

Hedge, Emily

From: Ryan Klobas <rklobas@napafarmbureau.org>
Sent: Friday, February 02, 2018 2:45 PM
To: Hedge, Emily
Subject: Farm Bureau Written Comment - Stone Bridge School
Attachments: Stone Bridge - Planning Commission Letter.pdf

Emily,

Please find attached written comment from the Napa Farm Bureau related to the February 7 meeting of the Planning Commission when Stone Bridge School will be discussed.

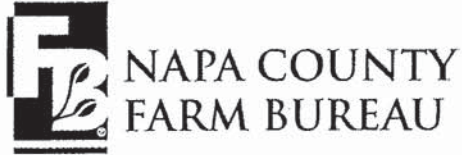
Thanks very much.

Ryan Klobas

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RYAN P. KLOBAS, JD
Policy Director
Napa County Farm Bureau
Office: (707) 224-5403
E-Mail: rklobas@napafarmbureau.org

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January 31, 2018

Emily Hedge
Planner
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

RE: February 7, 2018 Meeting - Stone Bridge School

Dear Ms. Hedge:

The Napa County Farm Bureau would like to submit the attached as written comment regarding the Stone Bridge School item due to come before the Planning Commission on February 7, 2018.

The attached letter from the Farm Bureau to NVUSD Assistant Superintendent Wade Roach outlines the Farm Bureau's concerns regarding the siting of Stone Bridge School.

We would appreciate you submitting this letter into the record as written comment.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Cio Perez'.

Cio Perez
Land Use Chairman
Napa County Farm Bureau



NAPA COUNTY
FARM BUREAU

VIA ELECTRONIC AND U.S. MAIL

January 11, 2018

Wade Roach
Assistant Superintendent
Napa Valley Unified School District
2425 Jefferson Street
Napa, California 94558

Dear Mr. Roach:

We are writing in regards to the recent news that the Napa Valley Unified School District has moved to relocate Stone Bridge School to rural land along Old Sonoma Road.

As you know, the Napa County Farm Bureau wholeheartedly supports the mission of Stone Bridge School, as evidenced by our own "Ag in the Classroom" programs coupled with the work of our foundation.

We believe Napa County agricultural lands are not appropriate for school siting.

The Farm Bureau has voiced concerns about the siting of the school given its location in agricultural land. In unincorporated areas, farmland has historically been protected and preserved. However, by siting a school on this land, it creates a situation that would create conflict with the primary agricultural use of the land—the very thing that you're simultaneously trying to support.

We remain concerned about the current plan to site the school along Old Sonoma Road and would like to re-address our concerns with you, which we believe need to be adequately addressed.

The Napa General Plan states that agriculture is the highest and best use of the land. By placing a school on agricultural land, it naturally obstructs farming activity, creates inherent regulatory conflicts by placing school regulations against farming regulations and creates other conflicts such as an increase in traffic in a rural agricultural setting.

The inherent challenge is dealing with the unintended consequences given the neighboring agricultural activity. Issues such as avoiding the drift of spray programs onto the school grounds could hamper farming, given that they are regulated within proximity to schools. There are also other conditions common to agriculture, such as dust and noise, which are not compatible with a classroom environment.

Additionally, one of our foremost concerns is how the school plans on acquiring an adequate amount of water given that no current water connection exists for the property. It is well known that this particular area has poor water quality and does not have adequate water quantity for the needs of the school. The area routinely has a problem with high levels of boron in the water, as well as possible saltwater intrusion.

The reality of the local water situation relevant to the site is well known. At the time of its opening, for example, experts stated that the Carneros Resort had ample water supply through the existing wells, which turned out not to be the case, as evidenced by the fact that the resort now relies on trucked water from Napa.

We question if it is a wise use of school district funds to site a school in an area clearly known for poor water quality and quantity.

We remain concerned that the school district has not adequately addressed these concerns and believe it to be imprudent to create such inherent conflicts.

We would appreciate you addressing these concerns for us and look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Cio Perez", written in a cursive style.

Cio Perez
Land Use Chairman
Napa County Farm Bureau

CC: Napa County Board of Supervisors
Napa Valley Unified School District Board of Trustees

Hedge, Emily

From: Barry Murphy <barrymurphy5@gmail.com>
Sent: Friday, February 02, 2018 3:40 PM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: Hearing on the Stone Bridge School

Ms. Hedge,

I'm writing to you to express a strong objection to the proposed purchase of a property on Old Sonoma Road for the relocation of the Stone Bridge School by the NVUSD. I believe that the purchase violates the General Plan and lacks common sense.

Here are the reasons for my objection:

- * Violates the General Plan: The proposed school site is now zoned as "Agricultural Watershed." The County's General Plan specifically states that "school facilities shall, wherever practical, be located in areas designated in the appropriate General plan for urban development." Very clearly, this proposed purchase ignores the General Plan and constructs an urban development in an agricultural area. Should not be allowed.
- * No Water: The property in question is located in a corner of Carneros renowned for scarce water of very poor quality. Recently, the County (LAFCO) confirmed that this area is not approved for extension of piped water from local water authorities. Rather, local residents (like me) rely on poor quality/low quantity well water supplemented by expensive trucked in water purchased from the City of Napa. Does the NVUSD intend to truck water to the 250 students? What's the plan?
- * Congested traffic/loss of agricultural land: The General Plan also states that the County "shall consider school district's' proposed sites in relation to... conflicting or hazardous conditions (e.g. noise, traffic)...and protection of agricultural lands." This site offends the General Plan on both counts. Planners for the City of Napa recently rejected the Napa Oaks residential project on Old Sonoma Road. A key reason was fear of increased traffic on this already busy two lane road. The Stone Bridge School would further choke this key commuting artery.
- * Earthquake risk: updated fault line maps just published in the Register reveal an earthquake fault line just east of the proposed site. By my eyeball, it's about 200 feet away. Why would the school district build so close to a fault line?
- * Near a resort: imagine if a hotel resort with 2 pools, 3 bars, 3 restaurants and a retail store selling wine and beer proposed to build next to a school. Would it be approved? No way. Yet, the NUSD wants to do just that: build a school immediately adjacent to a resort. Makes no sense.
- * Secretive process: I live next to the proposed to school site. Speaking to 10 of my immediate neighbors, not one of us heard one peep from the school district before, during or after the purchase was announced. Like the County Board of Supervisors, we had to read about it in the newspaper. This lack of transparency and input from real people in the neighborhood can only be characterized as shameful.

This project makes no sense.

Thanks very much for considering these arguments against the newly proposed location for the Stone Bridge School.

Barry Murphy

Hedge, Emily

From: George Haymaker <gthaymaker@gmail.com>
Sent: Sunday, February 04, 2018 2:23 PM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: RE: Hearing on the Stone Bridge School

Hi Emily

My name is George Haymaker, and am a neighbor of Barry Murphy's. I also strongly object, and echo Barry's rationale. Thank you for your consideration.

-----Original Message-----

From: Barry Murphy [mailto:barrymurphy5@gmail.com]
Sent: Friday, February 02, 2018 3:40 PM
To: emily.hedge@countyofnapa.org
Cc: joellegPC@gmail.com
Subject: Hearing on the Stone Bridge School

Ms. Hedge,

I'm writing to you to express a strong objection to the proposed purchase of a property on Old Sonoma Road for the relocation of the Stone Bridge School by the NVUSD. I believe that the purchase violates the General Plan and lacks common sense.

Here are the reasons for my objection:

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This project makes no sense.

Thanks very much for considering these arguments against the newly proposed location for the Stone Bridge School.

Barry Murphy

Hedge, Emily

From: Eve Kahn <evekahn@yahoo.com>
Sent: Sunday, February 04, 2018 2:37 PM
To: Hedge, Emily
Subject: 8C: General Plan Consistency Analysis for NVUSD's Acquisition of 5266 Old Sonoma Road
Attachments: Old Sonoma Road 2.jpg; Old Sonoma Road 1.jpg

Emily, I am quite familiar with the Old Sonoma Road property in discussion as I represented the long time owners in the sale to the current owners. I have been friends with them for a few decades as well.

I do appreciate the thorough analysis and ask that you expand your analysis using the Conservation Goals & Policies of the General Plan.

The main home, now demolished, was surrounded by 3 or 4 mature oak trees that stand today around a clearing. The previous owners called them Heritage Oaks. I would like to see the county, and the school district, retain these oaks and integrate them into the environmental programs offered at Stonebridge School today. And am hoping one of the General Plan's goals or policies can strengthen the preservation of these trees.

See attached photos.

Regards, Eve





Hedge, Emily

From: Judy V. Davidoff <judyvdavidoff@yahoo.com>
Sent: Sunday, February 04, 2018 1:50 PM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM

Ms. Hedge,

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

I have received no notice of this proposed action from the NVUSD or the County, nor have I received any notice of the upcoming Planning Commission hearing on Feb 7th, although this proposal would have a direct and detrimental impact on my use and enjoyment of my property. This lack of due process is not only unfair, but violates County rules on notification and open communications.

I am strongly opposed to the proposed purchase of this site for the Stone Bridge School or any other school. In summary, this proposed purchase and school relocation violates the County General Plan, violates the land use designation for this site, violates the County zoning, and is an urban development totally inappropriate for this rural area.

By this letter, I am requesting the Planning Commission to find the NVUSD proposal inconsistent with the policies of the General Plan Designation.

The proposed site is designated Agricultural Resource in the General Plan and zoned as Agricultural Watershed. The proposed school use is an urban development, with no agricultural component and is totally inconsistent with the General Plan and Zoning designations. Further, the proposed school development is completely incompatible with the rural character of the surrounding community.

The proposal also raises a number of potentially significant environmental issues, including water quality and availability, adding additional traffic to an extremely busy two lane commuter artery, and proximity to a mapped earthquake fault. If the proposed site has been subject to agricultural uses in the past, there may be hazardous waste on site, rendering the site totally unfit for a proposed school use. These issues, among others, must be thoroughly studied and evaluated in an EIR document pursuant to CEQA before this project can proceed.

I would appreciate information on the steps in this process before the NVUSD can proceed with the proposed purchase and development of a school.

Please advise if the Planning Commission's action on Feb 7 is appealable to the Board of Supervisors.

Thank you for your consideration.

Judy Davidoff

Hedge, Emily

From: Judy V. Davidoff <judyvdavidoff@yahoo.com>
Sent: Sunday, February 04, 2018 5:50 PM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: Re: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM

Follow Up Flag: Follow up
Flag Status: Flagged

> Please include me on the mailing list for all communications related to this proposal.

>

> Thank you.

>

> Judy Davidoff

> judyvdavidoff@yahoo.com

>

>

>

> Sent from my iPhone

>

>> On Feb 4, 2018, at 1:50 PM, Judy V. Davidoff <judyvdavidoff@yahoo.com> wrote:

>>

>>

>> Ms. Hedge,

>>

>> I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

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>>

Hedge, Emily

From: Artie Wu <wu.artie@gmail.com>
Sent: Sunday, February 04, 2018 2:42 PM
To: Hedge, Emily
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM

Dear Ms. Hedge,

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

I have received no notice of this proposed action from the NVUSD or the County, nor have I received any notice of the upcoming Planning Commission hearing on Feb 7th, although this proposal would have a direct and detrimental impact on my use and enjoyment of my property. This lack of due process is not only unfair, but violates County rules on notification and open communications.

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I would appreciate information on the steps in this process before the NVUSD can proceed with the proposed purchase and development of a school.

Please advise if the Planning Commission's action on Feb 7 is appealable to the Board of Supervisors.

Thank you for your consideration.

Warmly,
Artie Wu

Hedge, Emily

From: Natalie Mallinckrodt <nmallinckrodt@yahoo.co.uk>
Sent: Sunday, February 04, 2018 2:52 PM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: Possible relocation of Stone Bridge School

>>> Dear Ms. Hedge,

>>>

>>> I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners that the Napa Valley Unified School District's (NVUSD) intention to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

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>>> I would appreciate information on the steps in this process before the NVUSD can proceed with the proposed purchase and development of a school.

>>>

>>> Please advise if the Planning Commission's action on Feb 7 is appealable to the Board of Supervisors.

>>>

>>> Thank you for your consideration.

>>> Best regards,

>>> Natalie Mallinckrodt

>>>

Hedge, Emily

From: Mike Hughes <mhughes@brokenarrowranch.com>
Sent: Sunday, February 04, 2018 7:58 PM
To: Hedge, Emily
Subject: Proposed relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM

Ms. Hedge,

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

I have not received any notice of this proposed action from the NVUSD or the County, nor have I received any notice of the upcoming Planning Commission hearing on Feb 7th, although this proposal would have a direct and detrimental impact on my use and enjoyment of my property. This lack of due process is not only unfair, but violates County rules on notification and open communications.

The proposed site is designated Agricultural Resource in the General Plan and zoned as Agricultural Watershed. The proposed school use has no agricultural component and is totally inconsistent with the General Plan and Zoning designations. Further, the proposed school development is completely incompatible with the rural character of the surrounding community.

This proposed purchase and school relocation violates the County General Plan, violates the land use designation for this site, violates the County zoning, and is an urban development totally inappropriate for this rural area.

By this letter, I am requesting the Planning Commission to find the NVUSD proposal inconsistent with the policies of the General Plan Designation.

Thank you for your consideration.

Mike Hughes

Mike Hughes
Broken Arrow Ranch
3296 Junction Highway
Ingram, TX 78025
830-367-5871
cell 830-739-7701

Hedge, Emily

From: Brad Ament <bament@newcanaanfunding.com>
Sent: Monday, February 05, 2018 5:53 AM
To: Hedge, Emily
Cc: Judy Davidoff
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM

Ms. Hedge,

We are property owners in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

Judy Davidoff sent you a message yesterday regarding this matter and we completely support her position outlined below.

I have received no notice of this proposed action from the NVUSD or the County, nor have I received any notice of the upcoming Planning Commission hearing on Feb 7th, although this proposal would have a direct and detrimental impact on my use and enjoyment of my property. This lack of due process is not only unfair, but violates County rules on notification and open communications.

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I would appreciate information on the steps in this process before the NVUSD can proceed with the proposed purchase and development of a school.

Please advise if the Planning Commission's action on Feb 7 is appealable to the Board of Supervisors.

Best Regards,

Brad Ament
New Canaan Funding
330 S. Naperville Road, Suite 401

Wheaton, IL 60187
(630) 690-7768
bament@newcanaanfunding.com

Hedge, Emily

From: Michelle Faustini <michelle@faustiniwines.com>
Sent: Monday, February 05, 2018 6:09 AM
To: Hedge, Emily
Cc: Judy Davidoff
Subject: URGENT- Possible School project proposal near Carneros.

>>> Ms. Hedge,

>>> I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

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>>>

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>>>

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>>>

>>> Michelle Faustini
>>> CEO, Faustini Wines
>>> 201-401-0822

Hedge, Emily

From: Anthony Faustini (afaustin) <afaustin@cisco.com>
Sent: Monday, February 05, 2018 8:42 AM
To: Hedge, Emily
Cc: joellegPC@gmail.com; Michelle Faustini
Subject: 5266 Old Sonoma Road

Ms. Hedge,

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

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Thank you for your consideration.

Anthony Faustini

Hedge, Emily

From: Rachel Ascher <rachel.ascher@yahoo.com>
Sent: Monday, February 05, 2018 5:41 AM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: Fwd:

Ms. Hedge,

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

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I would appreciate information on the steps in this process before the NVUSD can proceed with the proposed purchase and development of a school.

Hedge, Emily

From: John Edwards <js_edwards@comcast.net>
Sent: Sunday, February 04, 2018 5:21 PM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: Relocation of Stone Bridge Charter School

Ms. Hedge,

I too am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

As is true for other relevant property owners, I have received no notice of this proposed action from the NVUSD or the County, nor have I received any official notice of the upcoming Planning Commission hearing on Feb 7th, although this proposal would have a direct and detrimental impact on my use and enjoyment of my property. This lack of due process is not only unfair, but seemingly violates County rules on notification and open communications.

Additionally, the proposed location for this school is virtually on top of the West Napa Fault which was responsible for the South Napa earthquake in August 2014. Please refer to the link below which includes a January 2018 article in the Napa Valley Register covering Napa fault locations. Within the body of this article is a further link to a detailed analysis written by the California Department of Conservation which addresses issues related to seismic hazard zones in Napa as well as elsewhere in the State, including the West Napa Fault. This analysis was released on January 11, 2018.

http://napavalleyregister.com/news/local/new-napa-county-quake-maps-show-more-exact-locations-of/article_189a2678-f77e-56eb-90b0-

[3bd93d157c9f.html?utm_medium=social&utm_source=email&utm_campaign=user-share](https://www.example.com/3bd93d157c9f.html?utm_medium=social&utm_source=email&utm_campaign=user-share).

After reading the the article and the State's analysis I cannot support the building of any school which places children to known and unnecessary risks associated with active earthquake faults. I am therefore strongly opposed to the proposed purchase of this site for the Stone Bridge School or any other school.

Thank you for your attention.

Steven Edwards, MD

Hedge, Emily

From: Henry Sohn <henry@moradoventures.com>
Sent: Sunday, February 04, 2018 11:09 PM
To: Hedge, Emily
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM

Ms. Hedge,

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have been just informed by my fellow property owners that the Napa Valley Unified School District is intending to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Brige Charter Elementary School. I have concerns on several fronts:

- There was no advance notice action ahead of a Planning Commission hearing on February 7th to relevant property owners (including myself).
- I am opposed to the purchase of this site by the school. My understanding is that doing so violates the land use designation for this site as well as County zoning regulations.

I am requesting the Planning Commission find the NVUSD proposal inconsistent with the policies of the General Plan Designation.

I would appreciate information on the steps in this process before the NVUSD can proceed with the proposed purchase and development of a school.

Thank you for your consideration.

Sincerely,

Henry Sohn
4 Lower Crescent Avenue
Sausalito, CA 94965
c:408-836-4583

Hedge, Emily

From: r.wexler@comcast.net
Sent: Monday, February 05, 2018 6:52 AM
To: Hedge, Emily
Subject: Stone Bridge Charter Elementary School (the "School")

Dear Ms. Hedge,

For over a decade I have been an owner within The Orchard at the Carneros Resort and Spa (the "resort"). While I have many questions with regard to the lack of notice to us for the public hearing scheduled for this week on the Stone Bridge Charter Elementary School's proposed relocation to property next to the Resort, those questions pale in comparison with those with regard to the violation of Napa County's own Comprehensive Plan that would take place were the County to approve the School's land use request.

We strongly oppose the School's intended relocation.

Sincerely,

Richard Wexler

Richard L Wexler
r.wexler@comcast.net

Hedge, Emily

From: Ian Ferry <iferry42@gmail.com>
Sent: Sunday, February 04, 2018 8:00 PM
To: Hedge, Emily; Keri McCarthy
Subject: Opposition to relocation of Stone Bridge Charter School

Dear Emily,

My wife and I are a property owners at the Carneros Resort. I have just been informed by fellow property owners of the Napa Valley Unified School District's plan to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School. We strongly oppose such a plan as there are numerous issues that this raises. We would ask to receive more information on this and how we can appeal this decision.

thank you

Ian and Keri

Hedge, Emily

From: K.C. Kovar <kc@cpask.com>
Sent: Monday, February 05, 2018 9:42 AM
To: Hedge, Emily
Cc: joellegPC@gmail.com
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM

Ms. Hedge,

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I have just been informed that a hearing is scheduled for February 7, 2018 for the Napa Valley Unified School District's intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School). As a property owner, I would expect notice of this proposed action from the NVUSD and notice of the upcoming Planning Commission hearing on Feb 7th. This proposal would have a direct and detrimental impact on my use and enjoyment of my property. This lack of due process is not only unfair, but violates County rules on notification and open communications.

I am strongly opposed to the proposed purchase of this site for the Stone Bridge School or any other school for the following reasons:

1. The proposed purchase and school relocation violates the County General Plan, violates the land use designation for this site, violates the County zoning, and is an urban development totally inappropriate for this rural area.
2. The proposed site is designated Agricultural Resource in the General Plan and zoned as Agricultural Watershed. The proposed school use is an urban development, with no agricultural component and is totally inconsistent with the General Plan and Zoning designations. Further, the proposed school development is completely incompatible with the rural character of the surrounding community.
3. The proposal also raises a number of potentially significant environmental issues, including water quality and availability, adding additional traffic to an extremely busy two lane commuter artery, and proximity to a mapped earthquake fault. If the proposed site has been subject to agricultural uses in the past, there may be hazardous waste on site, rendering the site totally unfit for a proposed school use. These issues, among others, must be thoroughly studied and evaluated in an EIR document pursuant to CEQA before this project can proceed.

By this letter, I am requesting that the Planning Commission to find the NVUSD proposal inconsistent with the policies of the General Plan Designation.

Thank you for your consideration.

KC Kovar

Hedge, Emily

From: George O'Meara <gomeara1134@gmail.com>
Sent: Monday, February 05, 2018 10:43 AM
To: Hedge, Emily; joellegPC@gmail.com
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission

Ms. Hedge,

I am a Napa resident and live at 1121 1st Ave. and also a property owner in the Orchard at Carneros Resort at 4048 Sonoma Highway, Napa. I have just been informed by fellow property owners of the Napa Valley Unified School District's (NVUSD) intent to acquire a property at 5266 Old Sonoma Road, Napa, for the relocation of the Stone Bridge Charter Elementary School (Stone Bridge School).

It appears some standard protocols have been ignored. I have received no notice of this proposed action from the NVUSD or the County, nor have I received any notice of the upcoming Planning Commission hearing on Feb 7th, although this proposal would have a direct and detrimental impact on my use and enjoyment of my property. This lack of due process is not only unfair, but violates County rules on notification and open communications.

The proposed site is designated Agricultural Resource in the General Plan and zoned as Agricultural Watershed. The proposed school use is an urban development, with no agricultural component and is totally inconsistent with the General Plan and Zoning designations. Further, the proposed school development is completely incompatible with the rural character of the surrounding community.

The proposal also raises a number of potentially significant environmental issues, including water quality and availability, adding additional traffic to an extremely busy two lane commuter artery, and proximity to a mapped earthquake fault. If the proposed site has been subject to agricultural uses in the past, there may be hazardous waste on site, rendering the site totally unfit for a proposed school use. These issues, among others, must be thoroughly studied and evaluated in an EIR document pursuant to CEQA before this project can proceed.

In summary, this proposed purchase and school relocation violates the County General Plan, violates the land use designation for this site, violates the County zoning, and is an urban development totally inappropriate for this rural area. By this email, I am requesting the Planning Commission to find the NVUSD proposal inconsistent with the policies of the General Plan Designation.

I would appreciate information on the steps in this process before the NVUSD can proceed with the proposed purchase and development of a school. Please advise if the Planning Commission's action on Feb 7 is appealable to the Board of Supervisors.

Thank you in advance for your consideration.

Cheers, george

GOmeara1134@gmail.com

925.209.5135



I am strongly opposed to the proposed purchase of this site for the Stone Bridge School or any other school.

Hedge, Emily

From: richard bowers <rbowers950@aol.com>
Sent: Monday, February 05, 2018 11:54 AM
To: Hedge, Emily
Cc: richard bowers
Subject: Proposed Relocation of Stone Bridge Charter Elementary School; 2/7/18 hearing

Ms. Emily Hedge

Planner II

Napa County Planning

Building & Environmental Services Department

1195 Third Street, Suite 210

Napa, California

Emily.hedge@countyofnapa.org

Re: General Plan Analysis of Napa Valley Unified School District Proposed Acquisition of a New Property for the Relocation of Stone Bridge Charter Elementary School

Dear Ms. Hedge:

I am a property owner in the Orchard at Carneros at 4048 Sonoma Highway, Napa. I was only informed yesterday by a fellow property owner of the Napa Valley Unified School District's (the "School District") proposed acquisition of property at 5266 Old Sonoma Road for the relocation of the Stone Bridge Charter Elementary School (the "School"). Due to the close proximity of my property to the proposed School relocation, the proposed relocation will directly and detrimentally impact upon my use and enjoyment of my property.

Contrary to County Rules I have neither received notice from the School District nor the County of Napa of the Planning Commission's February 7th hearing regarding the School District's proposed acquisition. Notwithstanding this violation of your rules, the location of the School is ill-conceived as its proposed use at the agricultural location is contrary to the Napa County General Plan, is contrary to County zoning, is contrary to the land use designation for the proposed site, and is completely out of character with its rural surroundings. Simply put, the proposed location of an urban development with no agricultural component on a site designated in the General Plan as an Agricultural Resource and zoned as Agricultural Watershed makes absolutely no land use sense and is completely incompatible with surrounding uses and the rural character of the surrounding community.

Moreover, the proposed site fronts on a curving narrow road serving as a commuter artery into downtown Napa. The additional traffic congestion generated by the school will only add to the City's existing rush hour traffic woes and, of greater concern, may cause a vehicular hazard where sight-lines are limited. I am not qualified to comment on what chemicals for agricultural uses have been applied on the site in the past, but I would hope and urge that a thorough environmental assessment must be conducted.

I am therefore opposed to the siting of any school on the proposed site and urge the Napa Planning Commission to find the School District's proposal inconsistent with the stated policies of Napa's General Plan Designation.

Although I am for the best possible education for our children, that education should be carried out in a reasonable environmental and land use manner protective of both the community and the students the school serves.

Please advise me on what steps the School District and the County must follow before the School District is permitted to proceed with its proposed purchase, and what administrative appeals or challenges one must exhaust before any challenge to the school siting process is permitted to proceed.

Your consideration and anticipated cooperation is appreciated.

Respectfully,

Richard Bowers

Hedge, Emily

From: Jay Miller <jaym@1508.com>
Sent: Monday, February 05, 2018 12:33 PM
To: psweeney@nvusd.org; Hedge, Emily; jschunk@nvusd.org;
georgina_martinez@nvusd.org
Cc: Wagenknecht, Brad; joellegPC@gmail.com; Beberling@napanews.com; Tracie Miller
Subject: NO to Stonebridge School relocation on Old Sonoma

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Superintendent Sweeney,

I am writing to express my dismay regarding the middle-of-the-night announcement of a prospective Stonebridge School relocation to Old Sonoma Highway.

First, my wife and I have raised two daughters in exact proximity of the proposed school and we remain – and plan(ned) to stay -- in that home. We are vocal advocates and active voters for investments in our schools so that NVUSD can strive to provide a blue-chip education system.

While increased traffic is our greatest concern of development impact, we are largely mystified by the complete lack of any neighborly process in proposing this relocation. I can only assume that this purchase is occurring within the strict regulations of both NVUSD and Napa County, but there is a difference between doing things that are allowed and doing things that are appropriate. The fact that our community was not notified prior to the land purchase presents itself as if NVUSD knew there would be significant protest. Yet they moved forward anyway. Ironic that the very system charged with teaching our children is itself taking a shortcut designed to deceive. There is no question in my mind there would have been a litany of vocal protests should we have been made aware in advance of the purchase.

I will let subject matter experts address other significant issues related to recent fault line corrections, significant traffic impact to a 2-lane road, lack of quality water, legacy agriculture zoning, etc. But what each of us will have in common is a local community speaking in unison and providing complete support in Napa County's recommendation that Stonebridge NOT be relocated to the Sonoma Highway location. There is a better option.

Thank you for your consideration,

Jay and Tracie Miller

--



JAY MILLER
CONSULTING

Jay Miller

4048 Sonoma Hwy., Napa, CA 94559

415-505-2994

www.JayMillerConsulting.com

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