

**“Exhibit A”**  
**List of Planning Commission Errata & Recommended Changes to the**  
**December 3, 2007 Revised Draft General Plan Update**  
**(Revisions as of March 5, 2008)<sup>1</sup>**

<u>Page</u>	<u>Recommended Correction or Change</u>	<u>Comment</u>	<u>Date</u>
5	Clarify the first reference to the Napa County Zoning Ordinance at the bottom of the page as follows: <i>“Title 18 of Napa County Code (The Napa County Zoning Ordinance or “Zoning Ordinance”) is a key implementation tool for the General Plan...”</i>	Clarification recommended by staff	2/28/08
9	Omit the last paragraph in the text box, which repeats Action Item AG/LU-114.1.	Change recommended by staff	2/28/08
11	Last sentence on page add “that” between “address topics <i>that</i> had previously...”	Change recommended by staff	01/04/08
13	Edit the third paragraph as follows: <b>“Sustainability</b> is commonly defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The principle is often divided into three categories that must each be sustainable in order for a system <del>such as a municipality</del> to be sustainable as a whole: . . .”	Change recommended by staff	2/29/08
16	Under Implementation Policies add a bullet to read “Measure J” (page 71)	Change recommended by staff	01/04/08
19	In the second full paragraph, change the text to indicate that as of March 2008, there are 14 separate AVAs (instead of 11) in the County.  In the fourth full paragraph, change “cemented” to <i>“established.”</i>  Add the following sentence to footnote 1: <i>“These projections do not represent a plan for growth in the unincorporated county but merely constitute a conservative (high) estimate developed to support the EIR’s assessment of potential cumulative impacts.”</i>	Changes recommended by staff and by the Planning Commission based on public comments	1/30/08 and 2/28/08 and 3/5/08
21	In the first paragraph under the heading Housing Availability and the High Cost of Housing, change “workforce members” to <i>“workforce.”</i>	Change recommended by staff	2/28/08
22	Page 22: Move the second sentence of the “Data Source” paragraph to a footnote below the chart and add the following additional sentence to that footnote: <i>“These projections do not represent a plan for growth in the unincorporated county, but merely constitute a conservative (high) estimate developed to support the EIR’s assessment of potential cumulative impacts.”</i>	Change recommended by the Planning Commission based on public comments	1/30/08
23	Change the first paragraph to read as follows: “Policies such as those articulating broad housing strategies, establishing <i>transitional or underutilized</i> industrial <i>sites as a “study area”</i> , and addressing specific geographic areas of the County provide a road map for decision-makers that will allow them to address critical social issues without compromising the principles of urban-centered growth and agricultural preservation, and without substantially decreasing the amount of land designated as Agricultural Reserve (AR) or Agriculture, Watershed, and Open Space (AWOS) by the General Plan <i>without approval of the voters pursuant to Measure J.</i> ”	Change recommended by the Planning Commission and staff	1/16/08
24	On the third line, change “County Code” to <i>“the County Code.”</i> Also, change the first sentence of the second paragraph to read: <i>“Challenges caused by Pierce’s disease and one of its vectors, the glassy-winged sharpshooter, must also be met...”</i>	Clarifications recommended by staff	2/28/08

<sup>1</sup> Recommended revisions to the water resources goals, policies and action items on pp. 179-187 of the December 3, 2008 Revised Draft General Plan Update are not included in this errata; they are provided in a separate document dated March 5, 2008 and titled “Exhibit B.”

<u>Page</u>	<u>Recommended Correction or Change</u>	<u>Comment</u>	<u>Date</u>
25	Under “A Plan for the Future” revise the first sentence to read as follows: “Well into the future, Napa County will be a place where agriculture is the primary land use, and where a vast majority of the county is open space, and where residential and employment growth is concentrated in the incorporated cities and existing urbanized areas of the county.”	Change recommended by Planning Commission	1/30/08
27	Expand Action Item AG/LU-2.1 to read in full: Amend County Code to reflect the definition of “agriculture” as set forth within this plan, <u>ensuring that wineries and other production facilities remain as conditional uses except as provided for in Policy Ag/LU-16, and that marketing activities and other accessory uses remain incidental and subordinate to the main use.</u> ”	Change recommended by staff	2/26/08
27	Omit the last sentence of Policy AG/LU-3 about child care centers. Also change “existing urban areas” to “existing urbanized areas.”	Change recommended by staff based on questions from the Commission and review of State law	2/27/08
27	Change AG/LU-4 to read as follows: “The County will reserve agricultural lands for agricultural use including lands used for grazing <u>and watershed/open space</u> , except for those lands <del>South of Sosecol</del> which are shown on the Land Use Map as planned for urban development.”	Change recommended by staff	1/28/08
28	Add a new Action Item 10.1 to Policy AG/LU-10 to read as follows: <u>“Maintain a data base of all wineries including their production capacity, marketing events and other characteristics that could influence analysis of cumulative effects or the winery’s effect on neighbors.”</u>	Change recommended by Planning Commission	1/16/08
28	Modify Ag/LU-12: No new non-agricultural use or development of a parcel located in an agricultural area shall be permitted unless it is needed for the agricultural use of the parcel, except as provided in Policies AG/LU-2, AG/LU-5, AG/LU-26, AG/LU-44, AG/LU-45, and ROS-1.	Change recommended by County Counsel	2/29/08
28	In Policy Ag/LU-11, change “agricultural districts” to “agricultural <u>zoning</u> districts.”	Clarification recommended by staff.	2/28/08
28	Revise AG/LU-13 to read as follows: <u>“Under in the case of wineries subject to the 1990 Winery Definition Ordinance, agricultural processing includes tours and tastings (by appointment only for wineries approved after the effective date of the ordinance), retail sales of wine produced by or for the winery partially or totally from Napa County grapes, retail sale of wine-related items, activities for the education and development of consumers and members of the wine trade with respect to wine produced by or at the winery, and limited non-commercial food service including wine-food pairings (via sampling or tasting), provided any such activities are clearly accessory to the principal use of the facility as an agricultural processing facility. Nothing in this policy shall alter the definition of “agriculture” set forth in Policy AG/LU-2.</u>	Change recommended by County Counsel for consistency with the WDO	
28	Add new Policy AG/LU-15.5 to read as follows: <u>“Where proposed residential, commercial or industrial development abuts lands devoted to agriculture production, the non-agricultural uses shall be required to incorporate buffer areas to mitigate potential land use conflicts as conditions of approval for subdivision or use permit. The type and width of buffer areas shall be determined based on the character, intensity and sensitivity of the abutting land uses.”</u>	Change recommended by Planning Commission	1/30/08
29	Add new Action Item 15.5 to read as follows: <u>“The County will prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer.”</u>	Change recommended by Planning Commission	1/30/08
30	Change “Transitional” to “Study Area” in the last line, which shall read: “Commercial, Industrial, and Study Area Land Use Policies (Page 34).”	Correction recommended by staff	01/04/08

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31	In Policy Ag/LU-25, change “already developed areas” to “existing urbanized areas.”	Clarification recommended by staff	2/28/08
31	Modify Policy AG/LU-26 as follows to support overlay zoning for park uses, clarify the child care requirement in State law, and comply with Government Code Section 65302(a) about population intensities: “The County will discourage proposed urban developments outside of designated urbanized areas which require urban services. However, nothing in this <u>Agricultural Preservation and Land Use Element</u> is intended to preclude the construction of a single-family residence, <del>child care center, or private school</del> on an existing, vacant, legal parcel of land in compliance with adopted County ordinances and other applicable regulations, <i>except on designated park land. Pursuant to State law, small child care centers are considered residential uses. Where maximum dwelling unit densities are specified in this General Plan, the population density is determined by multiplying the allowable number of dwelling units times the average persons per household in the unincorporated County as determined by the most recent U.S. Census.</i> ”	Change recommended by staff	2/14/08 & 2/26/08 & 2/27/08
31	Modify Policy Ag/LU-27 2nd sentence as follows: Engaging in nature-based recreation or agriculturally compatible uses that are <del>presently</del> permitted in the applicable zoning district without the issuance of a use permit, such as development of one single-family house and/or second unit on an existing legal lot, shall not be considered urbanizing.	Change recommended by County Counsel	2/29/08
31	Modify Policy Ag/LU-29 to add to the end of the sentence: “On parcels which are designated Agricultural Resource or Agriculture, Watershed and Open Space on the Napa County Land Use Map, governmental uses and public utility uses existing as of 1983 shall be allowed to continue to operate and to use the existing buildings and/or facilities but shall be allowed to expand in size and volume of business only for the purpose of modernizing the facilities and meeting additional demonstrated public needs <i>to the extent permitted by law.</i> ”	Change recommended by County Counsel	2/29/08
31	Add a new policy Ag/LU-20.5 to implement Mitigation Measure 4.13.2.1b as follows: “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.”	Change recommended by staff for consistency with the Final EIR	2/29/08
32	Modify Policy Ag/LU-30, second bullet shall read: “Use of overlay designations to permit/facilitate multi-family housing on specific sites within <u>designated</u> urbanized areas shown on the Land Use Map.”	Change recommended by County Counsel	2/29/08
33	Add a study of the impacts of large units to Action Item Ag/LU-33.1 which shall read: “Adopt local guidelines or zoning code definitions to clarify the distinction between single-family residences and commercial short-term guest accommodations, specifying the uses and ownership or rental arrangements associated with each. <i>Also, analyze the prevalence of extremely large residences, and determine whether single family residences above a certain size should require environmental analysis.</i> ”	Change requested by the Board of Supervisors	2/26/08
33	In the last paragraph, change “existing urban areas” to “existing urbanized areas.”	Clarification recommended by staff.	2/28/08
34	Modify Policy Ag/LU-40 to read: The properties known as the “Hess Vineyards” shall be designated Agriculture, Watershed & Open Space, but shall be <u>considered for redesignation</u> <del>redesignated</del> to an Industrial designation if Flosden/Newell Road is ever extended north of Green Island Road, through the property.	Change recommended by County Counsel	2/29/08
36	Delete Policy AG/LU-41	Change recommended by Planning Commission	1/3008
39	Add the following new paragraph at the end of Policy AG/LU-45: “ <u>With</u>	Change recommended	2/1/08

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	<u>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.</u>	by County Counsel	
39	Change Policy Ag/LU-47: Legal structures and uses destroyed by fire or natural disaster may be rebuilt within <u>the time period established by the zoning ordinance</u> <del>three years of most recent occupancy</del> or as otherwise approved by the County, whether or not they conformed to the zoning ordinance at the time of the fire/disaster.	Change recommended by County Counsel	2/29/08
39	Delete second period at the end of Action Item AG/LU 49.1.	Change recommended by County Counsel	2/29/08
39	Add the following footnote to Policy AG/LU-50: <u>“Please note, the Land Use Map does not currently designate lands as Commercial, Policies AG/LU-44 through 46 establish parameters (location and building intensity) for commercial uses.”</u>	Change recommended by staff for compliance with Government Code section 65302(a)	2/14/08
41	Add a new Policy AG/LU-54.5 to the Prohibited Uses section which states: <u>“Formula businesses are generally viewed as incompatible with Napa County’s rural character and shall be prohibited to the extent feasible.”</u>	Change requested by the Board of Supervisors	2/26/08
43-44	Delete the descriptive text about Angwin and replace as follows:  <u><b>Description &amp; History:</b> Angwin is a small rural enclave located on Howell Mountain, between the Napa Valley on the west and Pope Valley on the east. Surrounded by forest and vineyards, Angwin includes residences, the Pacific Union College campus, and a small commercial/retail center. The community’s overall “sense of place” and character is largely derived from its agrarian and forested environment. Conn Creek flows across the Angwin basin and cascades off the Linda Falls before flowing into Lake Hennessey Reservoir.</u>  <u><b>College and Community:</b> The first Howell Mountain vineyard was planted in 1876, and several historic stone wineries in the Angwin area date to the 1880s. Since 1909, Angwin has been home to the Seventh Day Adventist Pacific Union College. Originally founded in 1882 and moved to Angwin 27 years later, the college is the oldest college in Napa County. Enrollment at the college is currently (2006) about 1,550 students.</u>  <u>The largest concentration of residences in Angwin lies west of the college campus, where parcel sizes range from ¼ to ½ an acre. Several small businesses, a fire station, and a school are also located in this village-like enclave.</u>  <u>In the past, most of Angwin’s residents were associated with the college, the church, or both. Many residents continue to work for the college, although in recent years an influx of new residents has resulted in a more diverse mix. Drawn by housing opportunities and the area’s village character, and a rich viticultural history of the Howell Mountain Appellation, new Angwin residents share with longtime residents a desire to retain the area’s natural beauty and rural character.</u>	Change recommended by staff based on a request by the Board of Supervisors	2/26/08

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	<p><b><i>Issues and Constraints:</i></b> <i>Pacific Union College is the largest land holder in Angwin with the main campus, the airport, campus housing and a large parcel of land used as open space. The college's Planned Development zoning was created in order for the college to provide necessary services to its students and ensure that the college would be able to grow should the student body increase in size.</i></p> <p><i>Part of Pacific Union College is the Angwin Airport, second largest in the county and important due to its elevation above the fog that occasionally halts operations at Napa County Airport. The County is currently (2007) investigating purchasing the airport from the College and seeks to preserve the long-term viability of the airport whether it remains in private ownership or not.</i></p> <p><i>In recent years, vineyard development has expanded considerably in Angwin, which lies in the Howell Mountain Appellation area. A number of new vineyards and wineries have been developed, and more are likely, in accordance with the General Plan agricultural land use designations for the Angwin area.</i></p> <p><i>Narrow, winding roads affect travel to and from Angwin, and public concerns have been expressed about water quality and groundwater supplies. Also, Angwin was one of several locations in the county identified in the 2004 Housing Element as having the potential to support the development of affordable housing. Two locations in Angwin were identified, with a potential for up to 191 residential units.</i></p>		
44	Modify Policy Ag/LU-57 so that it reads: <i>"The County shall seek to maintain Angwin's rural setting and character while providing opportunities for limited commercial services focused on the Angwin community."</i>	Change requested by the Board of Supervisors	2/26/08
44	Modify Policy Ag/LU-58 to reference PD zoning as follows: "The 'urbanized' area of Angwin shown on the County's land use map <i>and zoned Planned Development</i> shall contain institutional uses (i.e., the college), residential uses, and limited neighborhood-serving non-residential uses."	Change requested by the Board of Supervisors	2/26/08
44	Omit Policy Ag/LU-59	Change requested by the Board of Supervisors	2/26/08
45	Remove "municipal" from Policy Ag/LU-60 and make other adjustments as follows: "The existing density of development in the Angwin area and the County's desire to be protective of water quality precludes future subdivision activity based on septic tanks. Also the County shall encourage replacement of existing septic systems <u>that may impact surface or ground water with municipal sewer services or alternative wastewater treatment as feasible systems.</u> "	Change recommended by staff and Planning Commission.	01/04/08 and 2/6/08
45	Change Policy Ag/LU-61 so that it precludes subdivision activity that relies on net increases in groundwater use within <i>"the Conn-Creek-Upper Reach Local Drainage"</i> instead of "the urbanized area of Angwin."	Change requested by the Board of Supervisors	2/26/08
45	Omit Policy Ag/LU-62.	Change requested by the Board of Supervisors	2/26/08
47	Begin the first sentence of Policy Ag/LU-68 with <i>The County shall recognize . . .</i>	Change recommended by County Counsel	2/29/08
52	Revise Policy AG/LU-73 as follows: "Notwithstanding Policy AG/LU-25, the County supports the extension of public sewer service or use of alternative approaches to address water quality concerns where private septic systems are in proximity to Murphy Creek <i>and may be impacting surface and groundwater</i> , provided that any municipal services are sized to accommodate only the development permitted by this General Plan."	Change requested by Planning Commission	2/6/08

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58	AG/LU-82 change “transit” to “transient”	Change recommended by staff	1/16/08
60	In the first paragraph, change “north of the country club ascending the slopes of Atlas Peak” to <u>“east of the country club at the base of Atlas Peak.”</u>	Clarification recommended by staff	2/28/08
60	Revise Policy AG/LU-92 so that it parallels Policy AG/LU-73 as follows: “Notwithstanding Policy AG/LU-25, the County supports provision of <del>water</del> <u>and sewer services or use of alternative approaches to address water quality concerns where private septic systems are in proximity to Milliken or Sarco Creeks and may be impacting surface or groundwater, provided that any municipal services are sized to accommodate only the development permitted by this General Plan, to parcels in the Monticello Road area as long as such services are funded by others, are supportive of affordable housing, or are needed to address water quality concerns, and do not allow for unplanned growth and development.</u>	Change recommended by staff	2/6/08
62	Add timing to Action Item AG/LU-94.1 ( <u>“Prior to approving non-industrial development . . .”</u> )	Change recommended by staff	
63	Revise Policy AG/LU-96 to read as follows: “The Airport Industrial Area is planned for industrial and business/industrial park uses that support agriculture and meet industrial and business park needs consistent with the 1986 Airport Industrial Area Specific Plan. In 2004, the Airport Industrial Area Specific Plan was amended to recognize two hotels which were subsequently approved for construction. Further commercial uses in the area shall be limited to local-serving uses that support or serve the industrial and business park uses.”	Change recommended by Planning Commission	1/30/08
65	The text under Policy Ag/LU-98 should reference Policy CC-28 instead of Policy CC-27.	Change recommended by staff	2/28/08
67	Revise 4 <sup>th</sup> paragraph, last sentence to read as follows: “Also, pursuant to Measure J adopted by County voters in 1990, the County <u>Board of Supervisors</u> may not re-designate land that is designated agricultural <del>on #</del> the General Plan <u>Land Use Map</u> for other . . .”	Change requested by County Counsel	2/5/08
68	Correct the policy number references from AG/LU-42 and 104 to AG/LU- 45 and 103.	Change recommended by staff	1/23/08
69	Correct Policy Ag/LU-103 so that it reads: <u>“Consistent with Policy Ag/LU-45, all land zoned for commercial uses in the South St. Helena area as of February 1, 1990, shall be allowed to develop in conformance with that commercial zoning as if it were designated on the Land Use Map for these uses.”</u>  Also, in the second bullet of Policy Ag/LU-104, change “frontage roads” to “parallel roads.”	Change recommended by staff	2/28/08
75	Revise Figure AG/LU-3 to include Partrick Road and Calistoga in the list of bubbles.	Change recommended by staff	1/28/08
77	Amend Action Item AG/LU-114 to read as follows: “Undertake a systematic planning effort to review and adjust the boundaries of areas designated Urban Residential and Rural Residential on the Land Use Map, with the objective of preserving agricultural uses and eliminating areas zoned and used for agriculture from these designations. The planning process shall prioritize review of areas that are not contiguous to incorporated cities, and shall consider the following factors at a minimum: the development potential of each area based on zoning; infrastructure and services availability; community character; physical constraints such as topography; and the desires of potentially affected property owners within each area. The County shall not support requests for rezoning from agricultural to non-agricultural zoning districts in these areas until the review and adjustment of area boundaries is complete”	Change recommended by Planning Commission	1/30/08
77	In Policy Ag/LU-118, change “irreversible” to <u>“significant.”</u>	Change recommended by the Planning	3/5/08

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		Commission	
78-9	At the end of the Introduction section of the growth management policy (Ag/LU-119), add the following paragraph: <i>“Historically, the county has seldom, if ever, reached the maximum annual allowance of the building allocations. The actual historical average number of building permits has been approximately 68 units per year, not counting second units or other exempted development as enumerated under subsection two of the Building Permit Allocation section below.”</i>	Change recommended by the Board and Commission based on Farm Bureau comments	2/27/08
86	Modify Policy Ag/LU-120: <i>“The County shall</i> work with the school districts serving students in the County to coordinate the provision of school facilities in conjunction with demographic changes and student populations. <i>The County shall</i> also encourage incorporated <u>jurisdictions</u> areas to reserve school sites within their <u>boundaries</u> . <del>jurisdictions.</del>	Change recommended by County Council	2/29/08
86	Modify Policy Ag/LU-121: <i>“The County shall</i> coordinate an exchange of information with school districts regarding school needs and new residential developments in the unincorporated area.	Change recommended by County Council	2/29/08
86	Modify Policy Ag/LU-122: <i>“The County shall</i> consider school districts’ proposed school sites in relation to:	Change recommended by County Council	2/29/08
86	Modify Policy AG/LU-123: <i>“The County shall</i> establish general school site location criteria such as:	Change recommended by County Council	2/29/08
87	Add a new Policy Ag/LU-126.5 as follows: <i>“The County seeks to engage incorporated jurisdictions and other agencies in collaborative planning efforts, particularly efforts aimed at ensuring adequate infrastructure capacity, vibrant city-centers, sufficient housing and agricultural lands and natural resource protection.”</i>	Change recommended by staff based on Farm Bureau comments	2/27/08
87	Delete Policy Ag/LU-129, since it duplicates AG/LU-116.	Change recommended by County Council	2/29/08
94	Add Policy Ag/LU-136 to reflect the outcome of the February 5, 2008 election and include the following:  Measure K, Stanley Lane Deli Ordinance: Commercial Policy 5.4 of the Land Use Element of the Napa County General Plan [carried forward as Policies Ag/LU-43, 44, and 45] is hereby amended to add a new subsection to read in full as follows: “A parcel which is zoned as an agricultural produce stand may be allowed to establish accessory delicatessen, outdoor barbeque and wine tasting uses.”	Change recommended by staff	2/28/08
96	Change the second paragraph under the Transportation in Napa County heading to say that public transit services are available in all cities and in <u>some</u> of the unincorporated County...	Clarification recommended by staff	2/28/08
98	In the second paragraph under the Napa County’s Roadway System heading, in the final parenthetical phrase, add <i>“and Jamieson Canyon Road”</i> after “American Canyon Road” And change “connects” to <i>“connect.”</i>	Clarification recommended by staff based on NCTPA input	2/28/08
100	The first, second and third bullets in the text box entitled “Travel in Napa County” should be revised as follows: <ul style="list-style-type: none"> <li>• The number ... <i>that start and end</i> ... in 2003 to <u>about 30,000 in 2030</u>. <u>The total ...approximately 320,000 miles</u> ...</li> <li>• By 2030, <u>approximately 14,500</u> cars...</li> <li>• Trips ...County. By 2030, ... to <u>about 50%</u> of ...</li> </ul>	Change recommended by the staff based on Planning Commission questions	1/16/08
103	Change “should” to “shall” in Policy CIR-1, which shall read: “Consistent with urban-centered growth policies in the Agricultural Preservation and Land Use Element, new residential and commercial development <u>shall</u> be concentrated	Change recommended by staff for consistency with Mitigation	01/04/08

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	within existing cities and towns and urbanized areas where sufficient densities can support transit services and development of pedestrian and bicycle facilities.”	Measure 4.4.1.d.	
103	Insert “ <i>The County will</i> ” at the beginning of Policy CIR-3 about locating multifamily housing near employment.	Clarification recommended by staff	2/28/08
104	Insert “ <i>The County will work with NCTPA and</i> ” at the beginning of Policy CIR-10 about innovative rural transportation strategies.	Clarification recommended by staff	2/28/08
107	Under the South of Napa heading in Policy CIR-13, remove the first reference to equestrian use in the first bullet. (Equestrian use should be called out for the Ridge Trail undercrossing of Jamieson Canyon Road, but not for the Class II bike lane.)	Clarification recommended by staff based on input from NCTPA	2/28/08
108	CIR-13: Under “Countywide” delete “roundabouts” from first bullet and add a second bullet under “Countywide” to read as follows: “ <i>Consider roundabouts as effective alternatives to stop signals or signal controlled intersections, where appropriate.</i> ”	Change recommended by Planning Commission	1/16/08
108	CIR-13: Under “Countywide” add “bikeways” after “bike lanes.”	Change requested by staff based on comments	2/8/08
108	In Action Item CIR-13.1, change “listed above” to “listed <i>in Policy CIR-13.</i> ”	Edit requested by staff	2/28/08
108	Under “North of Napa” change the first bullet to read: “Intersection improvements to improve safety and traffic flow at the intersections of State Route 29 and Silverado Trail with Oakville Grade, Oakville Cross Road, Rutherford Cross Road, Yountville Cross Road, <del>and</del> Deer Park Road, <i>Dunaweal, Lincoln Avenue, and Tubbs Lane. Also including the intersections of State Route 29 with Silverado Trail, and the intersections of State Route 128 with Petrified Forest Road and Tubbs Lane.</i> ”	Change requested by staff based on comments.	2/8/08
108	Under “North of Napa” third bullet include Calistoga to policy about routing Highway 29 traffic off main street so that policy reads: “Develop and implement methods to divert traffic from downtown St. Helena <i>and Calistoga</i> to reduce congestion and improve intra-county traffic flow.”	Change recommended by Planning Commission	1/16/08
108	Clarify Action Item CIR 13.1 to read as follows: “Work with the Napa County Transportation and Planning Agency and other agencies to fund and implement the improvements listed in Policy CIR-13.”	Change recommended by staff	2/8/08
108	Insert a new Policy CIR-13.5 which states: “ <i>While not suitable for all intersections, roundabouts have a wide variety of applications, and Napa County will consider them as an alternative for intersection improvements. Roundabouts have been used extensively in Europe for several decades, and their use in the United States has grown substantially over the past several years. Research shows that they have the potential to reduce accidents, traffic delays, fuel consumption, air pollution, maintenance, and in some cases construction costs compared to more traditional intersection controls.</i> ”	Change requested by the Planning Commission	3/5/08
110	Revise Policy CIR-21 to say: “ <i>The County shall support provision of alternate (parallel) routes for local residents to avoid traffic congestion on major thoroughfares.</i> ”	Change recommended by staff	2/28/08
111	Revise Action Item CIR 26.2 to read: “The County shall establish targets for interim years to enable the County to monitor progress towards <i>its objective of reducing the percentage of work trips that are by private, single occupant vehicles to 50%.</i> ”	Change recommended to clarify implementation plan	1/23/08
112	Add the goals of maintaining non-vehicle trips at 2006 levels to Policy CIR-28, which shall read: “The County supports programs to reduce single-occupant vehicle use and encourage carpooling, transit use, and alternative modes such bicycle, walking, and telecommuting, and shall seek to maintain total trips in the County using travel modes other than private vehicles (transit, walking, bicycling, public transit, etc.) <i>at least at the 2006 levels.</i> ”	Change recommended by staff for consistency with Mitigation Measure 4.4.1.e.	1/11/08

<u>Page</u>	<u>Recommended Correction or Change</u>	<u>Comment</u>	<u>Date</u>
129	Add to Goal CC-2 as follows: “Continue to promote the diverse beauty of the entire county <u>since this beauty is intricately linked to the continued economic vitality of the region and benefits</u> residents, businesses and visitors.”	Change recommended by the Planning Commission	3/5/08
130	Add a new Action item CC 10.1 to Policy CC-10 to read as follows: <u>“Undertake a regular review of the viewshed protection program to ensure its effectiveness and consider adding protections for views from Lake Berryessa to the ordinance.”</u>	Change recommended by Board of Supervisors and Planning Commission	1/15/08
137	Amend Policy CC-28 to apply to existing buildings and read as follows: “As an additional incentive for historic preservation, owners of <u>existing</u> buildings within ...may apply for permission to reuse these buildings for their historic use or a compatible new use regardless of the land uses that would otherwise be permitted in the area <u>so long as the use is compatible with agriculture</u> , provided that the ...” And add a second sentence to Policy CC-28 to read as follows: <u>“This policy recognizes that due to the small number of existing historic buildings in the County and the requirement that their historic reuse be compatible with agriculture, such limited development will not be detrimental to the 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.”</u>	Change recommended by County Counsel to be consistent with Measure J	2/01/08
137	Amend Action Item CC 28.1 to clarify the process as follows: “Amend... the Zoning Ordinance to provide a <u>discretionary process such as a use permit</u> by which owners may seek approval <u>consistent with Policy CC-28, which provides ...</u> ”	Change recommended by Planning Commission	1/16/08
138	Omit the final sentence of Policy CC-35 about noise.	Change recommended by staff for consistency with the Noise Ordinance	2/28/08
143	Omit the text box after Policy CC-51.	Change recommended by staff	2/28/08
143	Add references to “filters or other mitigation” in Policy CC-54, which shall read: “The County shall either require that adequate buffers be maintained between air pollution or odor sources and sensitive receptors such as residences, or that <u>filters or other mitigation</u> be provided to reduce potential exposures to acceptable levels consistent with regulatory requirements. (a) New sources of toxic air contaminants or odors proposed near residences or sensitive receptors within screening distances recommended by the California Air Resources Board or BAAQMD shall be evaluated and adequate buffers or filters or other equipment shall be provided. (b) New residences or other sensitive receptors proposed near sources of toxic air contaminants or odors within screening distances recommended by CARB or BAAQMD shall be evaluated and adequate buffers <u>shall be established or mitigations such as filters or other equipment shall be required or mitigations established.</u> ”	Change recommended by staff for consistency with Mitigation Measure 4.8.4  Change recommended by staff	1/04/08  2/29/08
145	Modify last sentence of Introduction: Policies and action items in this element consider the cumulative effects of development described in the Agricultural Preservation and Land Use Element by incorporating <u>feasible</u> mitigation measures from the Environmental Impact Report (EIR) associated with the 2005-2008 General Plan Update, and articulate when future development projects will be required to assess and mitigate project-specific impacts.	Change recommended by County Counsel	2/29/08
151	In the second paragraph, change “Howell Mountain Water District” to “ <u>Howell Mountain Mutual Water Company.</u> ”	Change recommended by staff.	2/28/08
154	Change “additional municipal watershed protection measures...” to “additional <u>sensitive domestic and</u> municipal watershed protection measures...”	Change recommended by staff	2/28/08
156	In the third paragraph, change “extraction, use...” to “extraction <u>and</u> use...”	Change recommended	2/28/08

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		by staff	
159	At the end of the second paragraph, add the following: <i>“Transportation is the largest single contributor of greenhouse gas emissions in Napa County and is likely to remain so.”</i>  Also, on the last line, capitalize <i>City of Napa</i> .	Change recommended by staff	2/28/08
162	Under the Mineral Resources subheading, change the reference to four active mines in Napa County to three mines, delete the bullet referring to Oat Hill Quarry – which was closed and deemed reclaimed as noted in Sept 2006 – and delete the reference to this quarry in the subsequent paragraphs.	Edit recommended by staff based on request by CA State Mining and Geology Board (letter of Jan 4, 2008)	
165 & 180	Change “Green Certification” to the official name of “Napa Green Certified Land” and include this name whenever “Fish Friendly Farming” is referenced (e.g. “Napa Green Certified Land/Fish Friendly Farming”).	Change recommended by the Planning Commission	3/5/08
167	Policy CON-2 (f) revise to read: “Minimize pesticide and herbicide use and encourage research and use <del>on</del> <u>of</u> integrated pest control . . .”	Change recommended by staff	2/11/08
168	In Policy Con-7, change “irreversible” to <u>“significant.”</u>  In Policy CON-9 (b) change device to <u>devise</u>	Change recommended by County Counsel and by the Planning Commission	2/29/08 and 3/5/08
169	Start the first sentence of CON-11 with <u>The County shall maintain . .</u>	Change recommended by County Counsel	2/29/08
189	Add (c) to Policy CON-66 to read as follows: <u>“(c) Residential Development 1) Increase the supply of affordable and workforce housing to encourage local workers to live in the County, minimize commuting and reduce greenhouse gas emissions. 2) Consistent with policies in the Agriculture Preservation and Land Use Element, residential development shall be focused in urbanized areas.”</u>	Change recommended by Board of Supervisors	1/15/08
191	Omit sub-paragraph (b) of Policy Con-80 and re-letter remaining sub-sections accordingly.	Change recommended by the Planning Commission	3/5/08
199	Change “but” to <u>“and”</u> in the sixth paragraph.	Change recommended by staff	2/28/08
201	Change “Convention and Visitors Bureau” to <u>“Conference and Visitors Bureau.”</u>  Also, in the third paragraph, change “The County’s high quality of life is a major draw for certain industries...” to <u>“The County’s high quality of life should be a major draw for certain industries...”</u>	Correction and change recommended by staff (for consistency with top of p. 199)	2/28/08
202	Amend Economic Goal E-2 to read as follows: “Develop and promote a diversity of business opportunities, <u>which do not conflict with agriculture.</u> ”	Change recommended by Planning Commission	1/30/08
203	Add an “action statement” to the end of Policy E-7, so it reads as follows: “The County encourages a healthy and thriving arts and culture community, recognizing that it enhances the aesthetic appeal of Napa County, enriches the quality of life of all residents, and contributes to a vital economy. <u>The County will promote and advance public policies aimed at maintaining a vibrant cultural community.</u> ”	Change requested by the Board of Supervisors	2/28/08
204	Under Goal E-3 add new Policy E-13.5 to read as follows: <u>“Increasing the supply of workforce housing will help the County maintain a stable and locally based work force, reduce commuter traffic and air emissions, and support the local economy.”</u>	Change recommended by Board of Supervisors	1/15/08
204	Delete Action Item E-14.1 and include it as part of Policy E-14: “The County also acknowledges the role of the County’s Workforce Investment Board ...”	Change recommended	1/17/08

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		by staff	
204	Revise Economic Development Policy E-18 to read as follows: “The County will monitor trends in employment, demographics, revenue generation, and the composition of the economy –along with external factors that may impact it – during the life of this Plan <u>at least as frequently as the Housing Element is updated</u> and take steps as necessary, to adapt accordingly to threats and opportunities that may arise, as long as they are consistent with the Goals and Policies in all elements of this General Plan.  <i><u>Population and employment projections contained in the Final Environmental Impact Report for the 2008 General Plan Update and used in subsequent updates do not represent a plan for growth in the unincorporated area, but merely constitute a conservative (high) benchmark for analytical purposes, aiding in the assessment of potential cumulative impacts.</u></i> ”	Change recommended by Planning Commission	1/30/08
213	Change “Napa Unified School District” to “Napa Valley Unified School District”	Correction recommended by staff	2/28/08
240	Change the numbering of Action Items ROS-9.1 and ROS-9.2 (and do not indent) to clarify that these action items implement all policies under Goal ROS-1. The first should be Action Item ROS-1.1; the second should be Action Item ROS-1.2.	Clarification recommended by staff	2/27/08
240	Add a new Policy ROS-12.5 to R/OS Element to read as follows: <u>“Prior to abandoning public rights of way, consider their potential suitability for recreational use. (See also Policy CIR-25).”</u>	Change recommended by Board of Supervisors and Planning Commission	1/15/08
243	Revise the last bullet of Policy ROS-15 to say: “Incorporate additional priorities that may be identified in a new park and recreation master plan to be developed by the Napa County Regional Park and Open Space District with the support of the County, as called for in Action Item ROS-2.1.”	Clarification recommended by staff	2/27/08
244	Delete reference to the South County Bike Plan in the sixth bullet of Policy ROS-20.	Correction recommended by staff	2/27/08
244	Change the numbering of Action Items ROS-21.1, 21.2, 21.3 and 21.4 (and do not indent) to clarify that these action items implement all policies under Goal ROS-2. The first should be Action Item ROS-2.1; the second should be Action Item ROS-2.2; the third should be Action Item ROS-2.3; and the fourth should be Action Item ROS-2.4.  <i><u>Also change Action Item ROS-2.1 so it reads: “Support the Napa County Regional Park and Open Space District in developing, and updating at appropriate intervals, a new park and recreation master plan that identifies priorities, implementation strategies, and funding needs.”</u></i>	Clarification recommended by staff	2/27/08
245	Add reference to recreation facilities and multifamily in Policy ROS-24, which shall read: “A range of recreation opportunities should be provided to serve the diverse recreational interests of children, adults, seniors, families, people with disabilities, and individuals. (a) Where possible, recreational opportunities, and particularly those which are youth-oriented, should be provided within walking or bicycle distance, or accessible by public transit, of population centers. (b) New multifamily housing projects shall be required to provide recreational facilities and/or participate in the funding of planned facilities (e.g. parkland dedication fees) when a nexus exists.”	Change recommended by staff for consistency with Mitigation Measure 4.13.9.1e.	1/04/08
261	Delete the word “related” from the first line of Policy SAF-3.	Correction recommended by staff	2/28/08
261	Change Policy SAF-4 from “Provide intergovernmental and regional cooperation...” to <u>“Encourage intergovernmental and regional cooperation...”</u>	Correction recommended by staff	2/28/08

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261	Add a new Policy SAF7.5 to read as follows: <u>“Increasing the supply of workforce housing will increase the likelihood that Napa County’s first responders will live locally and be immediately available in the event of a disaster or other emergency.”</u>	Change recommended by Board of Supervisors	1/15/08
262	Change “encourage” to “shall” in Policy SAF-9, which shall read: “As part of the review and approval of development and public works projects, planting of vegetation on unstable slopes <u>shall</u> be incorporated into project designs when this technique will protect structures at lower elevations and minimize the potential for erosion or landslides. Native plants should be considered for this purpose, since they <u>can</u> reduce the need for supplemental watering which can promote earth movement.”	Change recommended by staff for consistency with Mitigation Measure 4.10.4a.	1/04/08
262	Change “should” to “shall” in Policy SAF-11, which shall read: “Newly created hillside parcels <u>shall be</u> large enough to provide flexibility in finding a stable buildable site and driveway location.”	Change recommended by staff for consistency with Mitigation Measure 4.10.4c.	1/04/08
263	Change Action Item SAF-16.1 to read: <u>“Develop site criteria and construction standards for development in high fire hazard areas, and adopt standards to restrict urbanizing these areas as defined in Policy Ag/LU-27 unless adequate fire services are provided.”</u>	Change recommended by staff.	2/28/08
264	Add an additional item (no. 6) to Policy SAF-20, which shall read: “All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comments as to: (1) adequacy of water supply; (2) site design for fire department access in and around structures; (3) ability for safe and efficient fire department response; (4) traffic flow and ingress/egress for residents and emergency vehicles; (5) site specific built-in fire protection; and (6) <u>potential impacts to emergency services and fire department response.</u> ”	Change recommended by staff based on input from the Napa County Fire Dept.	1/11/08
264	Revise Policy SAF-21 to read: <u>“Achieving desired levels of fire protection in Napa County is directly related to the community’s values and its participation, as well as available financial resources.”</u>	Change recommended by staff based on input from the Napa County Fire Dept.	1/11/08
264	Revise Policy SAF-22 to read: <u>“While the County supports preservation and maintenance of existing fire trails, professional practices have shifted to emphasize defensible space and community fire breaks.”</u>	Change recommended by staff based on input from the Napa County Fire Dept.	1/11/08
266	Amend Policy SAF-38 to incorporate the County’s hazard mitigation plan by reference: “The County will continue to implement the Napa Operational Area Hazard Mitigation Plan (NOAHMP), <u>which is incorporated here by reference, in the planning and operations of the County...</u> ”	Change recommended by staff	2/28/08
270	Change the priority of Action Item Ag/LU-94.1 from “B” to “A”	Change requested by the Planning Commission	2/6/08
272	Delete NCOE and NVUSD from the list at the end of Action Item CIR-28.2.	Change recommended by staff	2/6/08
275	Change the priority of Action Item CON WR-5 from “B” to “A.” Change the priority of Action Item Ag/LU-107.1 from “B” to “C.” Change the priority of Action Item Ag/LU-114.1 from “B” to “A.”	Changes requested by the Planning Commission and the Board of Supervisors	2/26/08
277	Add the agencies responsible for Action Item SAF-2.1 (CDPD, PW, and FC&WCD) and SAF-8.1 (CDPD, PW), and add ITS to the agencies responsible for Action Item SAF-8.2	Change requested by staff	2/28/08
277	Change “with work” to “work with” in Action Item SAF-19.1 and identify CalFire and Emergency Services staff as the agencies responsible. For Action	Correction requested by staff	2/28/08

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	Item SAF-38.1, change CEO to Emergency Services staff.		
269-278	Revise Action Items in the Implementation Section consistent with text changes included in this Errata and in the separate revisions to the water resources section (“Exhibit B”). Where new action items have been introduced, include their relative priority (A, B, or C) and the department or agency responsible. Also standardize and define all acronyms used.	Clarification recommended by staff	2/28/08
279	In the definition of “appellation,” change “Bureau of Alcohol, Tobacco, and Firearms” to “Alcohol and Tobacco Tax and Trade Bureau (TTB)”	Correction recommended by staff	2/28/08
280	Omit the definitions of “California Register of Historic Places,” “community water supply well,” and “ephemeral stream” since they are not used in the document.	Change requested by staff	2/28/08
281	Delete the word “other” at the beginning of the “habitats/communities of limited distribution” definition and delete the definition of “individual domestic well” since it’s not a term used in the document.	Change requested by staff	2/28/08
282	Revise the second sentence of the Measure A definition to say: <u>“Measure A expired in 2000, but was re-adopted by the Board of Supervisors as an ordinance the same year.”</u>  Also, omit the definition of “municipal water supply reservoirs” since this term is not used in the document (and is defined in County Code)	Clarification recommended by staff	2/28/08
283	In the definition of “Napa County Transportation and Planning Agency,” omit “most people know” and “the maintenance and.” Change “bicycle transit” to “bicycle facilities.”	Correction recommended by staff	2/28/08
284	Change the second sentence of the “Rural Urban Limit” definition to say: <u>“The City of Napa has had an RUL since 1975. The City’s RUL was adopted by the voters in 1999 such that it cannot be changed without voter approval.”</u> Also, in the last sentence, change “when they review” to <u>“when it reviews.”</u>  Also, change the definition of “sensitive domestic supply drainage” to “sensitive domestic <u>water</u> supply drainage”	Edits recommended by staff	2/28/08
284	Eliminate the definition of “sensitive natural communities” since the term is not used in the document, and revise the definition of “sensitive biotic communities” to read as follows: <u>“Natural plant communities that are designated sensitive by the California Department of Fish and Game and identified in the California Natural Diversity Database (CNDDDB) because of their rarity, high biological diversity, and/or susceptibility to disturbance or destruction.”</u>	Edits recommended by staff	2/28/08
285	In the definition of “urbanized areas” change “and public-institutional uses” to <u>“or public-institutional.”</u>  Also, delete the extra period at the end of the first sentence in the definition of “viewshed.”	Edits recommended by staff	2/28/08
All	Throughout the document, correct the name and acronym for the Napa County Transportation and Planning Agency (NCTPA)	Clarification recommended by staff	2/28/08
All	Throughout the document, change “existing urban areas” to “existing urbanized areas.”	Clarification recommended by staff.	2/28/08
All	Modify the term “cities” where appropriate throughout the document to acknowledge the Town of Yountville. (Use “cities and town” “incorporated jurisdictions,” “municipalities,” or etc.)	Clarification recommended by staff	2/28/08
All	Throughout the document, change references to “Napa Airport” to “Napa County Airport.”	Clarification recommended by staff	2/28/08