

Napa County General Plan Update
Written Comments Received
(December 3, 2007 to February 8, 2008)

Gitelman, Hillary

From: Gitelman, Hillary
Sent: Thursday, December 13, 2007 1:33 PM
To: Siegel, Howard
Cc: Lowe, Rone Patrick; Anderson, Laura
Subject: FW: "and wells"

Howard: This is the first and only comment I've received so far on the Revised Draft General Plan Update. Will you keep track of these for us? Hillary

From: Jim King [mailto:chance@napanet.net]
Sent: Wednesday, December 05, 2007 5:39 AM
To: Gitelman, Hillary
Subject: Fwd: "and wells"

Thought this would be of interest.
Jim King

Begin forwarded message:

From: marsa tully <tully@napanet.net>
Date: December 4, 2007 11:39:25 PM PST
To: Jim King <chance@napanet.net>
Subject: Re: "and wells"

Not at all! We sent copies to all commissioners, but not to staff. Do as you feel best. Thanks for the quick reply. Tullys
On Tuesday, December 4, 2007, at 06:05 PM, Jim King wrote:

Do you mind if I distribute this to staff and other commissioners?

Jim King

On Dec 4, 2007, at 4:27 PM, marsa tully wrote:

Yesterday we went to Napa to pick up a copy of the "Revised Public Hearing Draft" of the General Plan Update. We are still very unhappy with what is now Policy AG/LU-61, which was put forward by Planning Staff as a response to Save Rural Angwin's request that Policy 55 of the Draft General Plan be amended to include wells:

Policy AG/LU-61; The existing density of development in the Angwin area and the County's desire to be protective of groundwater supplies precludes future subdivision activity that

01/07/2008

relies on net increases in groundwater use within the urbanized area of Angwin.

First of all, in the October 17th meeting of the Planning Commission, Commissioner King noted that the words "subdivision activity" should be changed to "development". Ms. Gitelman agreed to do so, but this has not been done. In fact, the original "possible policy" suggested by Ms. Gitelman in the August 15th Yountville Hearing (Staff Report p. 27) DID use the word "development". This wording does indeed make a difference because "subdivision activity" is understood as housing/residential development, while "development" would be taken to include in addition any commercial/retail or other development activity which might otherwise be exempted.

In addition, the words "net increases in groundwater use" are problematic. How will it be determined beforehand whether any development will increase the use of groundwater? Will there be rationing and metering for each residence or building? Will the developer be allowed to go ahead and build based on these assurances and then be "punished" if they exceed permitted groundwater use? By then, of course, it will be too late for people whose wells have gone dry because of aquifer depletion. The risk here would be borne by Angwin residents when the burden should actually be on the developer to guarantee with certainty that groundwater use will be capped at present levels. And in a future threatened by water shortages throughout the county and the state, use at current levels may be far too much.

Finally, the words "within the urbanized areas of Angwin" leave a huge loophole. Wells could be located outside the "urbanized area" to supply needs within the urbanized area. At any rate, groundwater use in ANY area of Angwin affects the water table and the water available to all other areas of Angwin, "urbanized" or not.

This all brings us to the question: "Why was the original policy as stated in the current General Plan ever changed at all? Why were the words "and wells" taken out and why was the limited definition of the "Angwin Urban Area" deleted?"

Current Policy : Land Use Element 4.9a: The County will assume that the density of development in the American Canyon Area and the Angwin Area precludes future subdivision activity based on septic tanks and wells. The Angwin Urban Area is Pacific Union College and adjacent commercial facilities.

We can't help wondering WHY this policy was changed in the first place and why we are now presented with the poorly-written policy which has been suggested as a replacement. The present policy is quite clear as it stands. WHY, why, why was it ever changed except to find a way to specifically ALLOW development based on wells? A similar policy was written in the Draft General Plan for Deer Park about septic tanks and wells without deleting the words "and wells". Now, at the request of St.

Helena Hospital, it seems that the words "and wells" are going to be deleted there too.

So Save Rural Angwin's objection to allowing development based on wells has been answered with this weak policy which STILL allows development based on wells! The policy suggested by Save Rural Angwin (Policy AG/LU-55, p. 54 in our track document) is preferable (with the change of "subdivision activity" to "development"):

Policy AG/LU-55: The existing density of development in the Angwin area and the County's desire to be protective of water quality and sustainability of groundwater supplies precludes future subdivision activity based on septic tanks and/or wells. The County shall encourage replacement of existing septic systems with a wastewater treatment facility as feasible.

Groundwater supply is of the utmost importance in Angwin , where so many people depend on wells. We hope you will give this matter your attention and that you will give us your support and help as you have in the past. Thank you very much! John and Marsa Tully, 1515 Howell Mountain Road, Angwin

January 6, 2008

Napa County Planning Commission and Board of Supervisors
1195 Third Street
Napa, CA 94559

RE: Comments on the Revised Public Hearing Draft of the General Plan Update

Overall this document is a significant improvement incorporating comments and issues raised during public hearings and definitely meets your intent of an updated and more readable General Plan. My thanks to the steering committee members, County staff and consultants for their time, energy, and excellent results.

I have a few comments from my initial review, and reserve the right to add more as time permits within the current review and comment timeline.

Page 24 – The maps of urbanization in SF Bay Area are probably impressive, but sadly were useless in black and white. Thankfully I could see them on your website.

Page 25 - A Plan For The Future. 1st sentence should be restructured to read "Well into the future, Napa County will be a place where agriculture is the primary land use, where a vast majority of the county is open space, and where residential and employment growth is concentrated in the incorporated cities and existing urbanized areas of the county.

[note: put ag and open space first for consistency with your vision]

Page 34 - Policy AG/LU-40 has been modified so that the Hess Vineyards shall be designated AWOS but re-designated Industrial if Flosden/Newell Road extended north of Green Island Road.

I suggest that this policy just stop at modifying the Hess Vineyard to AWOS. Changes to this land will then require a GP Amendment. Land use designations should not be tied to road expansion. And leaving this land in Ag is desired by both Napa County and American Canyon residents.

Page 77 – Interagency Cooperation. I appreciate the intent but these policies all use the words "seek to work together". At this stage, we must work together and find ways to evaluate the true cumulative impact of isolated jurisdictional decisions – or we will quickly threaten the vision so clearly stated at the front of this General Plan.

Page 97 - almost bottom of page, the 2000 census indicates 75% of all jobs in Napa County are filled by persons who live in the county. Is this still valid?? Are updated numbers available??

Page 111 - Circulation Element - happy to see that specific objectives have been added regarding decrease in single-occupant vehicles (Objective CIR-2) and 40 additional miles of bicycle lanes (Objective CIR-3)

Page 112 - Policy CIR-30 No mention of car-free tourism goals.

Page 130 - Policy CC-7. "The County seeks to strengthen the arts community and encourages incorporation of art into the design of new public buildings." Why is this limited only to public buildings?

Page 279 - Glossary. Definition of Tourist Serving Facilities is still missing (despite numerous requests on my part)

The definition of affordable housing should be clarified so that it is clear that 30% of total gross income for housing costs (according to federal guidelines) only includes principal, interest, taxes & insurance for owner-occupied or rent & insurance for renters. The use of the words "housing costs" could be misconstrued to mean utilities, phone, TV, etc.

Thanks and regards,

Eve Kahn
3485 Twin Oaks Court
Napa, CA 94558
363-1512

Hillary



STATE MINING AND GEOLOGY BOARD

DEPARTMENT OF CONSERVATION

801 K Street • Suite 2015 • Sacramento, California 95814



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January 4, 2008

Ms. Hillary Gitelman
Director, Napa County Conservation,
Development and Planning Department
1195 Third Street, Suite 210
Napa, California 94559

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JAN 09 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: **Review of General Plan Safety Element Update, Napa County**

Dear Ms. Gitelman:

On behalf of the State Mining and Geology Board (SMGB), I have reviewed the County of Napa's (County) General Plan Update – Revised Public Hearing Draft, dated December 2007.

The County's December 2007 Revised Public Hearing Draft was found to be in compliance with the requirements of the Surface Mining and Reclamation Act (SMARA, Public Resources Code Section 2710 et seq.), and the SMGB's Regulations Article 6, Sections 3675 and 3676 (California Code of Regulations).

One comment is offered. On page 162, under the Section titled "*Mineral Resources*", the Oat Hill Quarry, which was operated by the Napa Vallejo Waste Management Authority, is noted as active. This site, however, has been closed, and was deemed reclaimed by the SMGB at their Regular Business Meeting held on September 14, 2006.

The SMGB extends its commendations to both you and your staff for preparing a thorough and easy to read document. I appreciate the opportunity to review and comment on the County's General Plan Safety Element.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Stephen M. Testa
Executive Officer

Gitelman, Hillary

From: John Shafer [JShafer@shafervineyards.com]
Sent: Monday, January 14, 2008 2:23 PM
To: info@napacountygeneralplan.com
Subject: Viewshed Protection

To: Napa Co. Board of Supervisors and Napa Co. Planning Commission

From: John Shafer

I am communicating re the January 15,2008 Public Hearing on the Proposed Amendments to the County General Plan.

I urge you to place a high priority on preserving the inclusion of the County's Viewshed Protection in the new General Plan.

The natural beauty of the valley – particularly the scenic hillsides and ridgelines – are especially impressive to all who visit. I converse with visitors daily and it is clear that the valley's scenery is on a par with our wines and restaurants in persuading them to visit again and again. Along with our Agricultural Preserve all of us in the valley need work at protecting our view shed. This is particularly true regarding the ridgelines along each side of the valley.

In my opinion, the valley's natural beauty is just as important as the valley's wines in attracting visitors.

Please continue the County's Viewshed Protection Program, knowing that it is one of the keys to the appeal of our Napa Valley.

Sincerely, John Shafer



John R. Shafer
Chairman

Shafer Vineyards
6154 Silverado Trail
Napa, CA 94558
(707) 944-2877
(707) 944-9454 fax
www.shafervineyards.com

01/14/2008

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5559
TTY 711

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JAN 14 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



*Flex your power!
Be energy efficient!*

January 14, 2008

NAPGEN077
SCH#2005102088

Mr. Patrick Lowe
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Lowe:

NAPA COUNTY GENERAL PLAN UPDATE REVISED PUBLIC HEARING DRAFT AND FINAL ENVIRONMENTAL IMPACT REPORT

Thank you for continuing to include the California Department of Transportation (Department) in the review process for the Napa County General Plan Update and Final Environmental Impact Report (FEIR). The following comments are based on the Napa County General Plan Update Revised Public Hearing Draft and FEIR.

Circulation Element, Goal 2, Policy CIR-12, page 107: We appreciate that the Napa/Solano gateway has been removed from the list of gateways restricted from receiving capacity increasing improvements. However, the Department continues to take issue with the policy that restricts capacity increasing improvements on the state highway system at the other key county gateways. This policy is contrary to the Department's responsibility as owner/operator of the state highway system. We again ask there be tangible criteria used to evaluate what gateways will be affected by the policy.

Circulation Element, Goal 2, Policy CIR 13, page 108, bullet #2 and #3: As previously stated, the term "reliever route" is misleading. The 2006 approved South County SR 29 Corridor Study found that even if extended Flosden/Newell Road and Devlin Road would not be adequate reliever routes for lessening demand on SR 29.

Please feel free to call or email Sandra Finegan of my staff at (510) 622-1644 or sandra_finegan@dot.ca.gov with any questions regarding this letter.

Sincerely,

TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

c: Ms. Terry Roberts, State Clearinghouse

Rec'd
1/15/08



**Napa County Regional Park
and Open Space District**

Harold Kelly—Vice President
Director Ward One

Tony Norris
Director Ward Two

Guy Kay
Director Ward Three

Dave Finigan—President
Director Ward Four

Myrna Abramowicz
Director Ward Five

February 15, 2008

Chair Wagenknecht and Members of the
Board of Supervisors and Planning Commission
County of Napa
1195 Third Street, Room 310
Napa, CA 94559

RE: Comments on the Draft County General Plan

Chair Wagenknecht and Board and Commission Members:

On behalf of the Napa County Regional Park and Open Space District, I would like to express our appreciation for the good work that has gone into the draft County General Plan now before you for consideration. In particular, the draft Recreation and Open Space Element provides a useful framework of goals and policies within which our District will be able to operate.

Since the initial draft Plan was circulated for public comment last year, two issues have surfaced which we request be considered for inclusion in the new General Plan.

The first involves Skyline Park. Considering that the State has periodically attempted to sell the park for development, and that the County has three years in a row attempted, unsuccessfully, to pass legislation allowing the County to purchase Skyline Park from the State, it is important for the County to explore other methods of providing for the future protection of the park.

One very important tool for doing this would be to have the County General Plan Land Use Map and Zoning Ordinance explicitly reflect the public's strong desire for Skyline Park to remain a public park in perpetuity. Since the County's Zoning Ordinance does not currently have a public park zoning category, providing this increased level of protection would first require that a public park zoning district or combining district be established, and that it then be applied to Skyline Park.

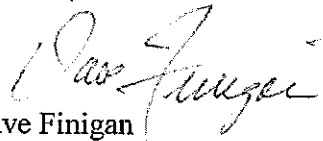
We therefore recommend that the Planning Commission and Board of Supervisors consider amending the General Plan Land Use Element to (a) designate Skyline Park as a public park, (b) adopt an action item calling for the addition of a public park combination district to the Zoning Ordinance, and (c) adopt an action item calling for the Zoning Map to be revised to apply this zoning to Skyline Park.

The second issue involves public road rights of way that are no longer needed for motorized transportation. The County has had a history of abandoning such rights of way if so requested by directly affected property owners. However, as we have seen with the Oat Hill Mine Road, these rights of way can be invaluable for providing recreational trails for the general public, and further that once abandoned such rights of way can be extremely difficult to reestablish.

With the exception of a policy related to abandoned railroad rights of way, the current draft General Plan is silent on the issue of whether to retain or abandon rights of way no longer needed for motorized transportation. We therefore request that the Board of Supervisors and Planning Commission consider adding a policy indicating that the County will not abandon road rights of way without first determining that they are not now nor in the future likely to be needed for non-motorized public trails.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dave Finigan".

Dave Finigan
President, Board of Directors

Ron Walker
1814 Silverado Trail
Napa, California 94558

January 15, 2008

Brad Wagenknecht, Chairman
Board of Supervisors
County of Napa
1195 Third Street, room 310
Napa, California 94559

Re: Assessor's Parcel 049-161-009 1055 Monticello Road, Napa

Dear Chairman Wagenknecht:

We are the owners of a 3.99-acre +/- parcel located at 1055 Monticello Road in the Silverado urban area. Our parcel is currently designated Rural Residential (RR) and zoned RS-B: 2. Under the current zoning classification, our parcel has reached its development potential, as it is too small to be subdivided.

We have been following the progress of the general plan update and have submitted both oral and written testimony to both the Planning Director and the Planning Commission, most recently at its hearing on October 17, 2007. A copy of our letter and a map showing the location of our property is attached to this letter.

Following the October 2007 hearing on the draft Land Use Element, the Planning Commission gave direction to staff to develop a revised policy that would facilitate higher densities on our property. In response to that direction, staff has developed a new policy (Ag/LU 92 @ page 60). We very much appreciate the efforts of staff in proposing this change. While it specially addresses the conditions under which extension of urban services would be allowed, we believe it falls short of the Commission's expectation and does not accomplish our mutual goals to provide a mix of housing types within designated urban areas **when** public services are available.

We have taken the liberty of developing some alternate language for your consideration, language that is consistent with our mutual goals and internally consistent with county policy as envisioned by the General Plan update. The alternate language in tracking format is attached to this letter.

We believe that in order to fulfill the county's future housing needs, to protect its agricultural heritage and long-standing urban growth boundaries, it is incumbent upon the county to maximize housing in those areas of the county where growth has historically occurred. Retaining this large underdeveloped parcel within a land use classification that precludes further residential development in light of the county's overwhelming need for housing does not make sense to us. Retention of the existing RR land use designation will

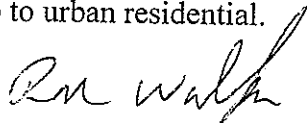
not provide opportunities for increasing the county's housing stock in the future whereas a re-designation to UR will allow for the county to consider additional densities for our infill parcel to correspond with the availability of services when development proposals are filed. The subject parcel can add to the 'reservoir' of urban lands that can be considered for higher density housing, greatly assisting the county in meeting its fair share of regional housing as will be required during upcoming ABAG cycles. The consequence of retaining the status quo is to put additional pressures to develop agricultural and other areas of the county that may be less suitable for greater densities.

Our property is level, has direct access to Monticello Road, close to the Silverado Country Club, a large employment center; is served by city water and contains no physical impediments to development. As an urbanized area it should strongly be considered for additional urban uses located in the Silverado area has been designated for urban uses since before the last general plan update in the early 1980s. Considering it as a higher density-housing site with its potential for work force housing is 'smart growth', and furthers the many urban-centered growth policies of the draft general plan.

We understand that development of infill parcels can be challenging. Accordingly we suggest that if the county agrees with our request, that our 3.99 acre parcel should be subsequently rezoned to a planned development zone, one of the implementing zoning districts for urban residential designation¹. Master plans are required prior to any project approval in the PD zone. This requirement will ensure that adequacy services are available and that future development is compatible with the surrounding neighborhood

We respectfully urge your support of our request to designate the area shown on the attached map to urban residential.

Sincerely,



Ron Walker
1814 Silverado Trail
Napa, California 94558

CC: Napa County Conservation, Development and Planning Commission
Hillary Gitelman, Director

¹Napa County General Plan, Public Hearing Draft, [Table Ag/LU-B, page 92.

Exhibit A

Proposed Amendment to the Napa County General Plan Update Revised Public Hearing Draft

Silverado

Description: Silverado is located northeast of the City of Napa, generally along Atlas Peak Road. The Silverado area encompasses 2,325 acres in total, with about one-third designated Urban Residential and two thirds designated Rural Residential. The Urban Residential area principally includes the developed master-planned portions of the Silverado Country Club and Resort and residential areas in the Silverado Community Services District approved for development prior to 1991. Pursuant to these plans and approvals, Residential development within the Silverado area under existing general plan and zoning designations is estimated at ~~is limited to a maximum of~~ 1,326 units, (including 231 housing units on the three identified affordable housing parcels described below).

A major landmark in this area is the Silverado Country Club, which provides a variety of amenities including golf, lodging, and a spa. Silverado includes several hundred residential units, most of which are located generally north of the country club ascending the slopes of Mt. Atlas.

South of the county club, residences are more rural and lower in density, and the area is currently (2006) in transition. Older homes and ranchettes with horses and cattle are being replaced by new, larger homes with vineyards. The rural residential area includes some parcels less than one acre in size and some greater than 10 acres, often next to each other.

Some parcels in the Silverado area are located in the Milliken-Sarco-Tulocay (MST) groundwater deficient basin. In a 2003 study, the USGS found that this basin is in continued decline (groundwater is being used faster than it is being replaced). A portion of the Silverado area is served by city water and the Napa Sanitation District (NSD).

The Silverado area includes several undeveloped or under utilized parcels which could provide opportunities for future development at higher densities if urban services become available.

Silverado is one of the several areas identified in the 2004 Housing Element update as a potential site of affordable housing. Three parcels, potentially accommodating up to 231 residential units, were identified for this area.

Policies:

Policy AG/LU-89: No change proposed

Policy AG/LU-90: Residential development within the Silverado area is limited to a maximum of 1,326 units, including 231 housing units on the three identified affordable housing parcels in the Housing Element.
Relocated to the Description portion of the section (see revisions above)

Policy AG/LU-940: No change proposed

Policy AG/LU-91: Pursuant to policy AG/LU-92, consider re designating parcels in the Monticello Road area to Urban Residential to allow for higher density housing as long as adequate public water and sewer services are available.

Policy AG/LU-92: Notwithstanding Policy AG/LU-25, the County supports provision of water and sewer services to parcels in the Monticello Road area as long as such services are funded by others, supportive of affordable or work-force housing, or are needed to address water quality concerns, and do not allow for unplanned growth and development