



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY GENERAL PLAN

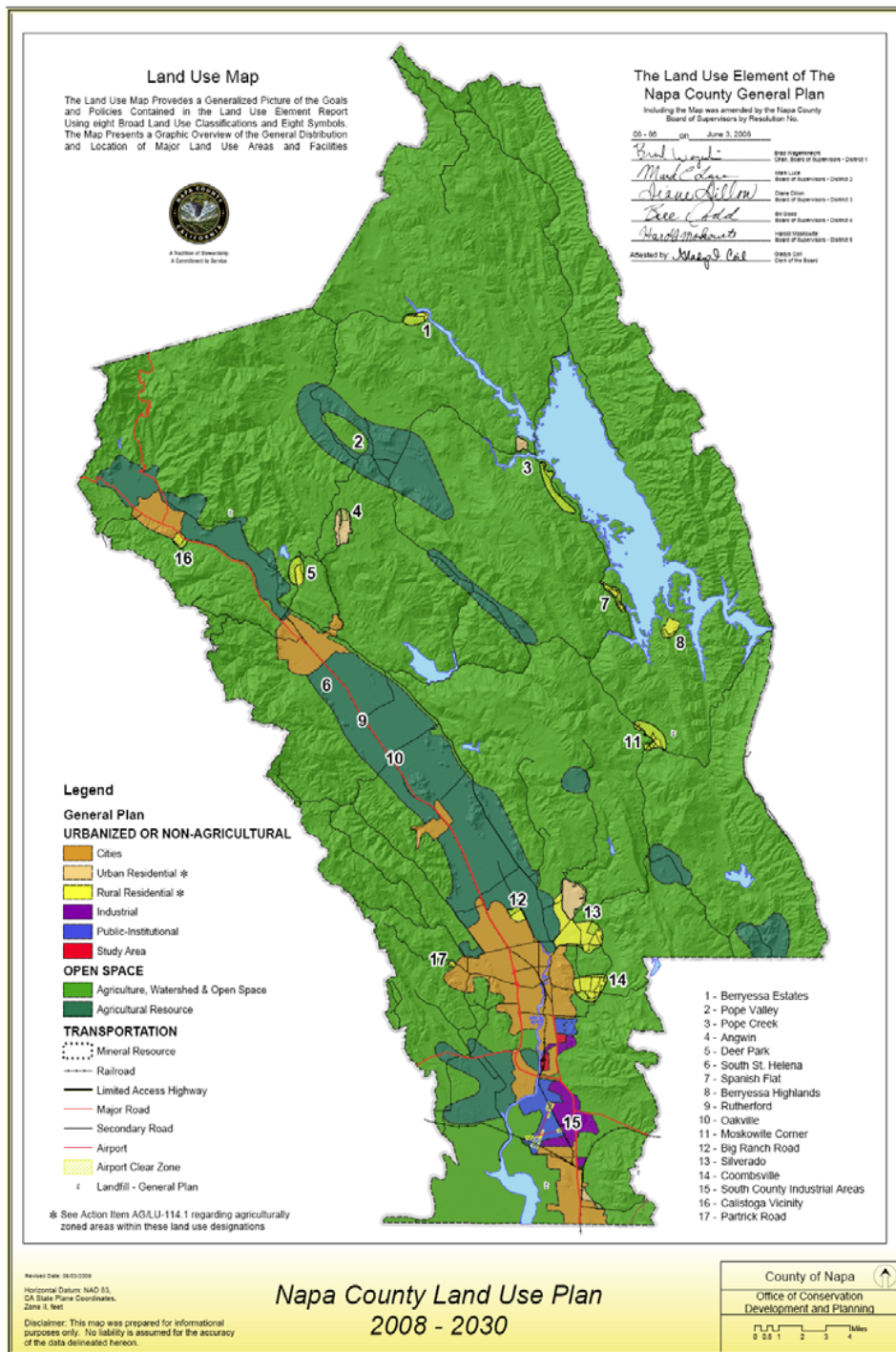
Proposed Land Use Map Amendment (PLUMA)

July 8, 2008 Workbook

This and other documents may be found at:
<http://www.co.napa.ca.us/Bubbles>
<http://www.co.napa.ca.us/GeneralPlan>
Email questions to: generalplanbubbles@co.napa.ca.us

PLUMA Planning Process:

- April 9, 2008 Board Resolution 08-64 Adopted
- July 8, 2008 Public Meeting & Workbook
- Additional data collection & analysis
- *August 20, 2008 Planning Commission discussion & direction to staff*
- CEQA review, public notice & staff report preparation (incl. draft resolution)
- Planning Commission action (tentatively October 15)
- Board of Supervisors action (tentatively November 18)



The County's Official Land Use Map:

- Is contained in the General Plan (Agricultural Preservation & Land Use Element Figure Ag/LU-3)
- Establishes the County's land use policy
- Determines – together with zoning – what uses and densities are appropriate in each location
- Is referenced in Measure J (1990) and Measure P (proposed)

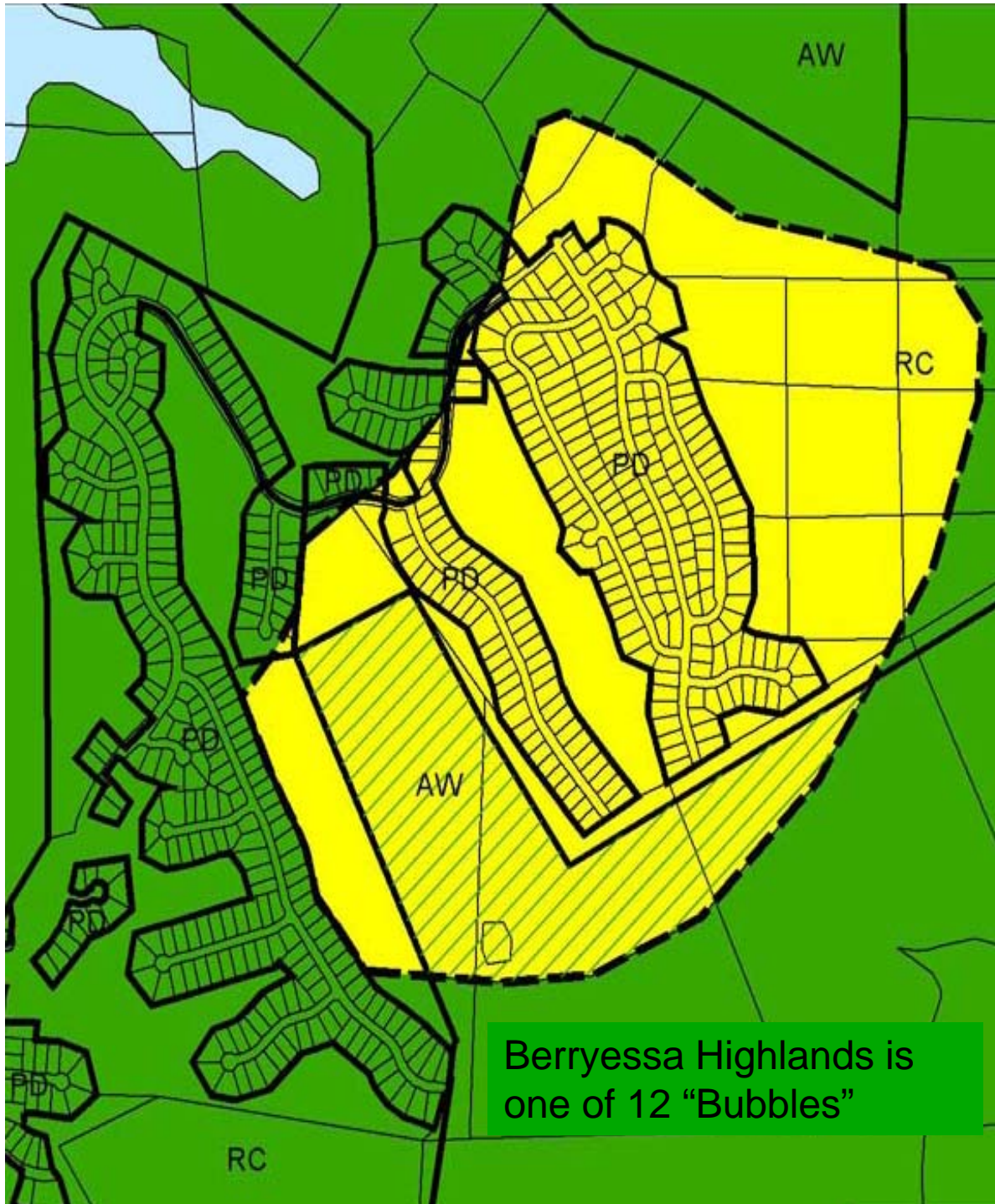
NAPA COUNTY GENERAL PLAN



June 2008

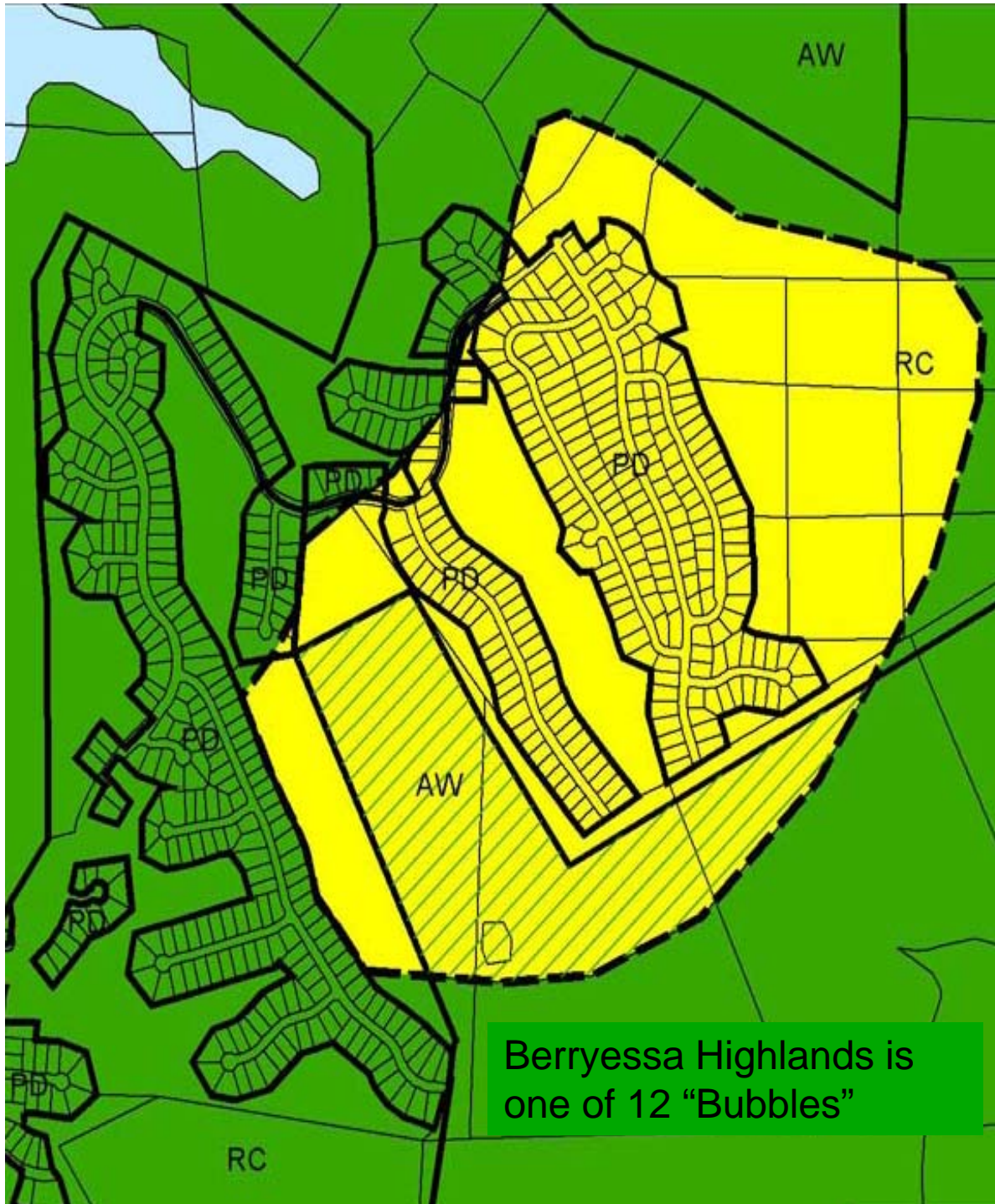
The Napa County General Plan:

- Is required by State law
- Was updated June 3, 2008 (except for the Housing Element, which is being updated currently)
- Identifies the “Urban Bubbles” an issue requiring further study (Action Item Ag/LU-114.1)
- Anticipated Board of Supervisors Resolution 08-64 (adopted 4/9/08) which set parameters for this planning effort



An “Urban Bubble” is:

- One of the areas on the Land Use Map that is designated “Urban Residential” or “Rural Residential”
- Generally (*very* generally) indicative of existing land use and zoning
- Imprecise as a planning tool & confusing
- Not subject to Measure J (1990) or Measure P (proposed)



Pursuant to Measure J (and Measure P):

- An "Urban Bubble" can be reduced in size or eliminated w/o voter approval
- An "Urban Bubble" can only be expanded or moved with voter approval, unless certain exceptions apply.
- Exceptions relate to annexation and to situations in which annexation is not likely, but adjacent lots are developed, adequate services exist, and etc. (See Measure J.)



Objectives of the Proposed Land Use Map Amendment (PLUMA) Process:

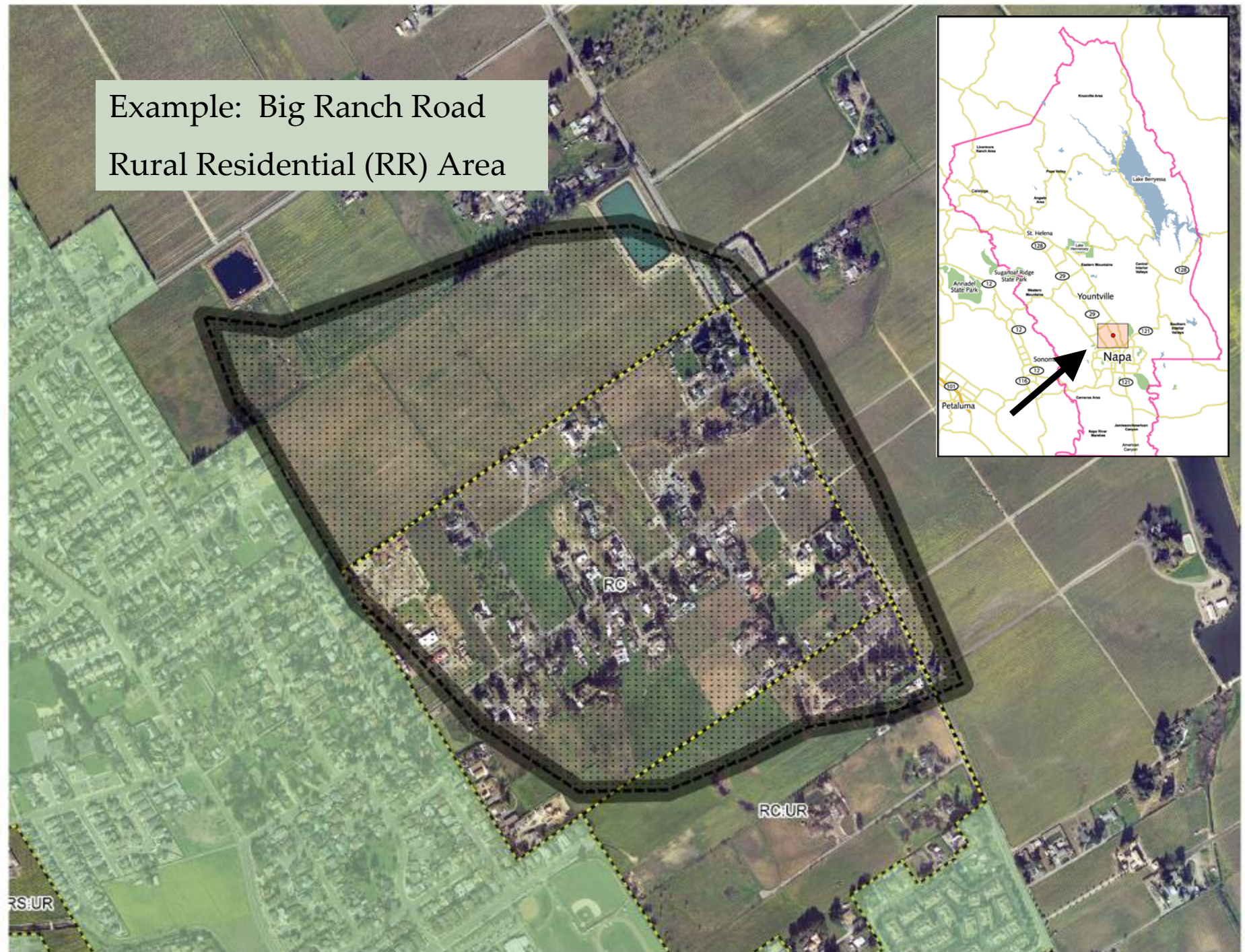
- To align boundaries of Urban and Rural Residential designations on the Land Use Map with zoning and parcel lines to the extent feasible;
- To remove agriculturally zoned land from Urban and Rural Residential designations on the Land Use Map except where specific circumstances, such as an Affordable Housing (:AH) overlay, justifies retention; and
- To re-designate Urban Residential areas as Rural Residential where appropriate.

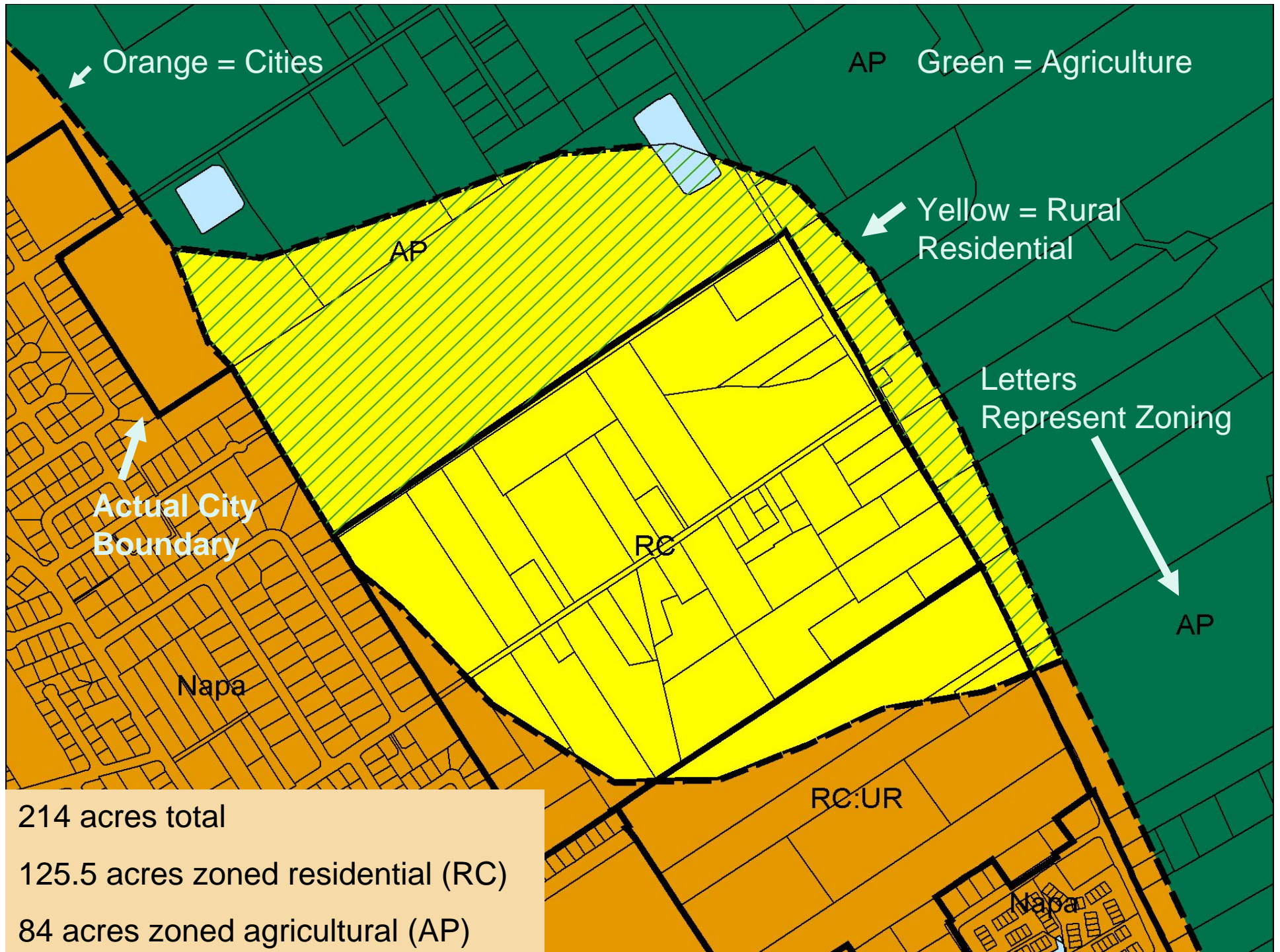


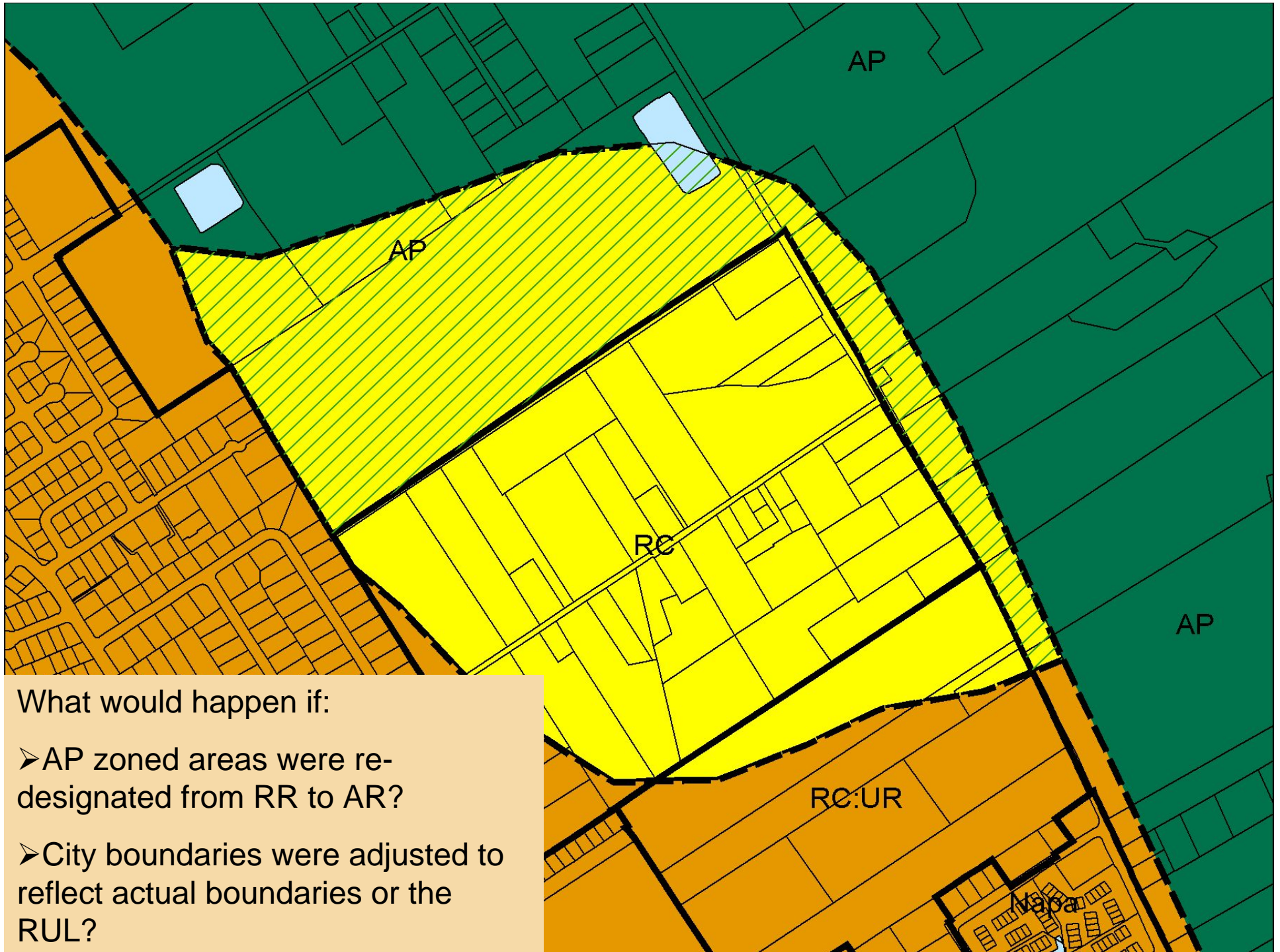
Factors to be Considered in the PLUMA:

- **proximity to incorporated cities;**
- **infrastructure availability;**
- **community character;**
- **development potential;**
- **physical constraints such as topography; and**
- **the desires of affected property owners**

Example: Big Ranch Road
Rural Residential (RR) Area

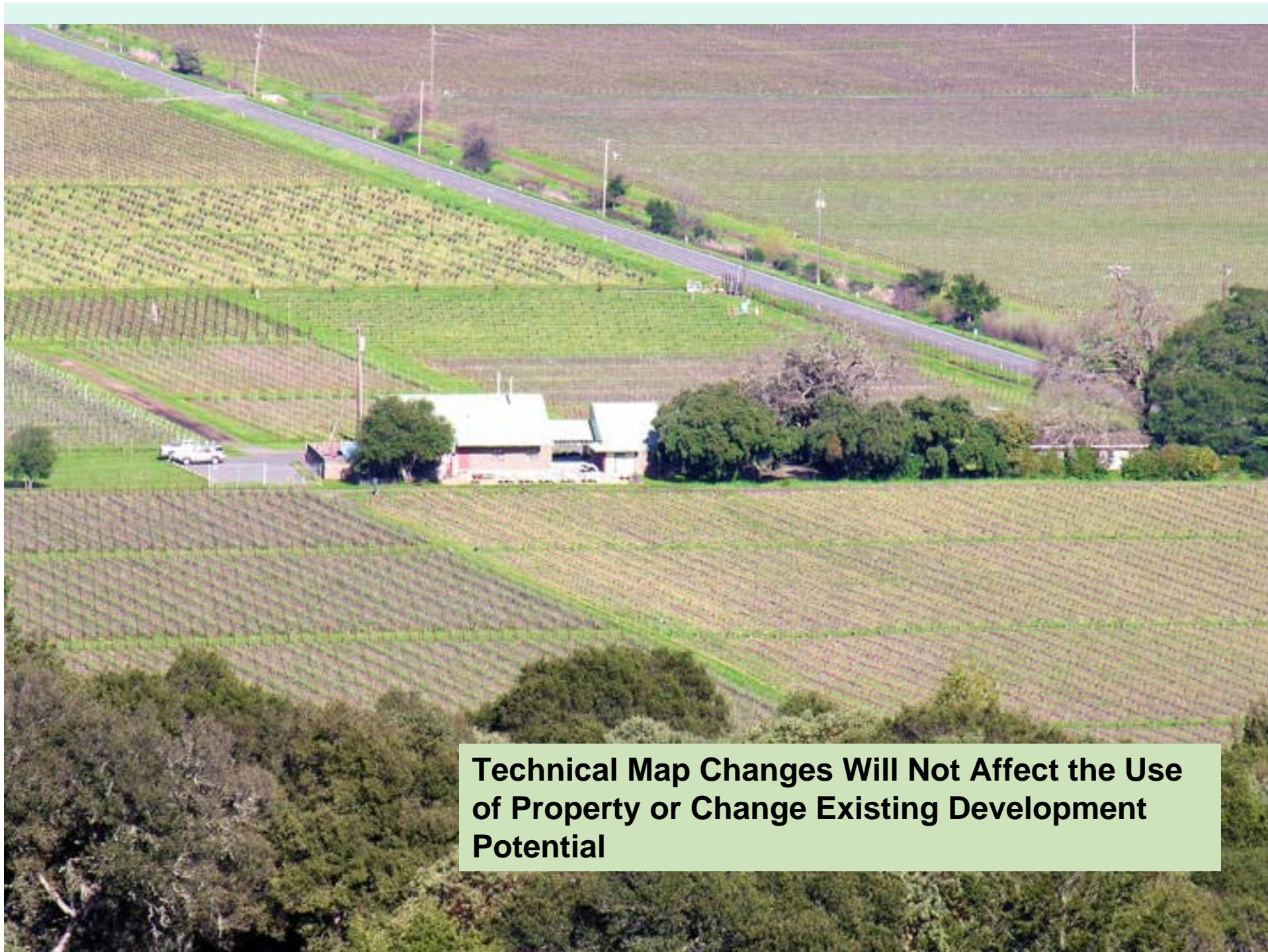






What would happen if:

- AP zoned areas were re-designated from RR to AR?
- City boundaries were adjusted to reflect actual boundaries or the RUL?



Technical Map Changes Will Not Affect the Use of Property or Change Existing Development Potential