

February 6, 2018

VIA EMAIL: emily.hedge@countyofnapa.org

Ms. Emily Hedge
Planning Division
Napa County California

RE: Possible School Project Proposal Near Carneros

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.

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

Ms. Emily Hedge
Planning Division
Napa County California
February 6, 2018
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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. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "D. Seibel", with a long, sweeping flourish extending upwards and to the right.

Daniel D. Seibel

DDS:ksp
Enclosure

From: [Bob Arnone](#)
To: [Hedge, Emily](#)
Subject: : Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM
Date: Tuesday, February 06, 2018 11:39:29 AM

Hi Emily,

As a property owner at the Orchard at Carneros at 4048 Sonoma Highway, Napa, I strongly oppose the development of a school so close to our property. I feel it would infringe upon our enjoyment of a quiet rural area that I bought into 5 years ago. I have to believe other sites are closer and more suitable for a school. Please take this under consideration. Thank you.

Best regards,

Bob

Bob Arnone

Treasurer

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From: [CDeovlet](#)
To: [Hedge, Emily](#)
Cc: joellegPC@gmail.com
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM
Date: Tuesday, February 06, 2018 11:38:39 AM

Ms. Hedge,

My husband and I are property owners in the Orchard at Carneros at [4048 Sonoma Highway, Napa](#). We 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).

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

We are 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, we are 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.

We 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.

Caryl and Mike Deovlet

From: [James Utaski](#)
To: [Hedge, Emily](#)
Cc: [Nancy Utaski \(nutaski@comcast.net\)](#); [Suzanne Gibbs](#); [Derek Gibbs \(Derek.Gibbs@stjoe.org\)](#); [Colby Gibbs](#); [Jeffrey Gibbs \(jeffreyyamesgibbs@gmail.com\)](#); [samantha@markbean.com](#)
Subject: Stone Bridge Charter Elementary School Relocation Hearing February 7th
Date: Tuesday, February 06, 2018 10:40:43 AM

Ms. Hedge,

My wife, Nancy, and I have owned Napa property for decades. My 40-year-old daughter was born Napa. Two grandsons lived most of their lives in Napa, using the Napa school system. Both - sons of my eldest daughter Suzanne Gibbs - are now in college. We know Napa. Even though we've lived outside the state, we pay the resident taxes.

Our current financial interest is ownership in the Orchard at Carneros Inn, but we have a great love of Napa given over 40 years of visiting family and prior long-term ownership of a Silverado property.

What we don't understand is the hasty and sudden decision to hold a hearing covering the important decision to put a new elementary school in one of the most remote parts of Napa. No children would be able to walk or even bike to school. It makes no sense. The roads are two-lane, in what is essentially wine country on Old Sonoma Road.

It is impossible for us to attend the hearing tomorrow on such short notice, as we are currently in one of our homes in New Jersey. I am sure a chorus of others will raise all of the truly practical questions, like where is the water for the school to come from when Carneros Inn itself must often truck it in during drought conditions.

It just seems that a new school should be in a more urban or suburban setting where the fewest children would be subject to long car or bus rides. Ideally, some should be able to walk to school. We urge you to not make such a drastic mistake simply because the land itself is inexpensive (since it is not already planted in Napa "gold" called grapes).

Respectfully,

Jim and Nancy Utaski

From: [Nancy Erickson](#)
To: [Hedge, Emily](#)
Cc: joellegPC@gmail.com
Subject: Possible relocation of Stone Bridge Charter Elementary School - Planning Commission hearing, February 7
Date: Tuesday, February 06, 2018 9:26:18 AM

Mrs. 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 am opposed to the proposed purchase of this site for the Stone Bridge Charter Elementary School. I have been informed that this proposed purchase 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. We especially enjoy the rural setting and DO NOT want that to change.

As a resort, we have been in constant discussions to access a better water source and to be able to quit hauling water from Napa. A school in this location will just cause more water usage and issues with water that have continued to be unresolved for the nine years we have been owners at the Orchard. Secondly, my husband and I love to walk on Dealy and Henry road but we also are forced to cross and sometimes walk down a portion of Old Sonoma Road. This is a very busy road with traffic traveling at a high rate of speed most of the time. We find it dangerous there at times. It is a VERY dangerous location for a grade school and will cause more traffic problems and safety problems for the children.

I ask that the commission find the NVUSE proposal not viable for this location. There has got to be a better location for the school.

Sincerely,

David & Nancy Erickson

From: [Peter Goldman](#)
To: [Hedge, Emily](#)
Cc: [Jennifer Goldman](#)
Subject: Objection to relocation of Stone Bridge Charter School
Date: Monday, February 05, 2018 7:07:26 PM

Ms. Hedge,

We are property owners at 4048 Sonoma Highway, Napa (we own both home #1 and a unit in the Orchards). We have recently learned 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).

We were shocked to learn of this as we have received no notice of this proposed action which seems to not comply with normal real estate or business practices. While I no longer practice law, this lack of due process seems both unfair and a violation of County rules on notification and open communications.

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

We are strongly opposed to the proposed purchase and redevelopment use of this site as a school. The proposed use is totally inappropriate for this rural area and would significantly impede our use and quiet enjoyment of our properties and probably will have a negative impact on resale value. As an owner of a property that already suffers from water issues, we are concerned about the development of an adjacent parcel without resolving the water issues. Further, the additional traffic on what is already a very busy two lane commuter artery will be truly problematic.

Thank you for your consideration.

Peter and Jennifer Goldman

From: [richard bowers](#)
To: [Hedge, Emily](#)
Subject: Re: Proposed Relocation of Stone Bridge Charter Elementary School; 2/7/18 hearing
Date: Monday, February 05, 2018 3:42:19 PM

Hello Ms. Hedge:

Thank you for your speedy reply. I appreciate that the Planning Commission's recommendation is merely advisory. A strong finding of "inconsistency" is all that I can request. I hope the School District and local public sentiment will consider the proposed inconsistent use to be detrimental to the community and that the school will search for an appropriate location.

Regards,

Richard Bowers

On Feb 5, 2018, at 6:07 PM, Hedge, Emily <Emily.Hedge@countyofnapa.org> wrote:

Good afternoon,

As discussed in the report, in compliance with State statutes this General Plan Consistency Analysis is intended to determine if using the parcel for a school is consistent with the policies of the General Plan designation and to provide a recommendation to the NVUSD as to the acquisition of the property. As noted multiple times in the Staff Report, the Planning Commission's recommendation on the suitability of the site is advisory and the County is not the approving body on this project, although the school will be required to obtain some permits through the County.

The Staff Report states that during the hearing the Planning Commission will discuss Staff's analysis (see Staff Report attachment A) and direct Staff to prepare any edits or modifications to the letter and/or attachments. Staff will then send the letter to the NVUSD Board. The ultimate decision on the school location is at the discretion of the NVUSD Board. Because the Planning Commission is only providing a recommendation and is not taking an action regarding the purchase of the property or development of the site, there is no action appealable to the Board of Supervisors.

The February 7th Planning Commission Hearing staff report and attachments are available on the County website -http://napa.granicus.com/ViewPublisher.php?view_id=21.

Regarding noticing, it is our understanding that The Orchard at Carneros Inn is a fractional ownership. Although you may be an owner of development on the site, the notification was mailed to the property owner listed on the Assessor Records.

Your comments will be provided to the Planning Commission and made part of the public record.

Thank you,
Emily

Emily Hedge, Planner II
County of Napa | Planning, Building, & Environmental Services
1195 Third Street, Room 210 | Napa, CA 94559
Tel. (707) 259-8226 | emily.hedge@countyofnapa.org

From: richard bowers [<mailto:rbowers950@aol.com>]
Sent: Monday, February 05, 2018 11:54 AM
To: Hedge, Emily <Emily.Hedge@countyofnapa.org>
Cc: richard bowers <rbowers950@aol.com>
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

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From: [Brian B.](#)
To: [Hedge, Emily](#)
Subject: Possible relocation of Stone Bridge Charter Elementary School-Planning Commission hearing, February 7 at 9 AM
Date: Monday, February 05, 2018 2:47:16 PM

County of Napa - 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.

Brian Banuelos