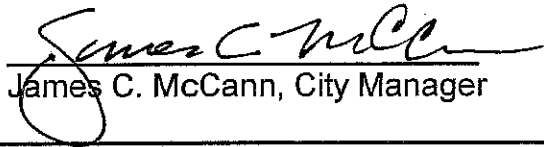


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Susan Sneddon, City Clerk
DATE: August 5, 2008
SUBJECT: Consideration of a Resolution of support for Measure P, an initiative to extend Measure J – the Agriculture Lands Preservation Initiative.

APPROVAL FOR FORWARDING:


James C. McCann, City Manager

1 **ISSUE:** Consideration of a Resolution of support for Measure P, an initiative to extend
2 Measure J – the Agriculture Lands Preservation Initiative.

3
4 **RECOMMENDATION:** Adopt Resolution.

5
6 **BACKGROUND/DISCUSSION:** Measure J, the Agricultural Lands Preservation
7 Initiative, was adopted by the voters of Napa County in 1990 and is due to expire in
8 2020. Measure P, which will appear on the November 4, 2008 ballot, would extend
9 provisions of Measure J until the year 2050 if approved by the voters. Measure J has
10 been extremely effective in preserving agricultural lands in unincorporated Napa County
11 since its approval by the voters in 1990.

12
13 This initiative (referred to as Measure P) would change the General Plan policies that
14 describe the "Intent", "Minimum Parcel Size" and "Maximum Building Intensity" of the
15 "Agricultural Resource" (AR) and "Agriculture, Watershed and Open Space" (AWOS)
16 designations. Measure J, if approved by voters, will extend Measure J for 50 years and
17 will require voter approval to change the designation of lands identified as either AR or
18 AWOS on the General Pan Land Use Map to a new designation (i.e. redesigning AR or
19 AWOS lands to an urban General Plan designation, or redesignating AR lands to
20 AWOS or vice-versa).

21
22 Measure J would amend the Napa County General Plan as follows:

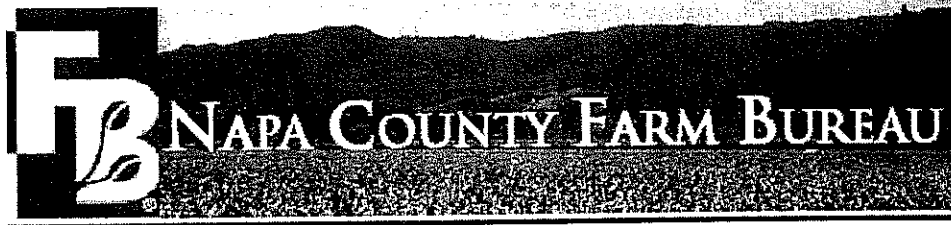
- 23 ▪ Prevent the General Plan designation of lands designed as AR or AWOS as of
24 September 28, 2007 from being changed without voter approval if the "Save
25 Measure J" initiative is approved by the voters unless one of a number of limited
26 exceptions applies; and
- 27 ▪ Permit the Board of Supervisors to change the designation of AR or AWOS lands
28 under specific conditions if necessary to comply with State laws relating to
29 housing requirements imposed on counties; and

- 30 ▪ Require voter approval to change the Board policy adopted in 1999 requiring a
31 groundwater permit prior to extracting groundwater from agricultural sites that,
32 pursuant to one of the exceptions noted above, are re-designated of urban uses
33 without securing voter approval, and
- 34 ▪ Continue the requirement that voter approval is not require to change AR or
35 AWOS lands to another General Plan designation if requiring voter approval to
36 redesignating AR or AWOS lands would constitute an unconstitutional taking of
37 landowner's property.

38
39 Thus far, all the cities within Napa County have recently except Calistoga, have
40 endorsed this initiative, as well as Congressman Mike Thompson, Napa Vintners, Napa
41 Grapegrowers, and the Farm Bureau. The action before the City Council is
42 consideration of a Resolution supporting the adoption of Measure P.

43
44 **FISCAL IMPACT:** No fiscal impact.

- 45
46 **ATTACHMENTS:**
- 47 1. Draft Resolution
 - 48 2. Measure P (excerpt only; the full document is available in the City Clerk's office)



Measure P (for Preservation) Initiative to extend Measure J

For the past 17 years, Measure J has succeeded in protecting valuable agricultural and open space lands in Napa County from the encroachment of urban development.

NCFB along with ag supporters throughout the community are promoting an initiative to extend Measure J for 50 years. Over 6,000 signatures were gathered to qualify the initiative for the November 2008 ballot.

Frequently Asked Questions

What is Measure J?

Measure J is an initiative passed by Napa County voters in 1990 to protect agricultural and open space lands. In essence, Measure J took away the power of the Board of Supervisors to re-designate lands in Agricultural Resource and Agricultural Watershed and Open Space General Plan areas to non-agricultural uses, without a prior vote of the people.

What's different in this initiative to extend Measure J?

There are 3 new provisions:

1. Measure J is extended for 50 years to 2058.
2. Provisions were included to clearly allow the county to meet state mandated laws regarding the county's affordable housing needs.
3. The 160 acre minimum parcel size for lands designated Agricultural Open Space and Watershed in the Napa County General is protected.

Why are we extending Measure J now?

After 17 successful years of ag land protection, we want to show the community's support and extend Measure J for 50 more years. The campaign will educate new Napa citizens about conservation policies and will help protect our ag and open space lands as urbanization pressures increase in the Bay Area.

RESOLUTION NO. 2008-_____

**RESOLUTION OF THE _____
SUPPORTING MEASURE P, THE NOVEMBER 2008
COUNTY OF NAPA BALLOT MEASURE TO
UPDATE AND EXTEND MEASURE J**

RECITALS

- A. Measure J, the Agricultural Lands Preservations Initiative passed by voters of Napa County in 1990, has succeeded in protecting valuable county agricultural lands form urban encroachment; and
- B. Other Bay Area counties have allowed sprawl to consume important agricultural and open space lands, while Measure J's approach helped make Napa County the cornerstone of California's booming wine industry and allowed its vineyards and vintners to contribute tens of billions of dollars to California's economy; and
- C. Measure P updates and extends the provisions of Napa County's General Plan that protects agricultural and watershed lands in the County and readopts and reaffirms plan provisions that maintain minimum parcel sizes for agricultural land and requires voter approval before agricultural land can be converted to other uses; and
- D. Measure P extends Measure J's provisions for another 50 years and ensures that its implementation will be flexible enough to make certain that Napa County meets its future obligations under state affordable housing laws; and
- E. The adoption of Measure P will commemorate the 40th anniversary of Napa County's long-term commitment to the protection of agriculture, open space, watershed lands and the quality of life that make Napa County unique.

RESOLUTION

NOW, THEREFORE, _____ resolves as follows:

1. Supports Measure P, the November 2008 County of Napa ballot measure to update and extend Measure J, the Agricultural Lands Preservation initiative, originally passed by the voters of Napa County in 1990.

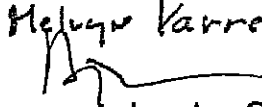
Approved at a Regular Meeting of the

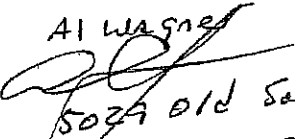
Notice of Intention to Circulate Petition

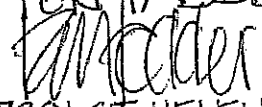
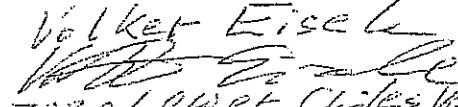
Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the County of Napa for the purpose of updating and extending Measure J, the Agricultural Lands Preservation Initiative, passed by the voters of Napa County in 1990. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

- For the past 17 years, Measure J has succeeded in protecting valuable agricultural lands in the County from the encroachment of urban development. Because Measure J has worked so well for Napa County, there is a groundswell of support among both citizens and elected officials for extending the measure's provisions now.
- While other Bay Area counties have allowed sprawl to consume important agricultural areas, Measure J has ensured that Napa County preserves agricultural and open space lands. Measure J's approach has helped to make Napa County the cornerstone of California's booming wine industry. In recent years, Napa County vineyards and vintners have contributed tens of billions of dollars to California's economy.
- This initiative updates and extends the provisions of the Napa County "general plan," enshrined by Measure J, that protect agricultural and watershed lands in the County. Specifically, the measure readopts and reaffirms plan provisions that (1) maintain minimum parcel sizes for agricultural land, and (2) require voter approval before agricultural land can be converted to other uses.
- This initiative not only extends Measure J's provisions for another 50 years, but also ensures that its implementation will be flexible enough to make certain that Napa County meets its future obligations under State affordable housing laws.
- Adoption of this initiative would commemorate the fortieth anniversary of Napa County's "Agricultural Preserve" zoning designation, by reaffirming the County's long-term commitment to protection of agriculture, open space, watershed lands, and the quality of life that makes Napa County unique.

Signed by:


Helene Kannelmann

1102 Clark St.
Napa, CA 94559

Al Wagner

5029 Old Sonoma Rd.
Napa Co. 94558

RON TADDEI

7391 ST. HELENA HIGHWAY, NAPA, CA
94558
Volker Eisel

3080 Lower Chiles Valley Rd.
St. Helena, Ca. 94574

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SEP 28 2007

JOHN TUTEUR
Napa County Recorder - County Clerk
By 
DEPUTY RECORDER - CLERK

To the Honorable Registrar of Voters of the County of Napa: We, the undersigned, registered and qualified voters of the County of Napa, hereby propose an initiative measure to amend the County of Napa General Plan. We petition you to submit this measure to the Board of Supervisors of the County of Napa for submission of the measure to the voters of the County of Napa at the earliest general or special election for which it qualifies. The measure provides as follows:

SAVE MEASURE J INITIATIVE

The people of the County of Napa do hereby ordain as follows:

Section 1. Findings and Purpose.

A. Nearly two decades ago, the voters of Napa County adopted Measure J in order to protect the County's agricultural, watershed, and open space lands, to strengthen the local agricultural economy, and to preserve the County's rural quality of life. Measure J has been highly successful in achieving these goals. In 2005, the Napa County Board of Supervisors declared that Measure J "has provided a significant level of agricultural protection" by maintaining minimum agricultural parcel sizes and requiring voter approval before agricultural property can be converted to other uses. The Board of Supervisors also declared that "extending the period of time that Measure J will be in effect . . . is essential if the agricultural nature of the County is to be preserved," and resolved to put the question of extending Measure J before the voters of the County. Accordingly, for the benefit of existing and future residents, visitors, and investors, the people of Napa County hereby declare their intent to reaffirm, update, and extend the provisions of Measure J for an additional 50 years.

B. As enacted in 1990, Measure J amended the Napa County General Plan to ensure that designated agricultural, watershed, and open space lands could not be redesignated and made available for more intensive development without a vote of the people. The California Supreme Court, in a landmark decision confirming the people's right to enact general plan amendments by initiative, declared that Measure J represented a reasonable attempt to ensure greater stability in land use policy, curb haphazard growth by channeling it toward already developed areas, and promote desired land uses. The Court also found that the voters could and should be trusted to keep the General Plan up to date in the future.

C. Napa County is a cornerstone of the California wine industry. Although Napa County produces only four percent of the state's wine by volume, it is responsible for about 27 percent of the sales value of California wine and more than 20 percent of the

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industry's \$50 billion impact on the state's economy. Sales revenues of wine made from Napa-grown grapes exceeded \$2.3 billion in 2004. The wine and vineyard sector is also Napa County's largest employer, directly and indirectly providing nearly half of the County's total employment and generating wages of nearly \$1.4 billion. By preserving agricultural land and open space, Napa County has facilitated considerable growth in the wine industry and related development. Both the total number of acres of land planted with vineyards and the total value of the County's wine grape crop have roughly doubled since 1982.

D. While other Bay Area counties have lost important agricultural lands to sprawl since the passage of Measure J, Napa County has preserved its agricultural lands. Measure J has contributed to these trends by limiting the potential for conversion of lands designated as "Agricultural Resource" or "Agriculture, Watershed, and Open Space."

E. Measure J has not interfered with Napa County's ability to meet its affordable housing obligations under state law. Residential and other land use policies and provisions established by the Napa County General Plan have proved sufficient to address the expected increase in the County's population. According to current projections, the extension of Measure J under the terms of this initiative will not impede the County's ability to continue to meet the housing needs of all economic segments of the population, including lower and moderate income households. This initiative will promote this goal by continuing to direct housing development into areas where services and infrastructure can be provided more cost-effectively. As noted in paragraph H, below, this initiative also contains a "safety valve" exception that permits the Board of Supervisors to designate additional land for housing, but only to the extent necessary to satisfy mandatory housing obligations imposed by state law at the time the redesignation is sought.

F. The Land Use Element of the County's General Plan contains policies, attached hereto as Exhibit A and incorporated herein by reference, that protect agricultural, watershed and open space lands from the adverse effects of urban uses by maintaining large minimum parcel sizes and limiting allowable building intensity. This initiative reaffirms and readopts these policies, including related statements of intent, as amended through September 28, 2007. These policies include not only the policies reaffirmed and readopted by Measure J in 1990, but also General Plan amendments that have been made, consistent with the provisions of Measure J, on several occasions since the measure was adopted.

G. The purpose of this initiative is to ensure that the intent of Measure J to prevent the premature or unnecessary conversion of agricultural, watershed, and open

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space lands to other uses – will continue to guide land use planning in Napa County. Accordingly, this initiative provides that:

1. The General Plan provisions attached hereto as Exhibit A governing intent and maximum building intensity may not be changed except by vote of the people, and that the provisions governing minimum parcel size may not be changed to reduce minimum parcel size except by vote of the people.

2. Any 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 on September 8, 1975, as amended through September 28, 2007, attached hereto as Exhibit B and incorporated herein by reference, will remain so designated unless the land is annexed to or otherwise included within a city or town, redesignated to another land use category by vote of the people, or redesignated by the Board of Supervisors pursuant to one of the procedures set forth in Section 2.B of this initiative.

H. This initiative allows the Board of Supervisors to redesignate lands designated “Agriculture, Watershed and Open Space” or “Agricultural Resource” pursuant to its usual procedures and without a vote of the people only if certain findings are made, including (among other things) that the land is proven to be unsuitable for any form of agriculture and is not likely to be annexed to a city or town; if redesignation is necessary to avoid an unconstitutional taking of property without just compensation; or if redesignation is necessary to comply with state statutes concerning the provision of housing or the siting of solid waste facilities for solid waste generated within Napa County (or the Cities within the County).

I. For the past forty years – since the County first established an “Agricultural Preserve” zoning designation – land use policy in Napa County has been guided by two complementary principles: that agricultural lands should be protected and that development should occur in urban areas. The people of Napa County find and declare that the fortieth anniversary of the Agricultural Preserve presents an appropriate occasion to reaffirm and strengthen these principles by extending and updating Measure J.

Section 2. General Plan Amendments.

A. This initiative hereby reaffirms and readopts, until December 31, 2058, Sections 3.F.7.a, 3.F.7.c, 3.F.7.d, 3.F.8.a, 3.F.8.c, and 3.F.8.d of the Land Use Element of the Napa County General Plan adopted June 7, 1983, as amended through September 28, 2007, the true and accurate text of which are attached hereto as Exhibit A and

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incorporated herein by reference. In addition, this initiative hereby reaffirms and readopts until December 31, 2058, the "Agriculture, Watershed and Open Space" and "Agricultural Resource" designations of the Napa County Land Use Map adopted by the Board of Supervisors on September 8, 1975, as amended through September 28, 2007, a reduced copy of which is attached hereto as Exhibit B and incorporated herein by reference.

B. This initiative hereby amends, and readopts as amended until December 31, 2058, Section 3.F.9 of the Land Use Element of the Napa County General Plan adopted June 7, 1983, as amended through September 28, 2007. Additions to the existing policy are shown in *bold italic* text, and deletions are shown in ~~strikethrough~~ text. Text in standard type denotes the existing General Plan policy readopted and reaffirmed by this initiative.

3.F.9 Limitations on General Plan Amendments Relating to "Agricultural, Watershed and Open Space" and "Agricultural Resource" Lands.

- a) Until ~~December 31, 2020~~ *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 Sections 3.F.7.a, 3.F.7.d, 3.F.8.a, and 3.F.8.d of the Land Use Element adopted on June 7, 1983, as amended through ~~February 1, 1990~~ *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, 2020~~ *December 31, 2058*, the provisions governing minimum parcel size for lands designated "Agriculture, Watershed and Open Space" and "Agricultural Resource" set forth in Sections 3.F.7.c and 3.F.8.c of the Land Use Element 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 ~~February 1, 1990~~ *September 28, 2007* (hereinafter "Land Use Map"), shall remain so designated until ~~December 31, 2020~~ *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

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of the people, or redesignated by the Board pursuant to procedures set forth in subsections c, d, or 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 within the County).
- d) ~~Except as provided in subsection (e) below,~~ 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 than "Agriculture, Watershed and Open Space" or "Agricultural Resource" by the Board pursuant to its usual procedures *and without a vote of the people* only if the Board makes all of the following findings:
- i) Annexation to or otherwise including the land within a city or town is not likely;
 - ii) The land is immediately adjacent to areas developed in a manner comparable to the proposed use;
 - iii) Adequate public services and facilities are available and have the capability to accommodate the proposed use by virtue of the property being within or annexed to appropriate service districts;
 - iv) The proposed use is compatible with agricultural uses, does not interfere with accepted agricultural practices, and does not adversely affect the stability of land use patterns in the area;
 - v) The land proposed for redesignation has not been used for agricultural purposes in the past 2 years and is unusable for agriculture due to its topography, drainage, flooding, adverse

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By _____
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soil conditions or other physical reasons; and

- vi) The land proposed for redesignation pursuant to subsection (d) does not exceed 40 acres for any one landowner in any calendar year, and one landowner may not obtain redesignation in the general plan of "Agriculture, Watershed and Open Space" or "Agricultural Resource" land pursuant to subsection (d) more often than every other year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.
 - vii) The applicant for redesignation and its successors will not extract groundwater from the affected property or use pumped groundwater as a water source on the affected property except pursuant to a valid groundwater permit or use permit meeting the requirements of the Napa County Groundwater Conservation Ordinance, unless a final determination of exemption or waiver is made under that ordinance.
- e) Land designated as "Agriculture, Watershed and Open Space" or "Agricultural Resource" on the Land Use Map may be redesignated to another land use category by the Board *pursuant to its usual procedures and without a vote of the people* if each of the following conditions are satisfied:
- i) The Board makes a finding that the application of Section *3.F.9.a or 3.F.9.b* would constitute an unconstitutional taking of the landowner's property; and
 - ii) In permitting the redesignation, the Board allows additional land uses only to the extent necessary to avoid said unconstitutional taking of the landowner's property.
- f) *Nothing in Section 3.F.9 shall be construed or applied to prevent the County from complying with its housing obligations under State law. Where necessary to comply with applicable State law governing the provision of housing, the Board may redesignate land designated as "Agriculture, Watershed and Open Space" or "Agricultural Resource" on the Land Use Map to a land use designation other than "Agriculture, Watershed and Open Space"*

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or "Agricultural Resource," pursuant to its usual procedures and without a vote of the people, upon making all of the following findings:

- i) *The redesignation is necessary to comply with a State law imposing a mandatory housing obligation in effect at the time redesignation is sought ("applicable State housing law");*
- ii) *There is no suitable land available in the unincorporated areas of the County, other than lands designated as "Agriculture, Watershed and Open Space" or "Agricultural Resource," that may be used to satisfy the applicable State housing law;*
- iii) *It is not feasible to satisfy the applicable State housing law using lands within an incorporated city or town;*
- iv) *No more land is redesignated pursuant to this subsection than is necessary to comply with the applicable State housing law;*
- v) *To the extent permissible under State law, and to the extent feasible, the redesignation includes policies providing that any development proposed for the redesignated lands will consist of affordable housing, and effective restrictions will maintain the housing as affordable in perpetuity. For purposes of this paragraph (v), "affordable housing" shall mean housing affordable to lower income households as defined in section 50079.5 of the Health and Safety Code, as that section may be amended from time to time; and*
- vi) *To the extent permissible under State law, and to the extent feasible, any land redesignated pursuant to this subsection shall be located adjacent to the boundaries of an incorporated city or town or, if adjacency is not feasible, in a location that is the closest to the boundaries of an incorporated city or town of the feasible options available.*
- fg) Approval by a vote of the people is accomplished when a general plan amendment is placed on the ballot through any procedure

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provided for in the Elections Code, and a majority of the voters vote in favor of it. *The Board may adopt a general plan amendment prior to securing a vote of the people; provided, however, that whenever* Whenever the Board adopts an amendment requiring approval by a vote of the people pursuant to the provisions of this subsection *Section 3.F.9*, the Board action shall have no effect until after such a vote is held and a majority of the voters vote in favor of it. The Board shall follow the provisions of the Elections Code in all matters pertaining to such an election.

Section 3. Implementation.

A. Upon the effective date of this initiative, the provisions of Section 2 of the initiative are hereby inserted into the Land Use Element of the Napa County General Plan as an amendment thereto, except that if the four amendments of the mandatory elements of the General Plan permitted by State law for any given calendar year already have been utilized in the year in which the initiative becomes effective, this General Plan amendment shall be the first amendment inserted into the Napa County General Plan on January 1 of the next year. At such time as this General Plan amendment is inserted in the Napa County General Plan, any provisions of the Napa County Zoning Ordinance, as reflected in the ordinance itself or in the Napa County Zoning Map, that are inconsistent with this General Plan amendment shall not be enforced.

B. The date that the notice of intention to circulate this initiative measure was submitted to the elections official of the County of Napa is referenced herein as the "submittal date." The Napa County General Plan in effect on the submittal date and the General Plan as amended by this initiative comprise an integrated, internally consistent and compatible statement of policies for the County of Napa. In order to ensure that nothing in this initiative measure would prevent the County of Napa General Plan from being an integrated, internally consistent and compatible statement of the policies of the County, as required by state law, and to ensure that the actions of the voters in enacting this initiative are given effect, any amendment to the General Plan that is adopted between the submittal date and the date that the General Plan is amended by this initiative measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by Section 2 of this initiative measure, be amended as soon as possible and in the manner and time required by State law to ensure consistency between the provisions adopted by this initiative and other elements of the Napa County General Plan.

C. The Napa County General Plan, including the provisions amended and

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readopted by this initiative, may be reorganized, and individual provisions may be renumbered or reordered, in the course of ongoing updates of the General Plan in accordance with the requirements of State law; provided, however, that the substance of Land Use Element Sections 3.F.7.a, 3.F.7.c, 3.F.7.d, 3.F.8.a, 3.F.8.c, 3.F.8.d, and 3.F.9; and the "Agriculture, Watershed and Open Space" and "Agricultural Resource" designations of the Napa County Land Use Map, as amended and readopted by this initiative, shall continue to be included in the General Plan until December 31, 2058, unless earlier repealed or amended pursuant to the procedures set forth in this initiative or by a vote of the people.

D. The County of Napa is hereby authorized and directed to amend the Napa County General Plan, all specific plans, the Napa County Zoning Ordinance, the Napa County Zoning Map, and other ordinances and policies affected by this initiative as soon as possible and in the manner and time required by any applicable State law, to ensure consistency between the policies adopted in this initiative and other elements of the Napa County General Plan, all specific plans, the Napa County Zoning Ordinance, the Napa County Zoning Map, and other County ordinances and policies.

E. Except as provided in Section 4 of this initiative or as otherwise required by State or Federal law, upon the date of insertion of the provisions of Section 2 of this initiative into the Napa County General Plan, all General Plan amendments, rezonings, specific plans, tentative subdivision maps, parcel maps, conditional use permits, building permits or other ministerial or discretionary entitlements for use not yet approved or issued shall not be approved or issued unless consistent with the policies and provisions of this initiative.

Section 4. Exemptions for Certain Projects.

A. This initiative shall not apply to any development project or ongoing activity that has obtained, as of the effective date of this initiative, a vested right pursuant to State or local law.

B. This initiative shall not be interpreted to apply to any land or use that, under state or federal law, is beyond the power of the local voters to affect by the initiative power reserved to the people via the California Constitution. Nothing in this Initiative shall be applied to preclude the County's compliance with state laws governing second units or the use of density bonuses where authorized by state law.

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Section 5. Severability and Interpretation.

This initiative shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion of this initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this initiative. The voters hereby declare that this initiative, and each section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, subsections, paragraphs, subparagraphs, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this initiative is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this initiative that can be given effect without the invalid application. This initiative shall be broadly construed in order to achieve the purposes stated in this initiative. It is the intent of the voters that the provisions of this initiative shall be interpreted by the County in a manner that facilitates the protection for agricultural, open space, and natural resource uses of areas within the "Agriculture, Watershed and Open Space" and "Agricultural Preserve" land use designations readopted and reaffirmed herein.

Section 6. Amendment or Repeal.

Except as otherwise provided herein, this initiative may be amended or repealed only by the voters of the County of Napa.

[P:\SAVE JMAT 1\kpb007 (final initiative text).wpd]

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