

**RESOLUTION NO. 08-02**

**A RESOLUTION OF THE NAPA COUNTY CONSERVATION,  
DEVELOPMENT AND PLANNING COMMISSION, STATE OF  
CALIFORNIA, RECOMMENDING THAT THE NAPA COUNTY BOARD  
OF SUPERVISORS SUPERSEDE AND REPLACE THE EXISTING NAPA  
COUNTY GENERAL PLAN EXCEPT THE EXISTING HOUSING  
ELEMENT WITH THE NAPA COUNTY 2008 GENERAL PLAN UPDATE  
AND CARRY FORWARD THE EXISTING HOUSING ELEMENT**

WHEREAS, on October 11, 2005, the Board of Supervisors directed the Conservation, Development and Planning Department (Planning Department) to formally commence preparation of a comprehensive General Plan Update and include policies, goals, objectives and implementation measures on the following elements: Agricultural Preservation & Land Use; Housing; Economic Development; Circulation; Recreation & Open Space; Conservation; Safety; and Community Character;

WHEREAS, between July 20, 2004, and February 26, 2008, the County held various public hearings, community workshops and outreach meetings on the General Plan Update and related Environmental Impact Report (EIR) for purposes of soliciting public input;

WHEREAS, the Draft General Plan Update (dated February 2007) was released to the public and agencies for review on February 16, 2007;

WHEREAS, between August 15, 2007, and March 5, 2008, the Planning Commission held various duly noticed public hearings on the Draft General Plan Update and related Draft EIR and Final EIR, at which time all interested persons were given an opportunity to be heard and comment;

WHEREAS, the Draft General Plan Update (dated February 2007) was revised based on public and agency comments and a Revised Public Hearing Draft General Plan Update (titled "Revised" to acknowledge changes since the February 2007 draft) was released to the public on December 3, 2007;

WHEREAS, the Planning Commission's recommended revisions to the Revised Public Hearing Draft General Plan Update (December 2007) have been incorporated into a new document entitled "Revised Draft General Plan Update List of Errata and Recommended Plan Changes dated March 5, 2008" hereafter referred to as the GPU Errata attached as Exhibit "A" and incorporated here by reference. The Planning Commission's recommended revisions to the water resources policies, goals and action items contained in the Conservation Element of the Revised Public Hearing Draft General Plan Update (December 2007) have been incorporated into a new document entitled "Revisions to the Water Resources Section dated March 5, 2008" hereafter referred to as the Water Resources Revisions attached as Exhibit "B" and incorporated here by reference. The Revised Public Hearing Draft General Plan Update (December 2007), the GPU Errata and the Water Resources Revisions are collectively hereafter referred to as the 2008 General Plan Update or the Plan Update;

WHEREAS, prior to or at the meeting of March 5, 2008, the Planning Commission was provided with the complete contents of the 2008 General Plan Update which consists of the following documents: (1) the Revised Public Hearing Draft General Plan Update (December 2007); (2) the Revised Draft General Plan Update List of Errata and Recommended Plan Changes dated March 5, 2008; and (3) the Revisions to the Water Resources Section dated March 5, 2008;

WHEREAS, prior to or at the meeting of March 5, 2008, the Planning Commission has reviewed and considered the Final EIR which consists of the following documents: (1) the Napa County General Plan Draft Environmental Impact Report, Volume I (February 16, 2007); (2) Napa County General Plan Draft Environmental Impact Report, Volume II: Technical Appendices (February 16, 2007); (3) the Napa County General Plan Final Environmental Impact Report, Volume I (December 20, 2007); and (4) all staff reports, memorandums, technical reports, studies and evidence related thereto submitted as part of the administrative record;

WHEREAS, on February 26, 2008, the Planning Commission held a duly noticed joint public hearing with the Napa County Board of Supervisors to discuss various issues related to the 2008 General Plan Update;

WHEREAS, on March 5, 2008, the Planning Commission held a duly noticed public hearing to consider recommendations to the Board of Supervisors on certifying the Final EIR and adopting the 2008 General Plan Update;

WHEREAS, by Planning Commission Resolution No. 08-01, dated March 5, 2008, the Planning Commission recommended that the Napa County Board of Supervisors certify the Final EIR prepared for the 2008 General Plan Update in accordance with CEQA;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission has reviewed and considered the Final EIR and makes the following findings, in addition to the Findings contained in Planning Commission Resolution No. 08-01 recommending certification of the Final EIR for the 2008 General Plan Update:

1) The above recitals are true and correct and reflect the independent judgment of the Planning Commission.

2) Notice of the Planning Commission hearings on the 2008 General Plan Update, the Draft EIR and Final EIR was given as required by law and the actions were conducted pursuant to the Planning and Zoning Law, CEQA, the State CEQA Guidelines and the County's Local Procedures for Implementing CEQA.

3) Based upon the information contained in the Final EIR, there will be 18 significant and unavoidable environmental impacts resulting from the 2008 General Plan Update in the following areas: agriculture, land use, population/employment/housing, transportation and circulation, biological resources, noise, air quality, human health/risk of upset, geology and soils, hydrology/water quality, cultural and paleontological, public services and utilities, and visual resources/light and glare. Although mitigation measures in the form of goals, policies, objectives, action items and programs have been included in the 2008 General Plan Update to reduce the adverse environmental impacts, some impacts will remain significant and unavoidable, or in the

case of cumulative impacts, cumulatively considerable. All other impacts can be mitigated to a less than significant level.

4) The benefits of the 2008 General Plan Update outweigh the significant and unavoidable environmental impacts on agriculture, land use, population/employment/housing, transportation and circulation, biological resources, noise, air quality, human health/risk of upset, geology and soils, hydrology/water quality, cultural and paleontological, public services and utilities, and visual resources/light and glare for the following reasons:

- a) The Plan Update reiterates and reinforces the County's commitments to retaining agriculture as the primary land use and to concentrating urban uses in the existing cities and urbanized areas of the County.
- b) The Plan Update supports the local economy by designating an appropriate amount of land for development, while balancing the protection of agricultural and environmentally sensitive resources.
- c) The Plan Update includes policies, goals, and objectives which define a rate of population growth that perpetuates County residents' quality of life.
- d) The County is obligated under state law to assume its fair share of regional growth, particularly housing for all income levels. The Plan Update accommodates this obligation while at the same time minimizing impacts by concentrating growth in areas where urban services are available.
- e) The Plan Update encourages transit-oriented development, conservation of energy and healthy "walkable" communities which reduces congestion and greenhouse gas emissions and improves air quality.
- f) The Plan Update provides for cooperative planning with the five municipalities, numerous other state and federal jurisdictions, and private and non-profit sectors to provide needed services and facilities such as housing, transportation, economic development, parks and recreation, open space and other needed services and infrastructure to County residents.
- g) The Plan Update includes goals, objectives, and policies that provide substantial additional protection of the County's important natural resources, such as water resources, biotic resources, scenic resources, timber and agricultural resources, while recognizing the rights of private property.
- h) The Plan Update best reflects the community's expressions of quality of life and community values and guides the County's future growth in line with those values. The Plan Update supports a balance between agriculture, housing, environmental preservation and restoration, population growth and economic development.

5) The Planning Commission further finds that adoption of the 2008 General Plan Update is in the public interest and is necessary for the public health, safety, and welfare of Napa

County and recommends that the Napa County Board of Supervisors adopt the 2008 General Plan Update after considering the information in the Final EIR. The Planning Commission hereby recommends that the Board of Supervisors supersede and replace the existing 1983 Napa County General Plan (as amended) except for the existing Housing Element with the 2008 Napa County General Plan Update. The Planning Commission further recommends that the Board of Supervisors adopt a separate Water Element as part of the 2008 Napa County General Plan Update. Prior to adopting the 2008 General Plan Update, the Commission recommends that the Board address the issues raised by the Winegrowers of Napa County in their letter dated February 27, 2008, and St. Helena Hospital in their letter dated February 29, 2008.

6) The Secretary of the Planning Commission is hereby designated as the custodian of records, documents and other materials which constitute the record of proceedings upon which the Commission's decision is based. These documents are located at:

Napa County Conservation, Development and Planning Department  
1195 Third Street, Suite 210  
Napa, CA 94559-3035

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Planning Commission of the County of Napa, State of California, at a regular meeting of the Commission held on the 5<sup>th</sup> day of March 2008, by the following vote:

AYES: COMMISSIONERS Jager, Scott and Fiddaman

NOES: COMMISSIONERS King

ABSENT: COMMISSIONERS Phillips

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TERRY SCOTT, Chair  
Napa County Planning Commission

ATTEST:  
Clerk of the Planning Commission

By: \_\_\_\_\_

<p><b>APPROVED AS TO FORM</b> Office of County Counsel</p> <p>By: <u>Laura J. Anderson (by e-signature)</u></p> <p>Date: <u>March 5, 2008</u></p>
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<p><b>APPROVED BY THE NAPA COUNTY PLANNING COMMISSION</b></p> <p>Date: _____</p> <p>Processed by: _____</p> <p>Deputy Clerk of the Commission</p>
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Exhibit "A" – Revised Draft General Plan Update List of Errata  
And Recommended Plan Changes dated March 5, 2008

Exhibit "B" – Revisions to the Water Resources Section dated March 5, 2008