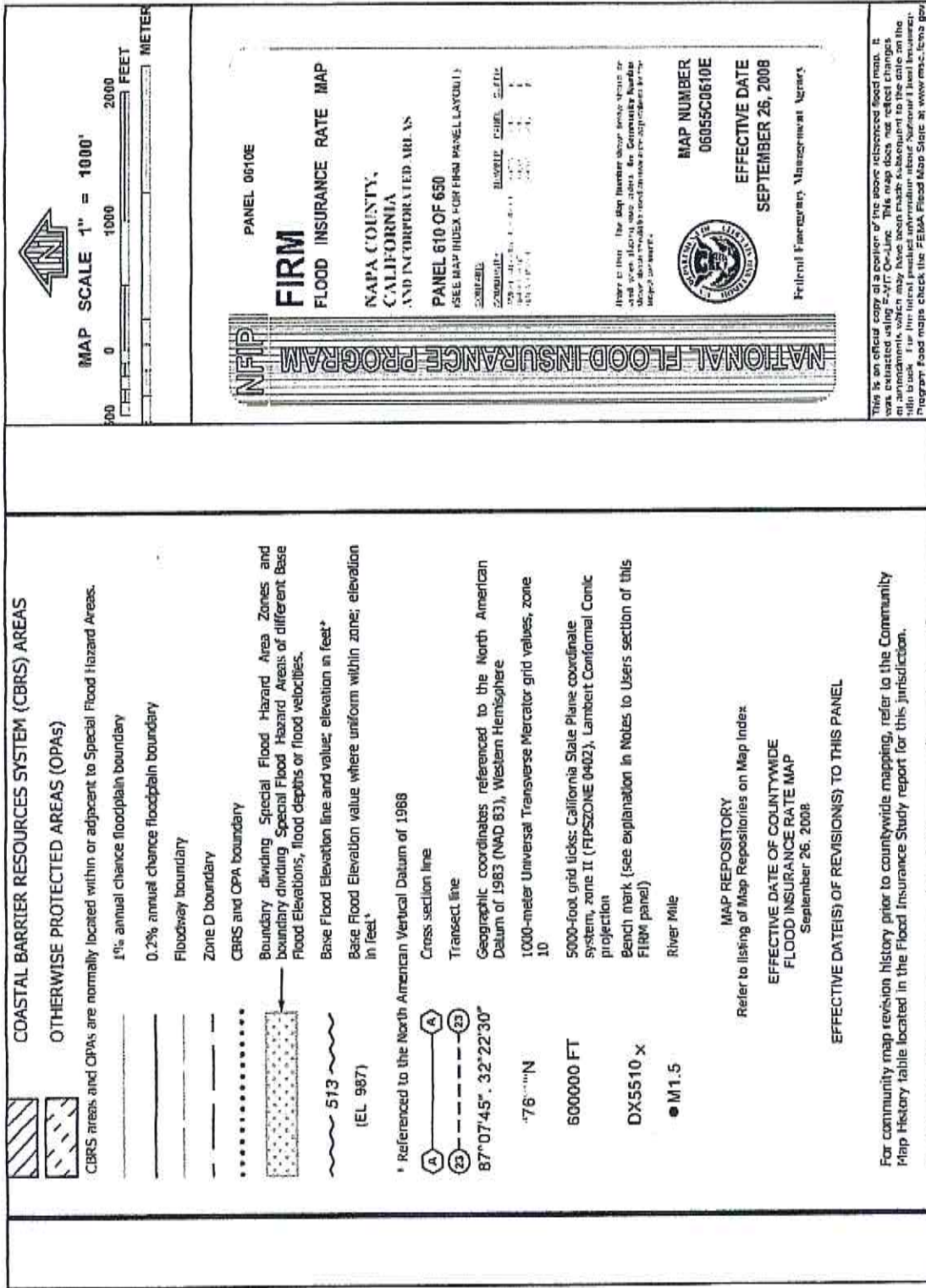
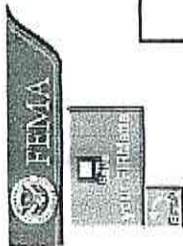
Assessor's Map Bk. 47 Pg. 26
County of Napa, Calif.
1956

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

**ATTACHMENT
D**







**ATTACHMENT
E**



Policy AG/LU-113: The Land Use Map is presented as a general illustration of the policies of the General Plan and is not intended to reflect every policy direction. Specific review of applicable policies is necessary to determine the precise land use potential of any site. Further, the information shown on the map is not intended to be parcel-specific and should not be interpreted as such. Information should be interpreted at a printed or displayed scale of one inch = 1,000 feet to ensure that the intended level of specificity is maintained.

Policy AG/LU-114: Zoning shall be consistent with this General Plan. In areas where the zoning and the land use designation shown on the Land Use Map are not identical, rezoning is desirable but not mandated, since consistency is achieved by reviewing the stated policies of the General Plan in addition to the Land Use Map. Table AG/LU-B shall be used to determine consistency for rezoning applications.

**TABLE AG/LU-B:
GENERAL PLAN & ZONING: FOR USE IN CONSIDERING CHANGES IN ZONING**

General Plan Land Use Category	Appropriate Zoning Designations
Urban Residential	RC-Residential Country RS-Residential Single RM-Residential Multiple RD-Residential Double PD-Planned Development CL-Commercial Limited CN-Commercial Neighborhood
Rural Residential	RC-Residential Country
Study Area	Study area properties shall be subject to site-specific planning prior to rezoning.
Industrial	IP-Industrial Park I-Industrial GI-General Industrial
Public-Institutional	AV-Airport PL-Public Lands
Agriculture, Watershed, and Open Space	AW-Agricultural Watershed TP-Timberland Preserve
Agricultural Resource	AP-Agricultural Preserve
Napa Pipe Mixed Use	NP-MUR-W - Napa Pipe Mixed Use Residential Waterfront NP-IBP-W - Napa Pipe Industrial/Business Park Waterfront NP-IBP - Napa Pipe Industrial/Business Park I - Industrial

In addition to the zones listed above, AW-Agricultural Watershed uses and/or zoning may occur in any land use designation. Note: Multiple additional zoning designations currently exist within each General Plan Land Use Category and may remain in place. This table is not intended to constrain the legal use of property consistent with both zoning and General Plan Land Use Category. Also, in the Deer Park Rural Residential area, rezoning from residential districts shall be permitted to achieve minimum parcel sizes consistent with Policy AG/LU-35, and to develop, improve, and expand hospital related facilities through either expansion of the Planned Development zoning district or a future healthcare related zoning district that shall be deemed consistent with the Deer Park Rural Residential area. On parcel 049-160-009 in the Monticello Road area, rezoning to RS may be allowed consistent with Policy AG/LU-35.