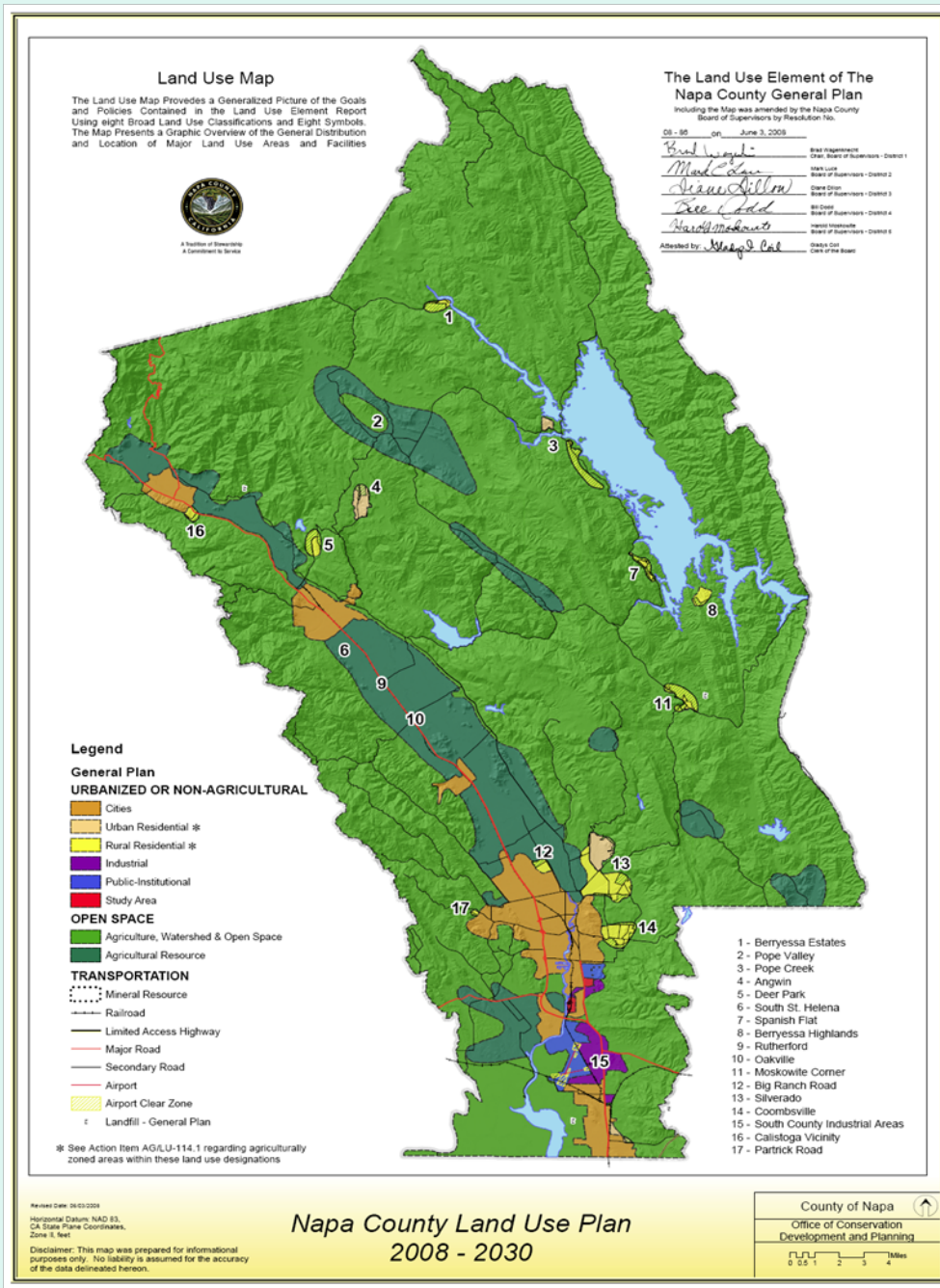


PLUMA

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)
- **October 15, 2008 Planning Commission action**
- Board of Supervisors action (tentatively December 9)



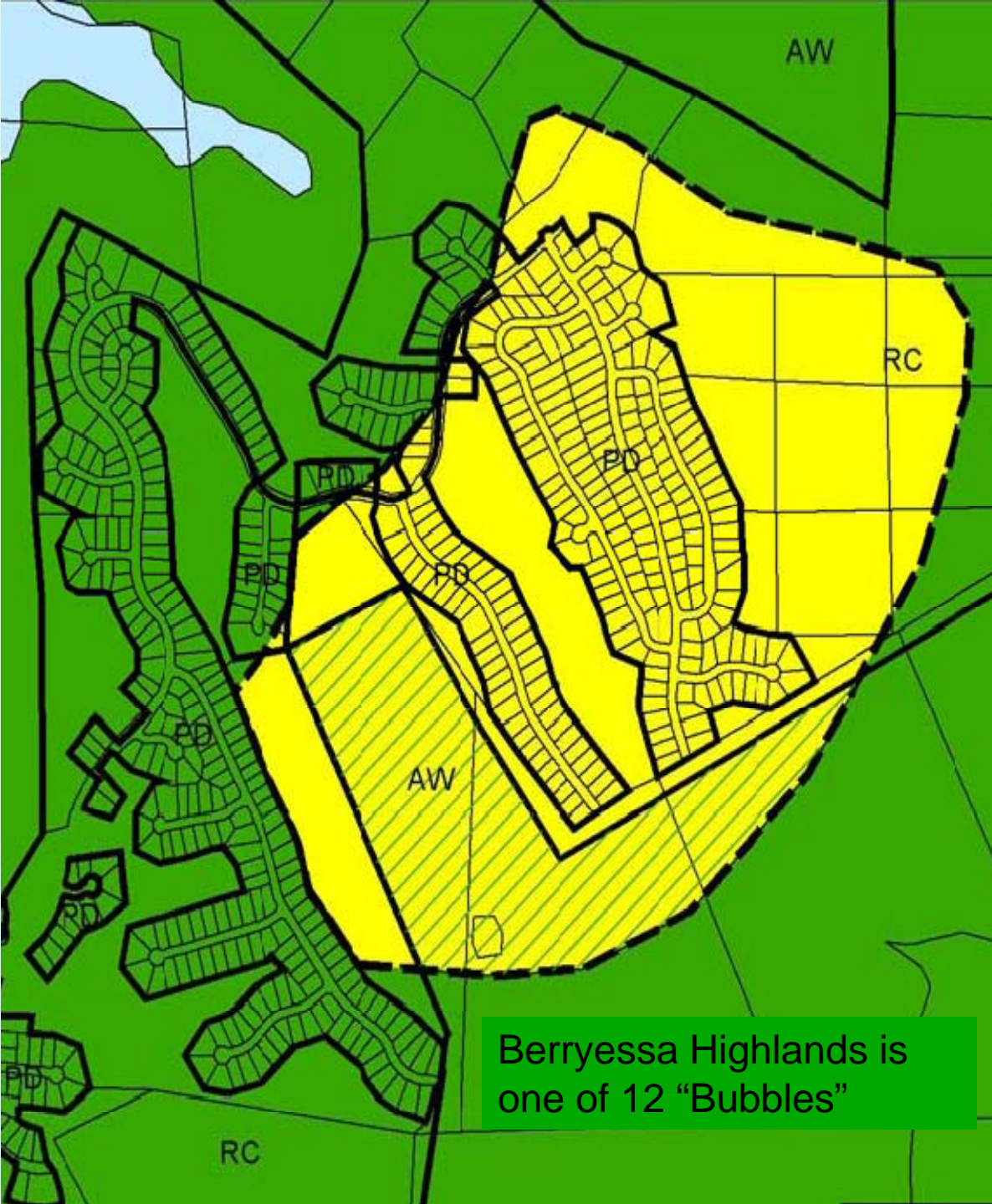
NAPA COUNTY GENERAL PLAN

The Napa County General Plan:

- Contains the County's official Land Use Map (Agricultural Preservation & Land Use Element Figure Ag/LU-3), which is proposed for change
- 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)



June 2008



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)



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

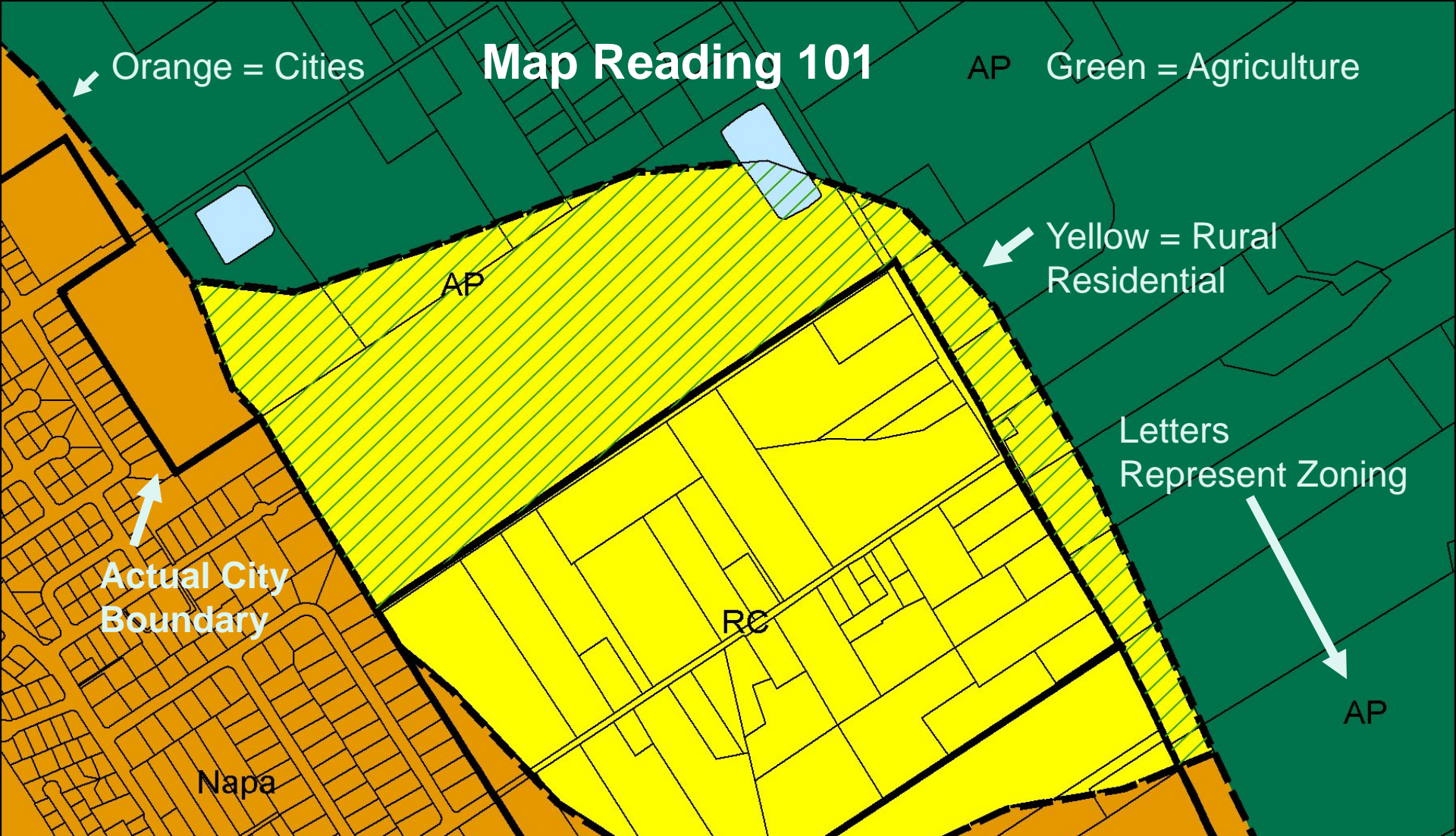
- To align boundaries of Urban and Rural Residential designations on the Land Use Map with zoning and parcel lines to the extent feasible;
- To remove agriculturally zoned land from Urban and Rural Residential designations on the Land Use Map except where specific circumstances, such as an Affordable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



Factors to be Considered in the PLUMA per the General Plan and BOS Resolution 08-64:

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

Map Reading 101



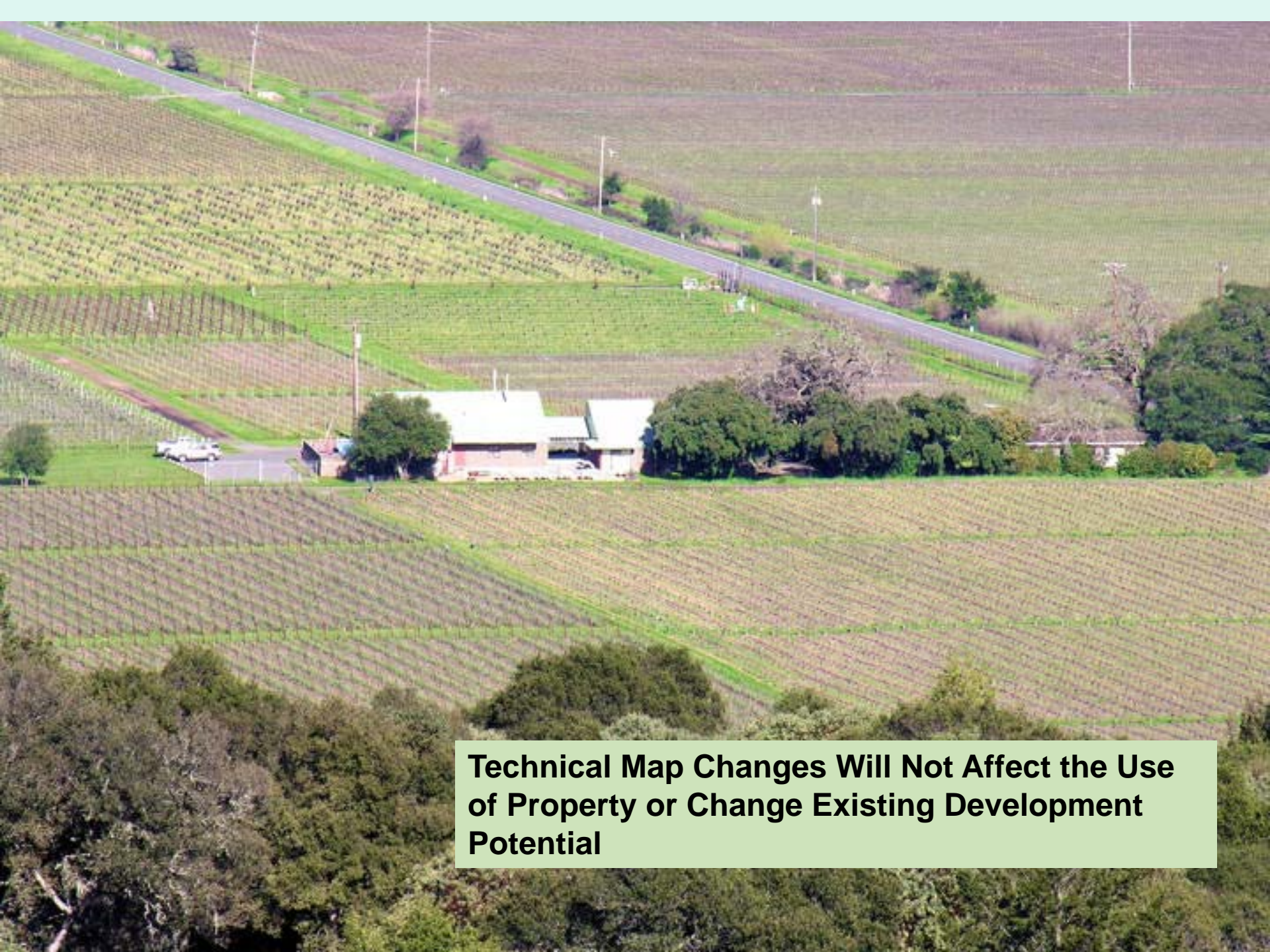
Big Ranch Road Example:

214 acres total

125.5 acres zoned residential (RC)

84 acres zoned agricultural (AP)

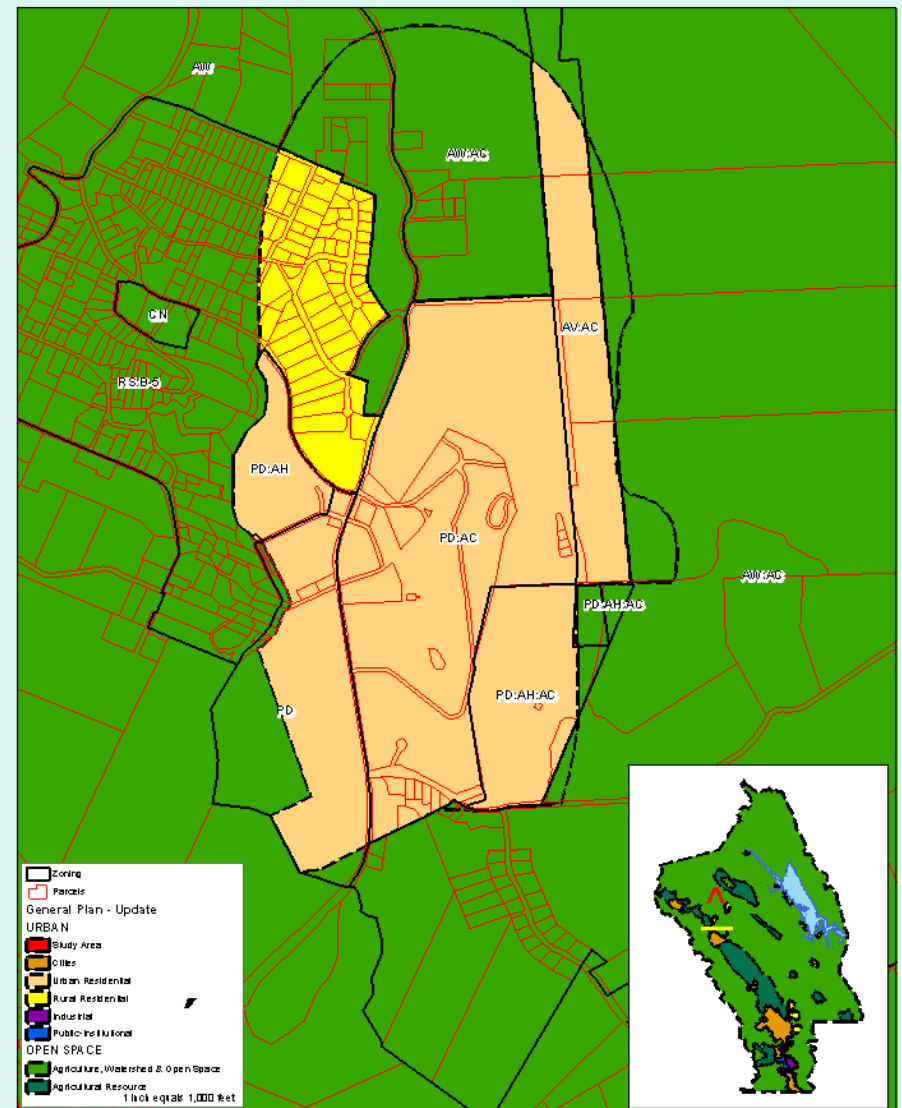
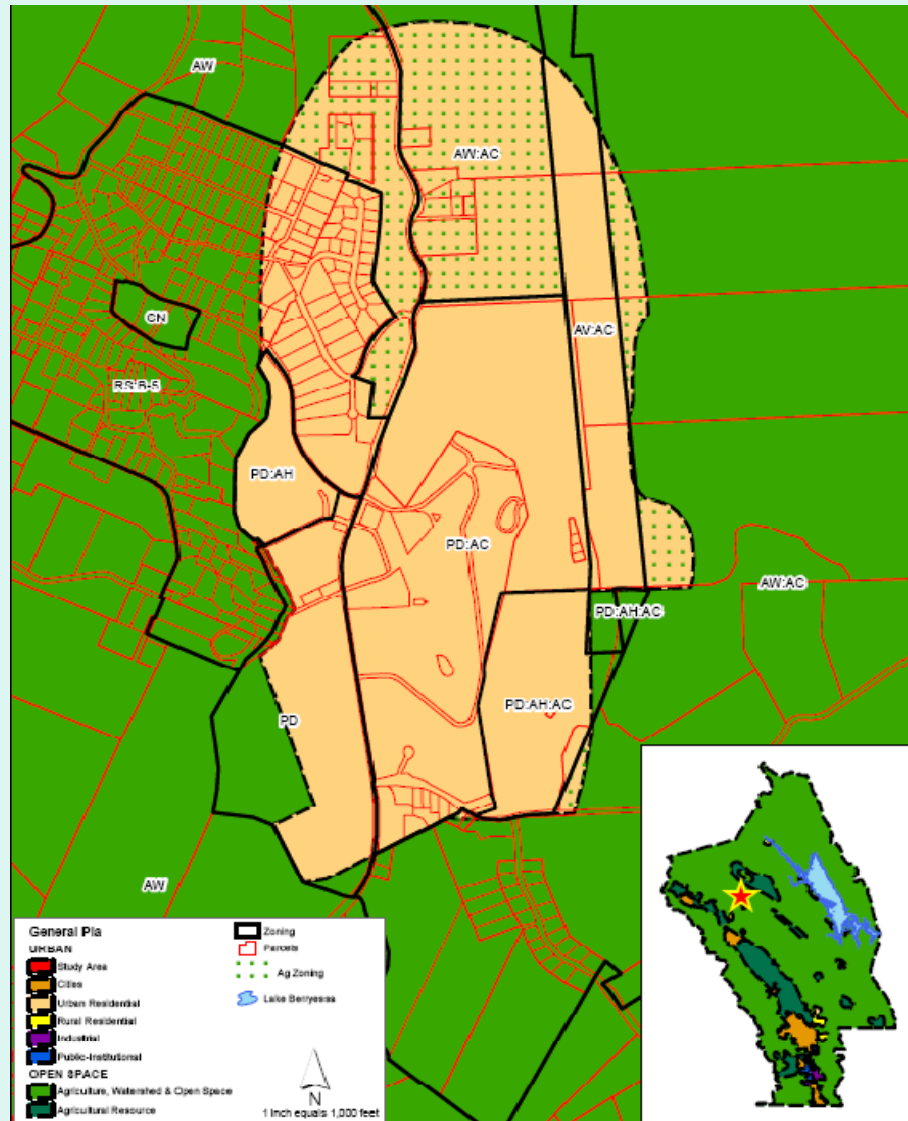
Q: What would happen if AP zoned areas were re-designated from RR to AR and City boundaries were adjusted to reflect actual boundaries?



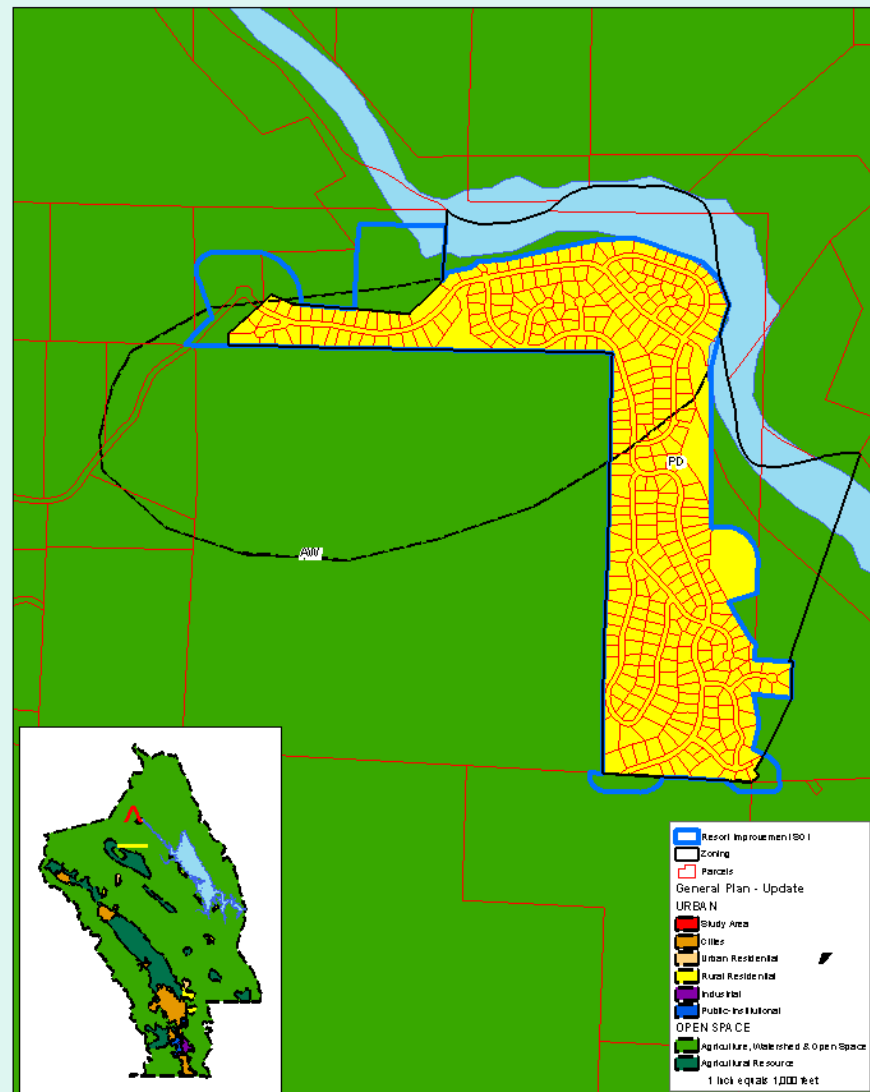
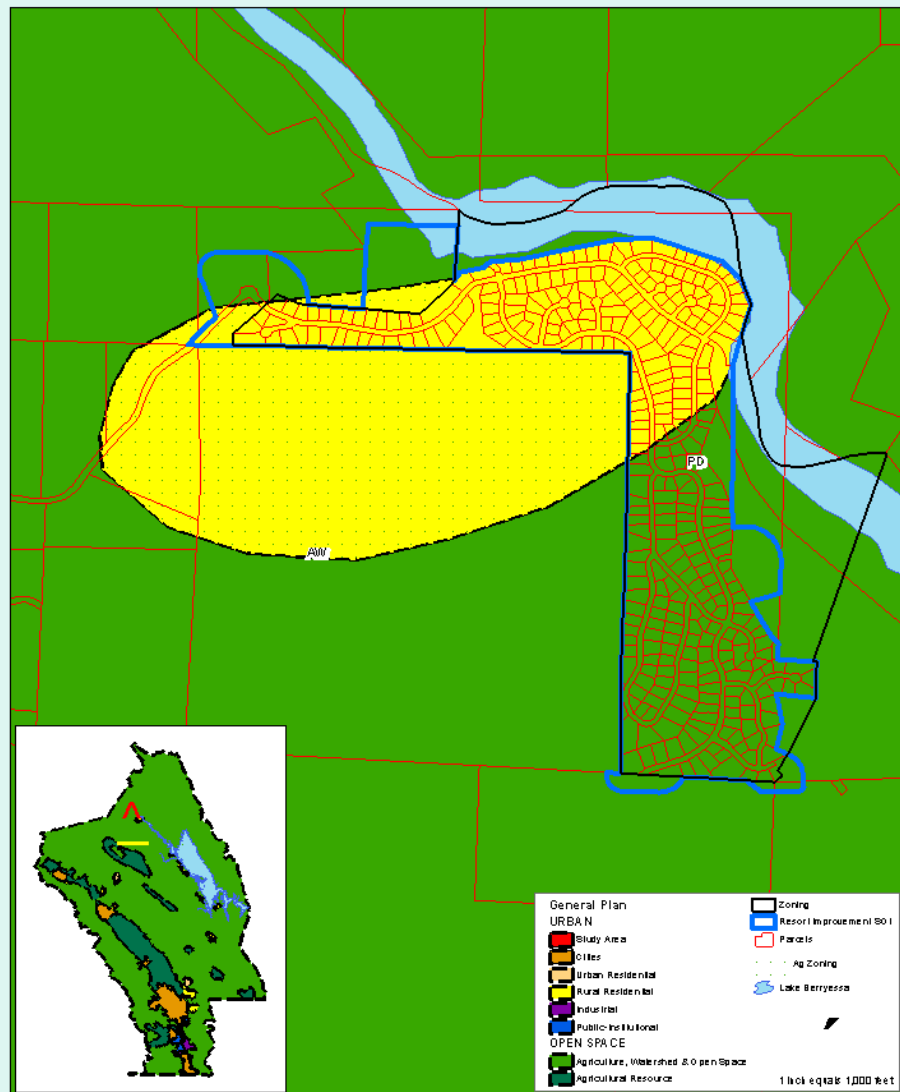
Technical Map Changes Will Not Affect the Use of Property or Change Existing Development Potential



Angwin – Before & After

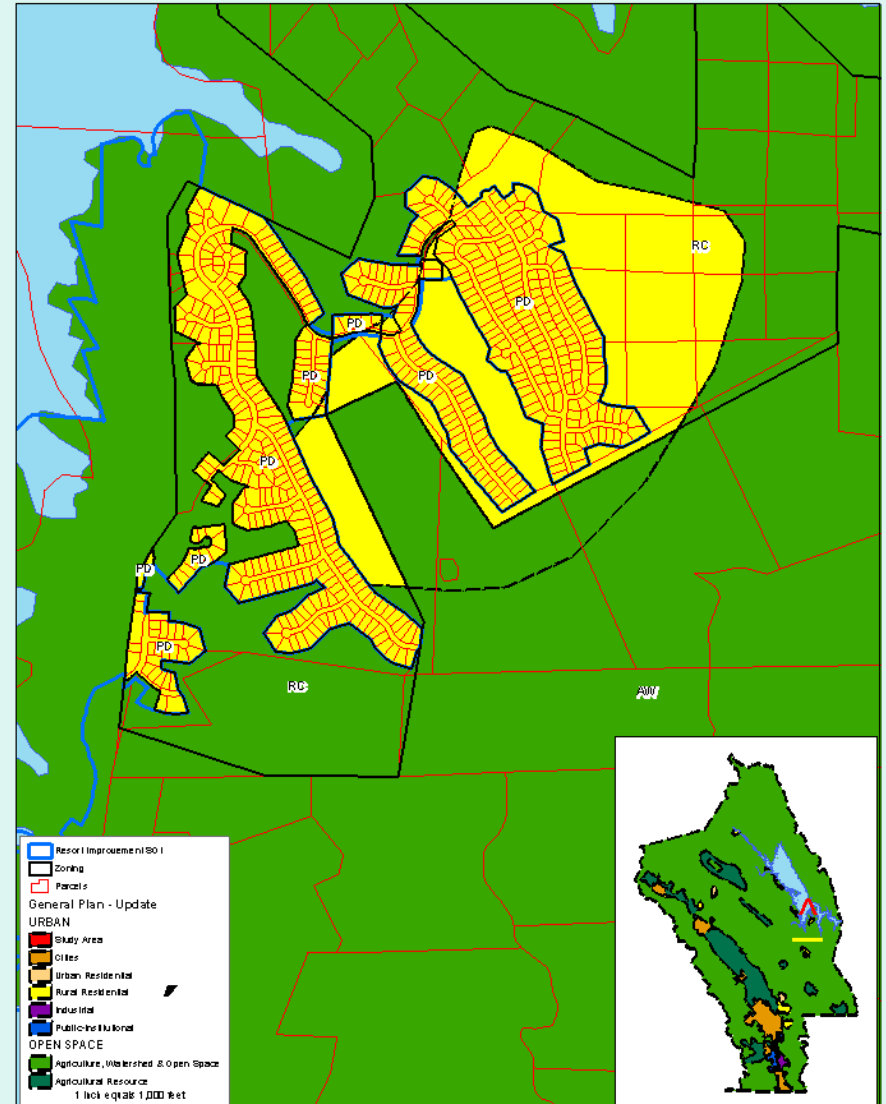
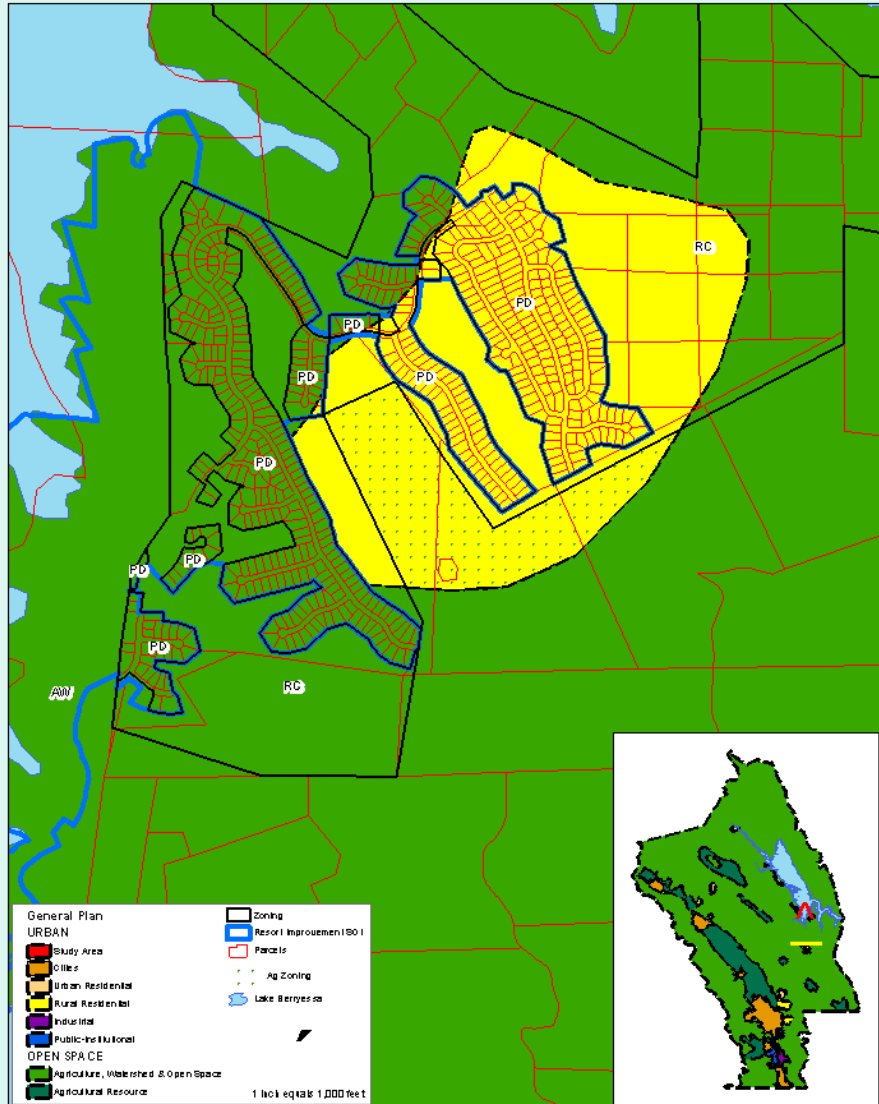


Berryessa Estates – Before & After



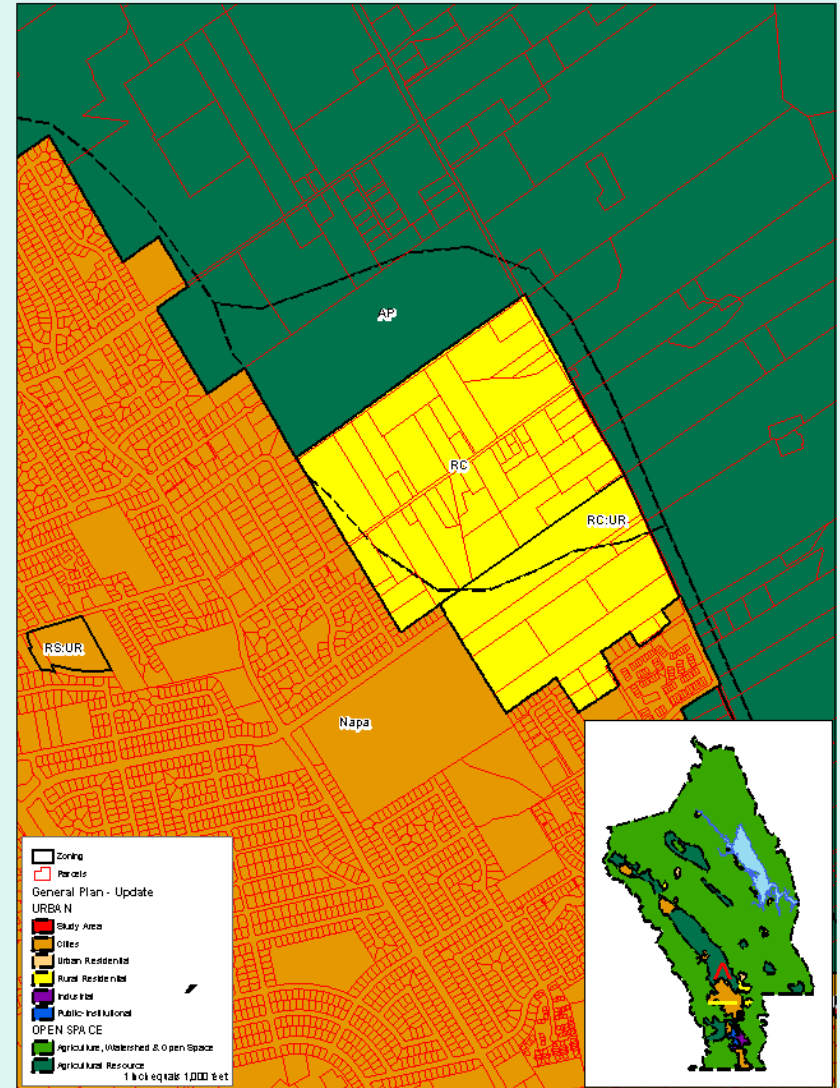
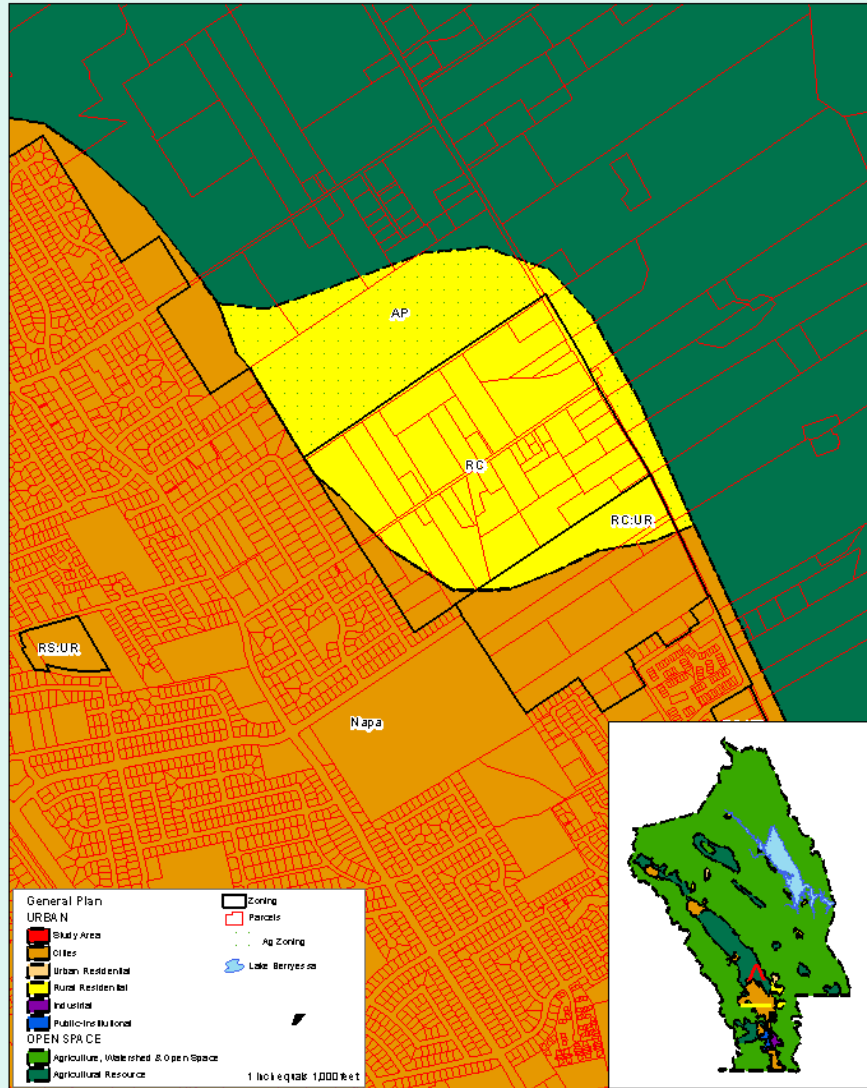


Berryessa Highlands – Before & After



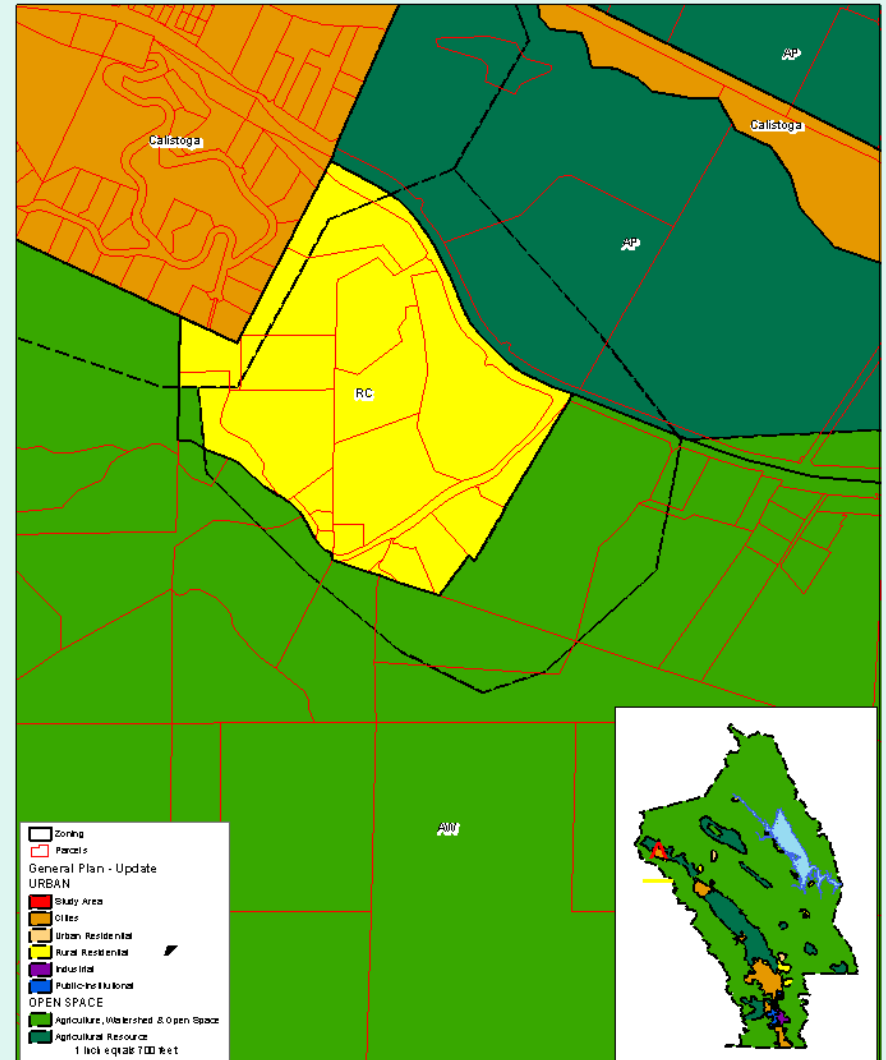
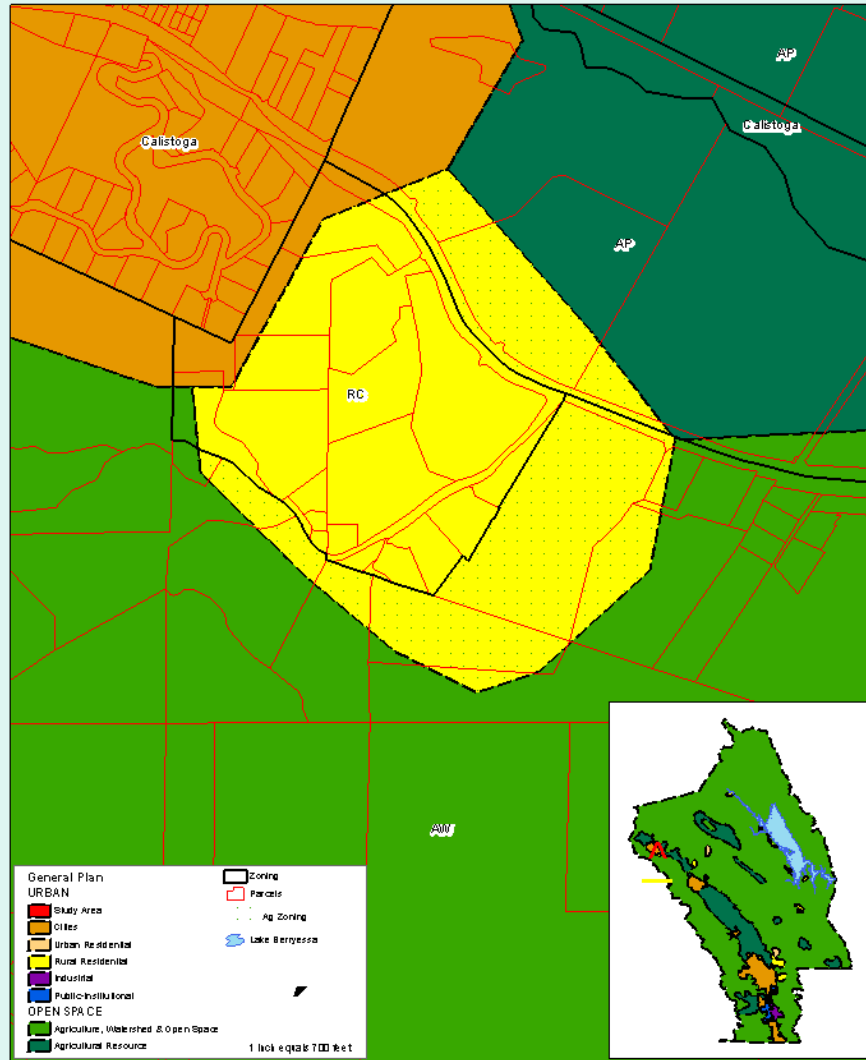


Big Ranch Road - Before & After



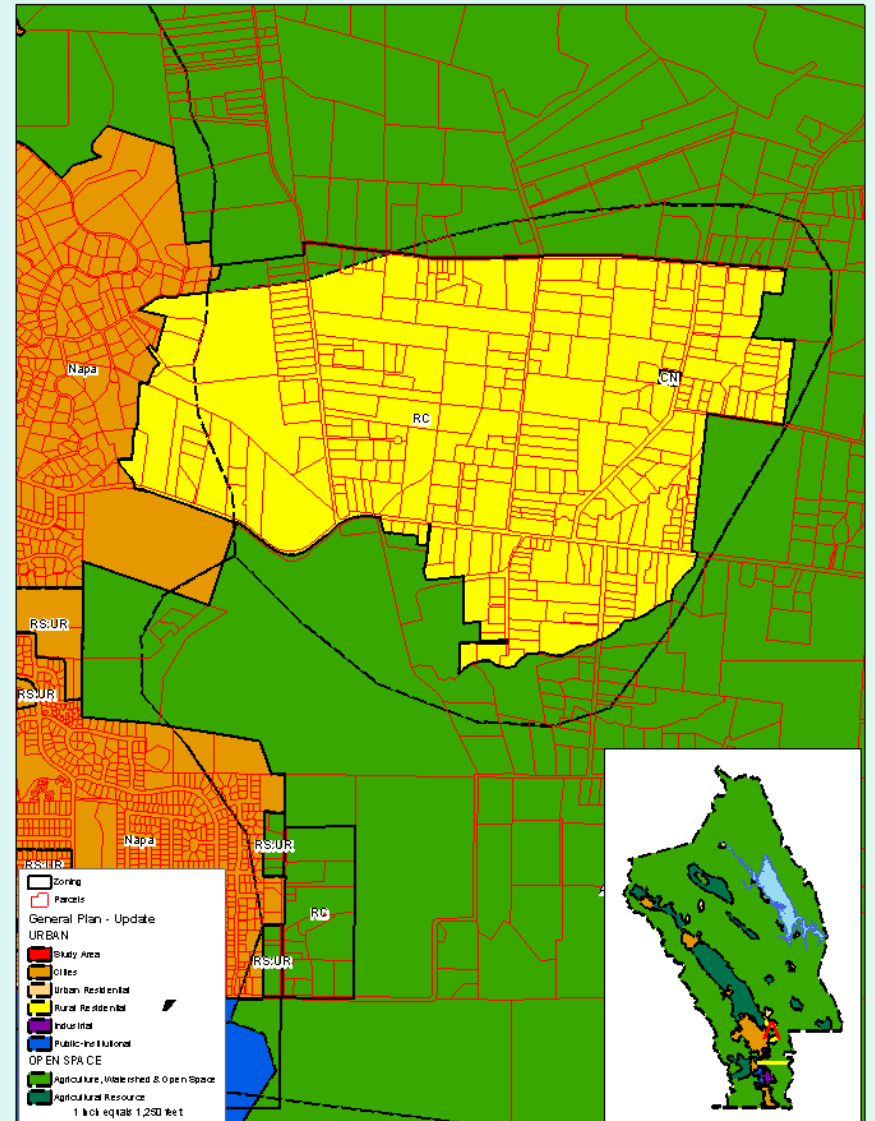
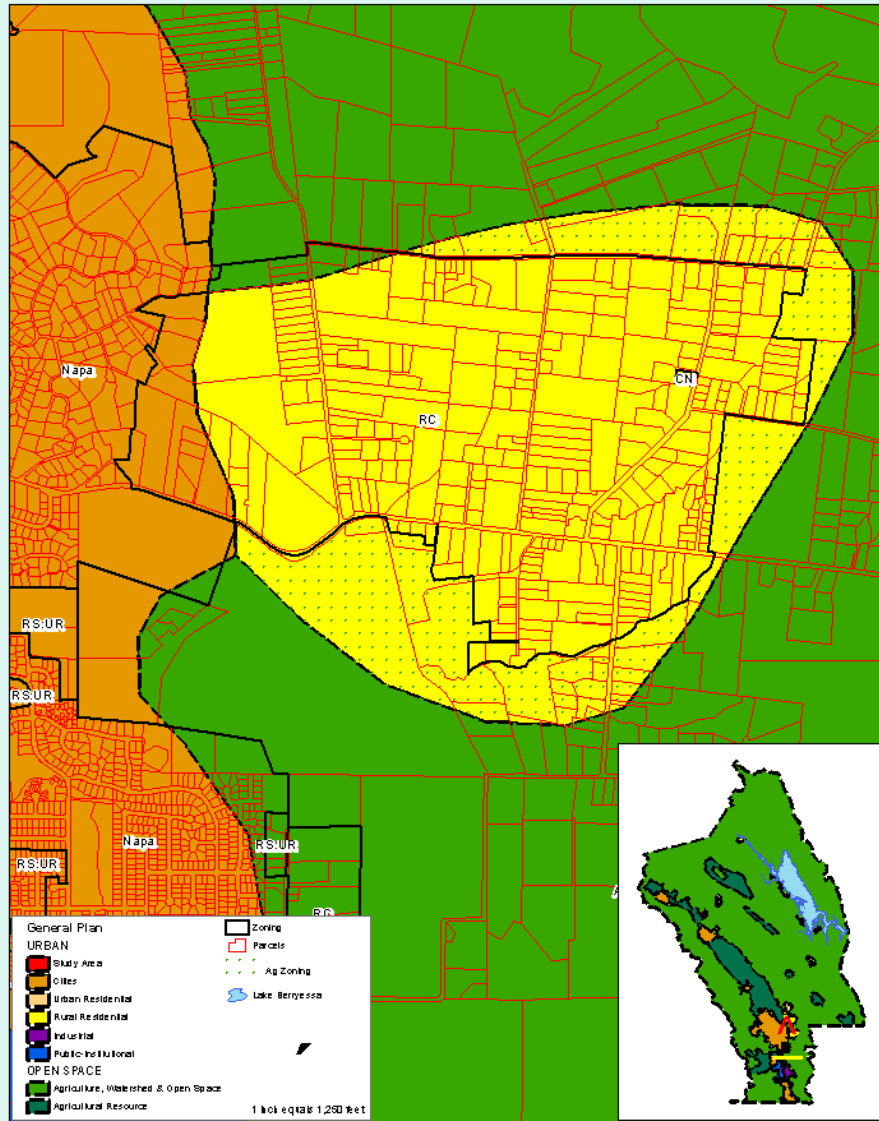


Calistoga Vicinity – Before & After



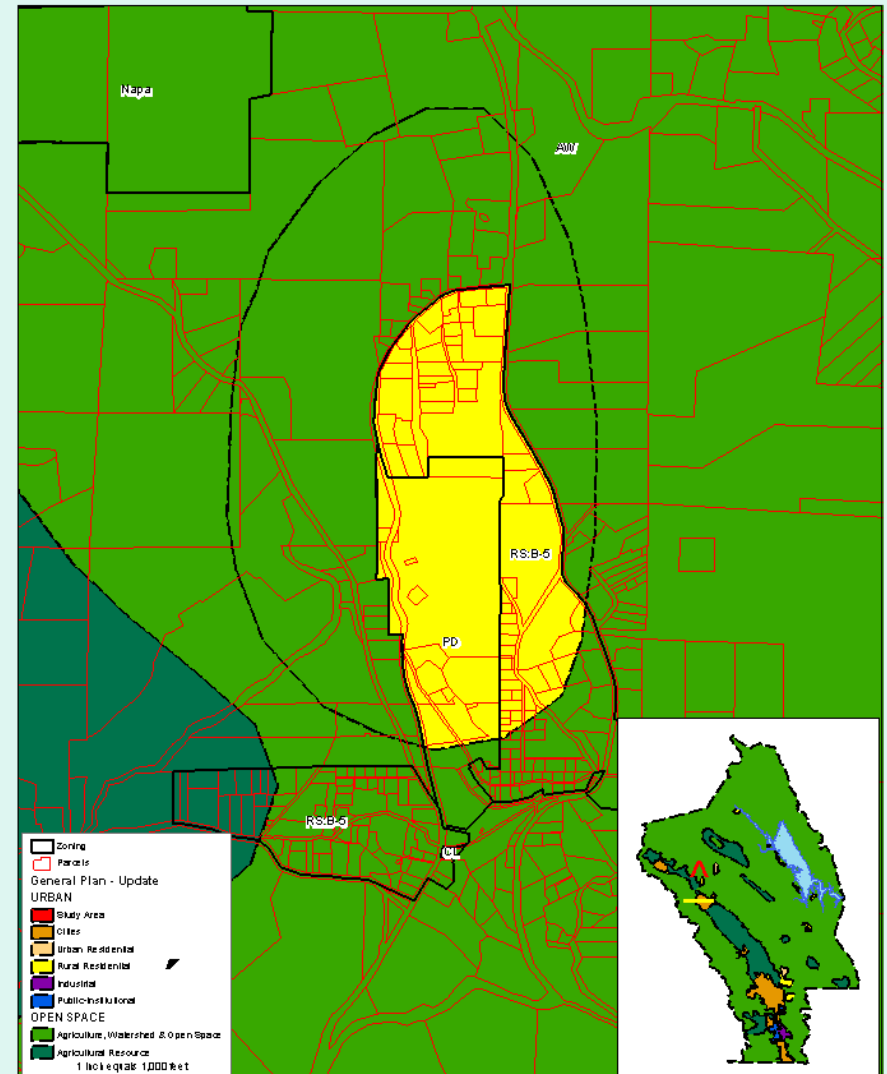
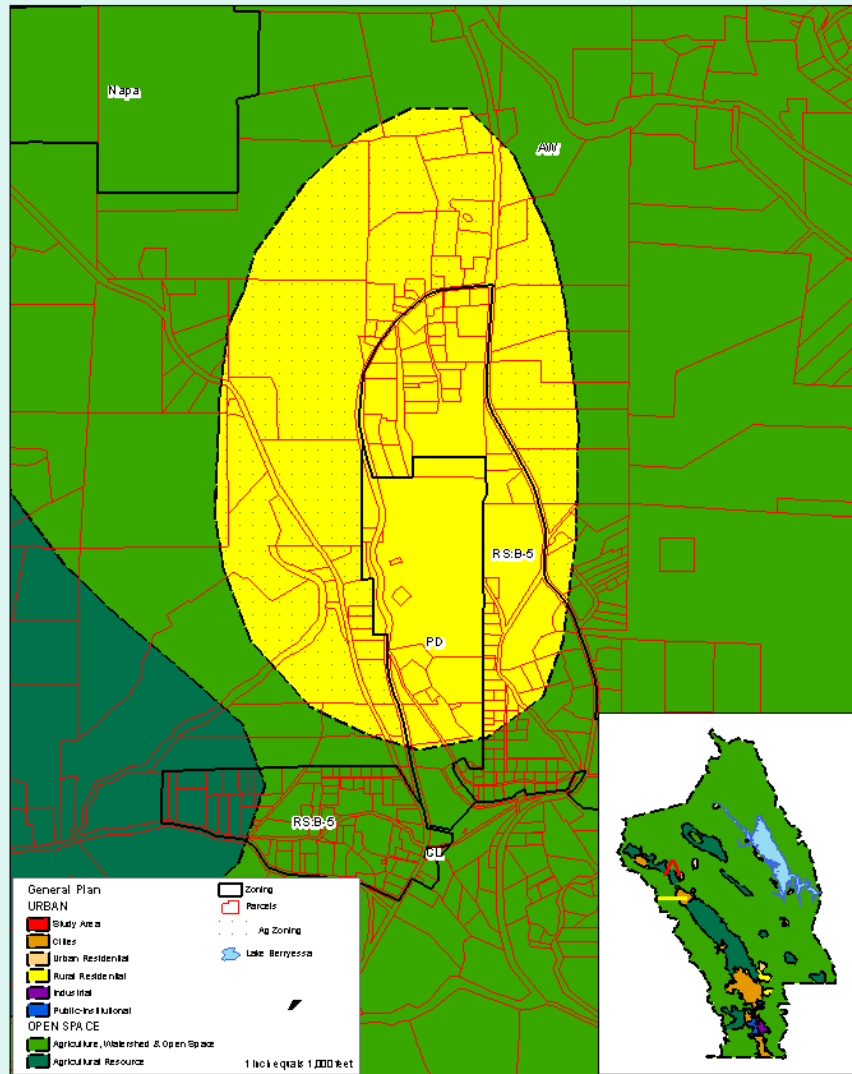


Coombsville – Before & After



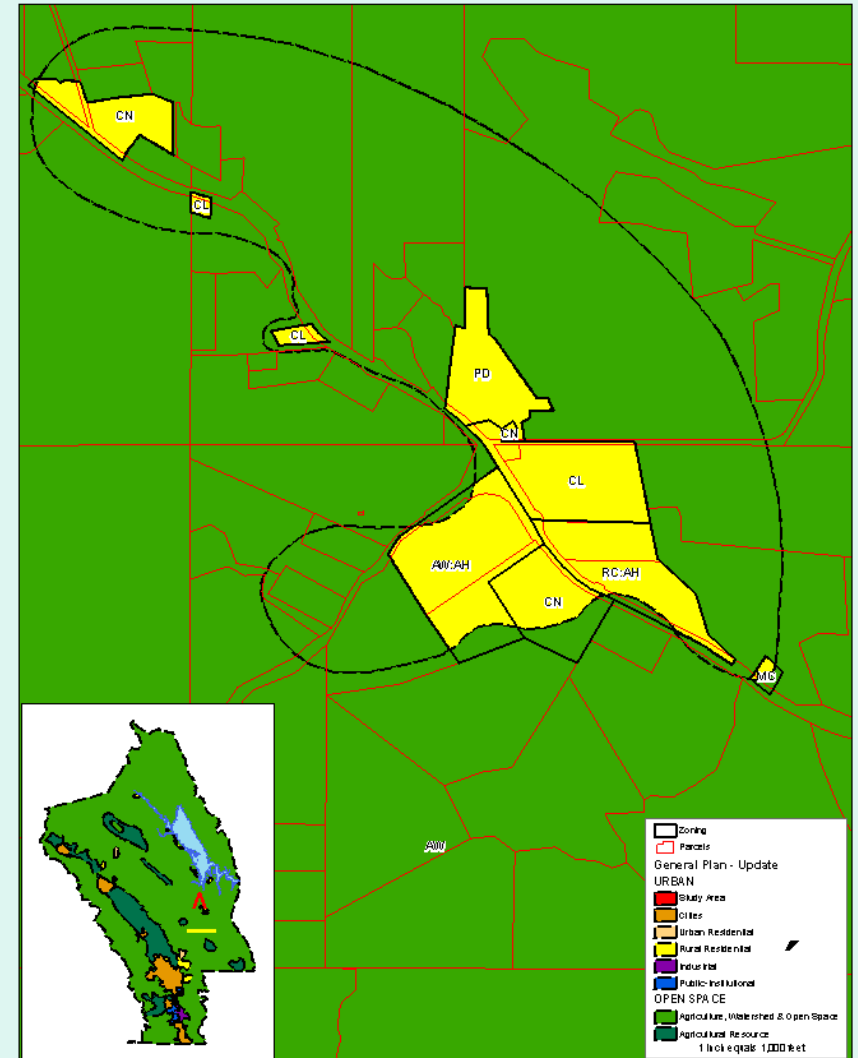
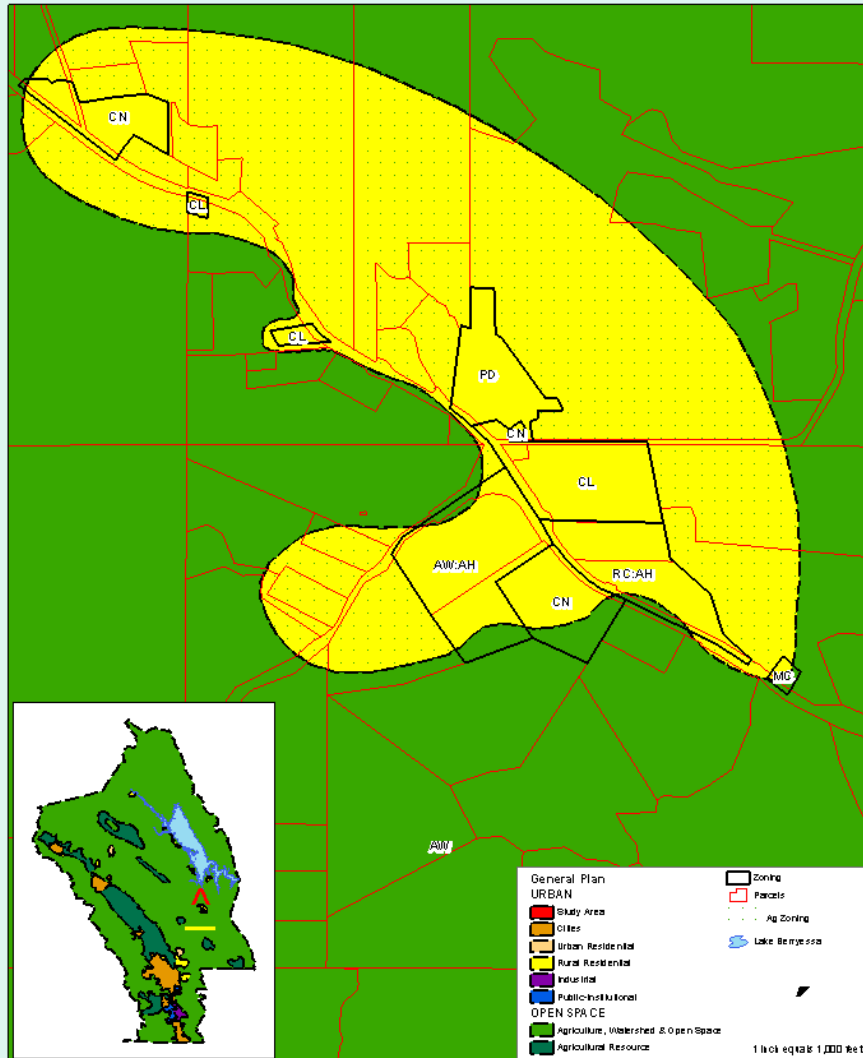


Deer Park – Before & After



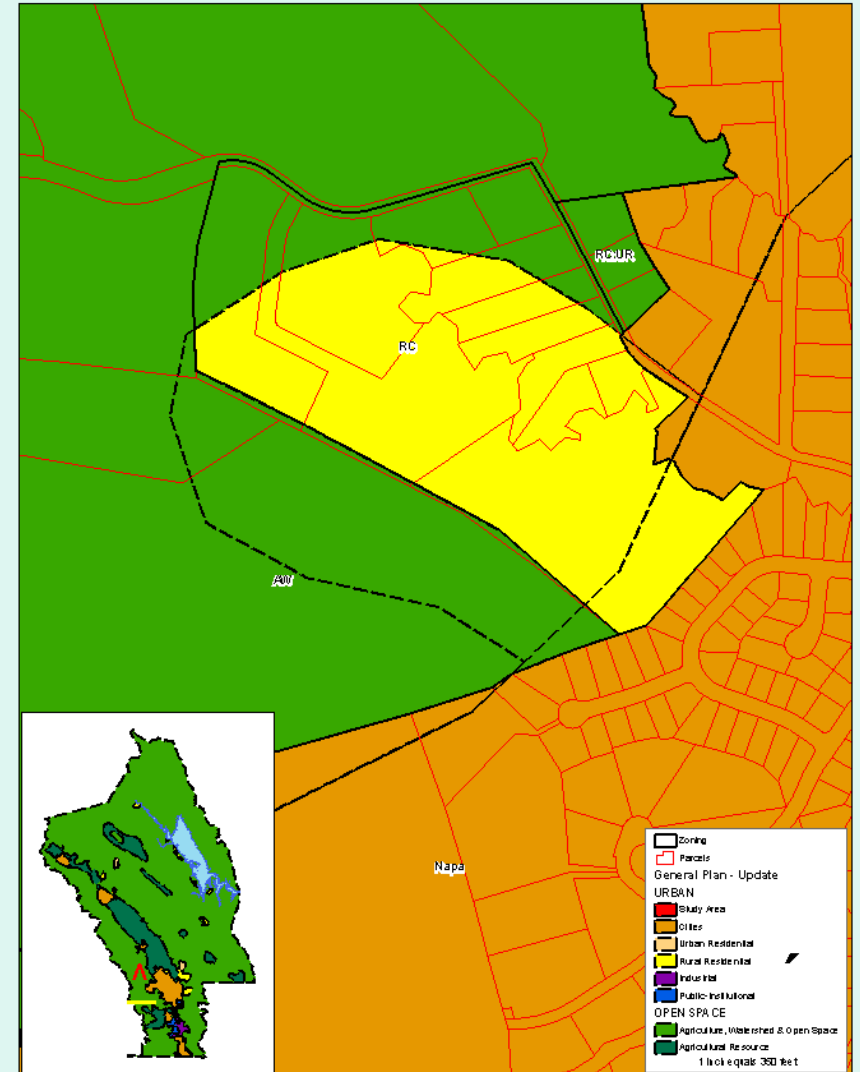
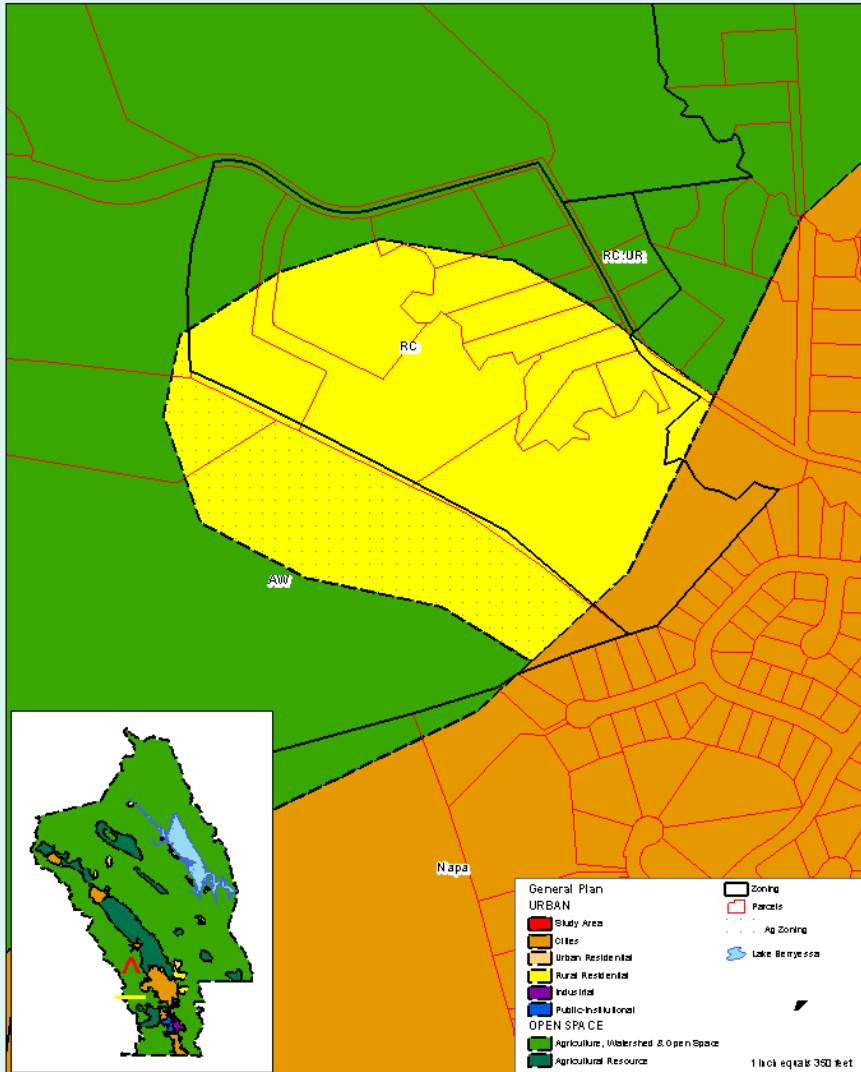


Mokowite Corner – Before & After



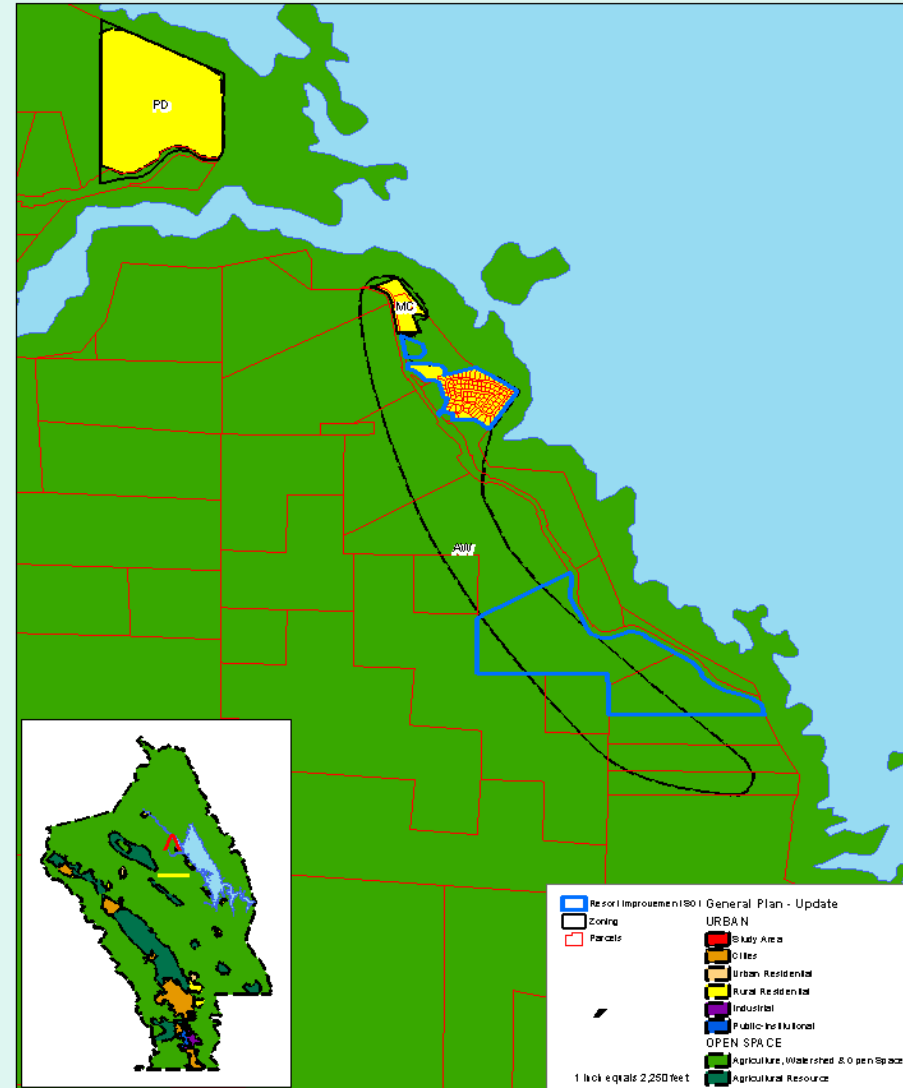
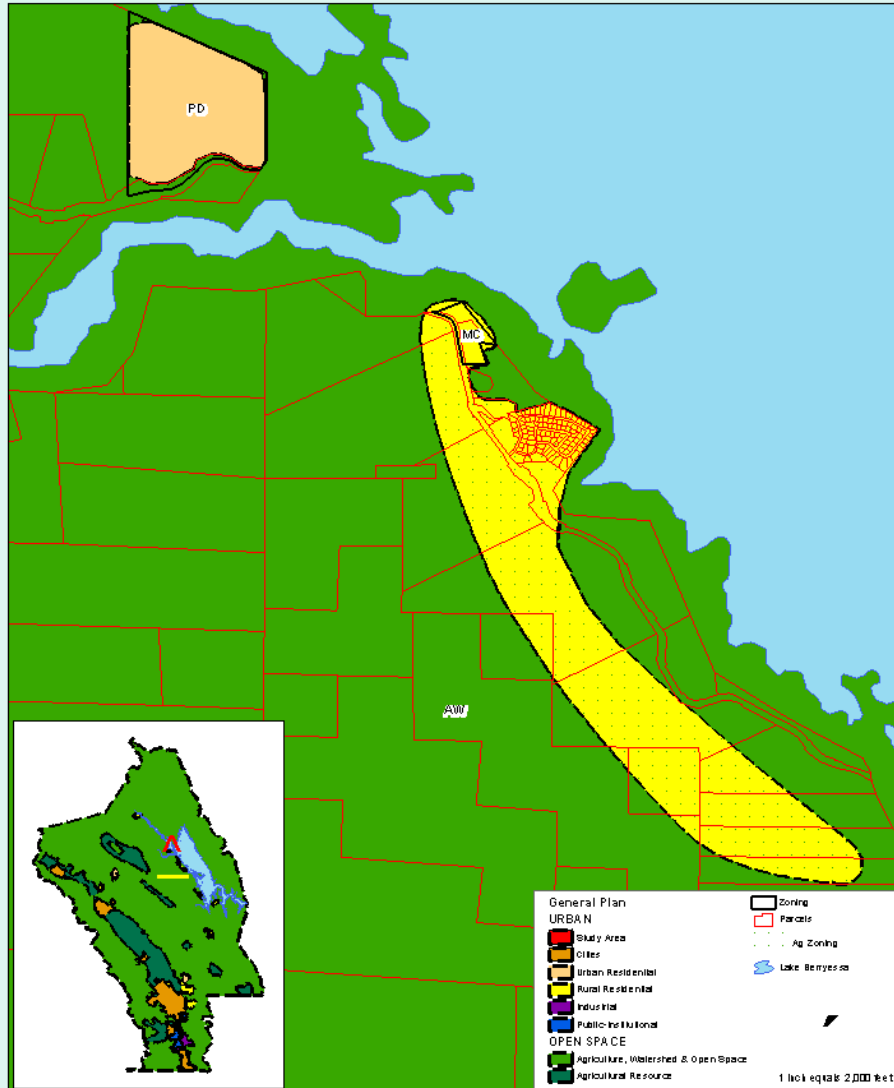


Partrick Road – Before & After

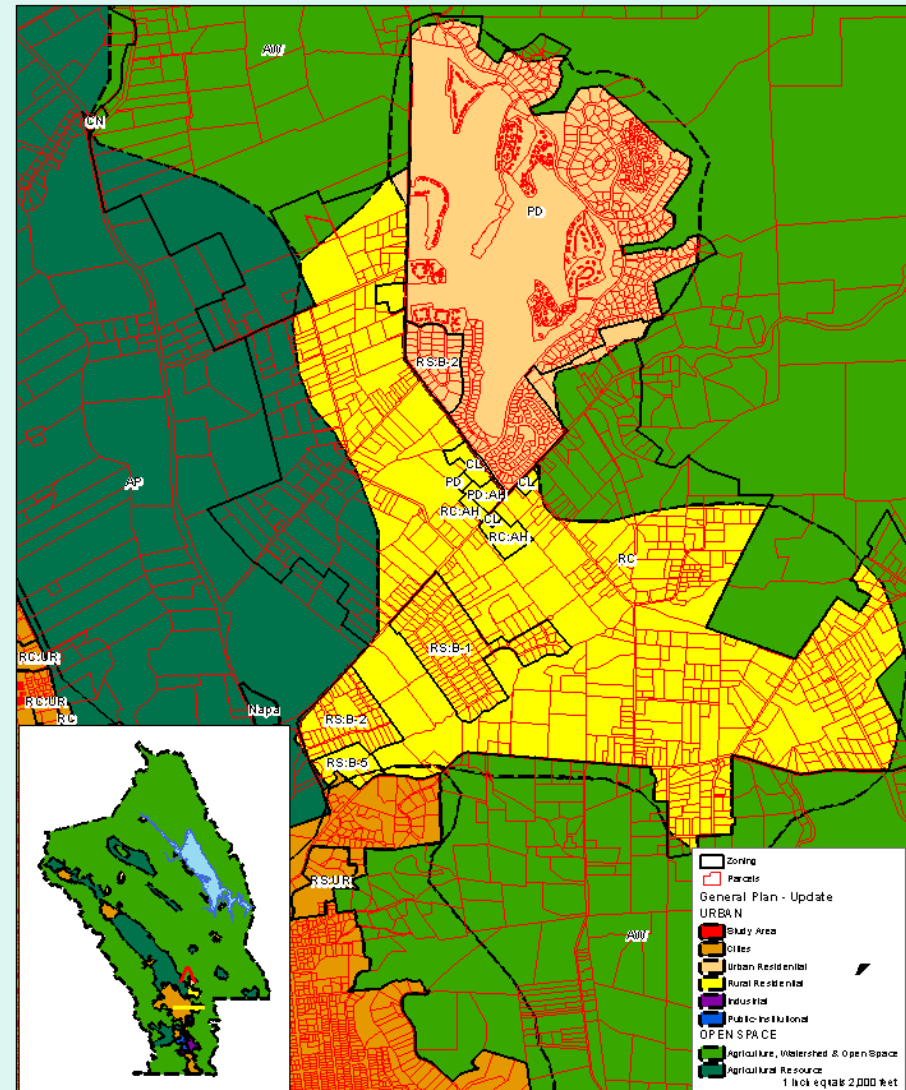
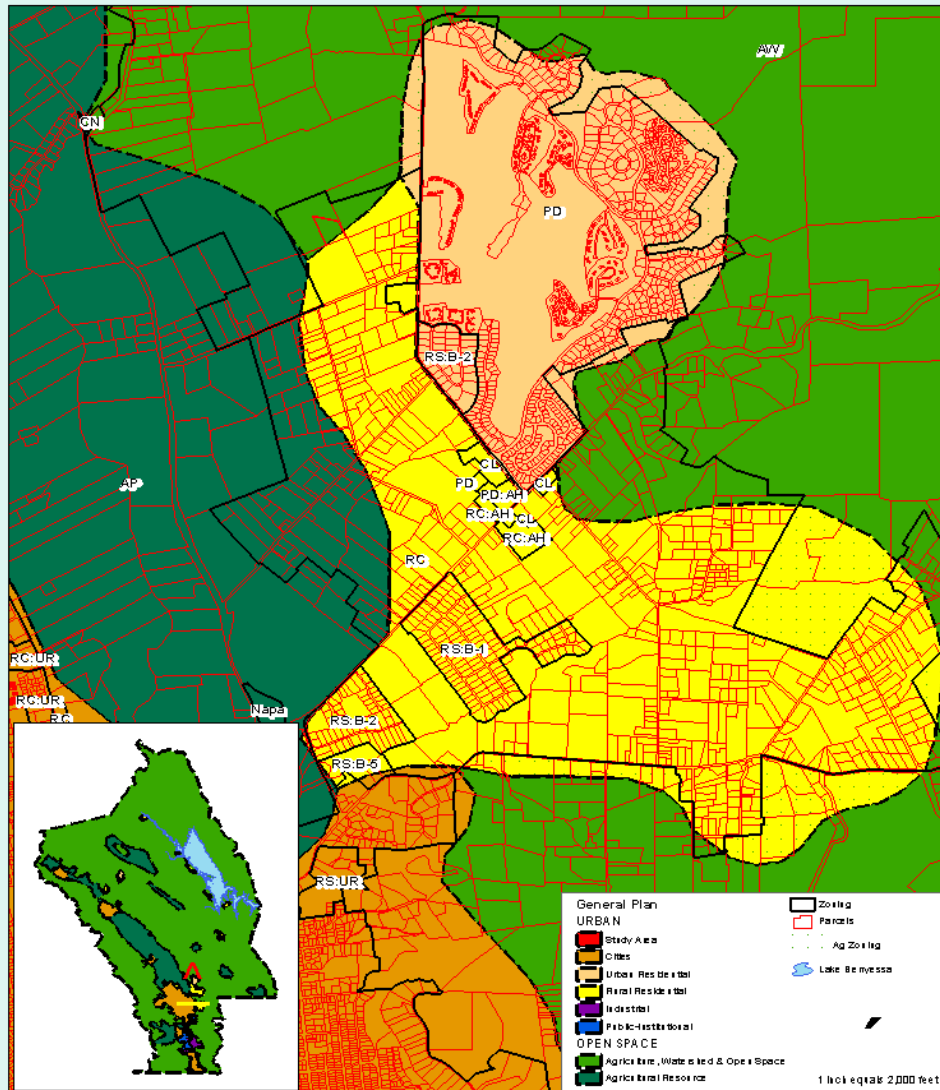




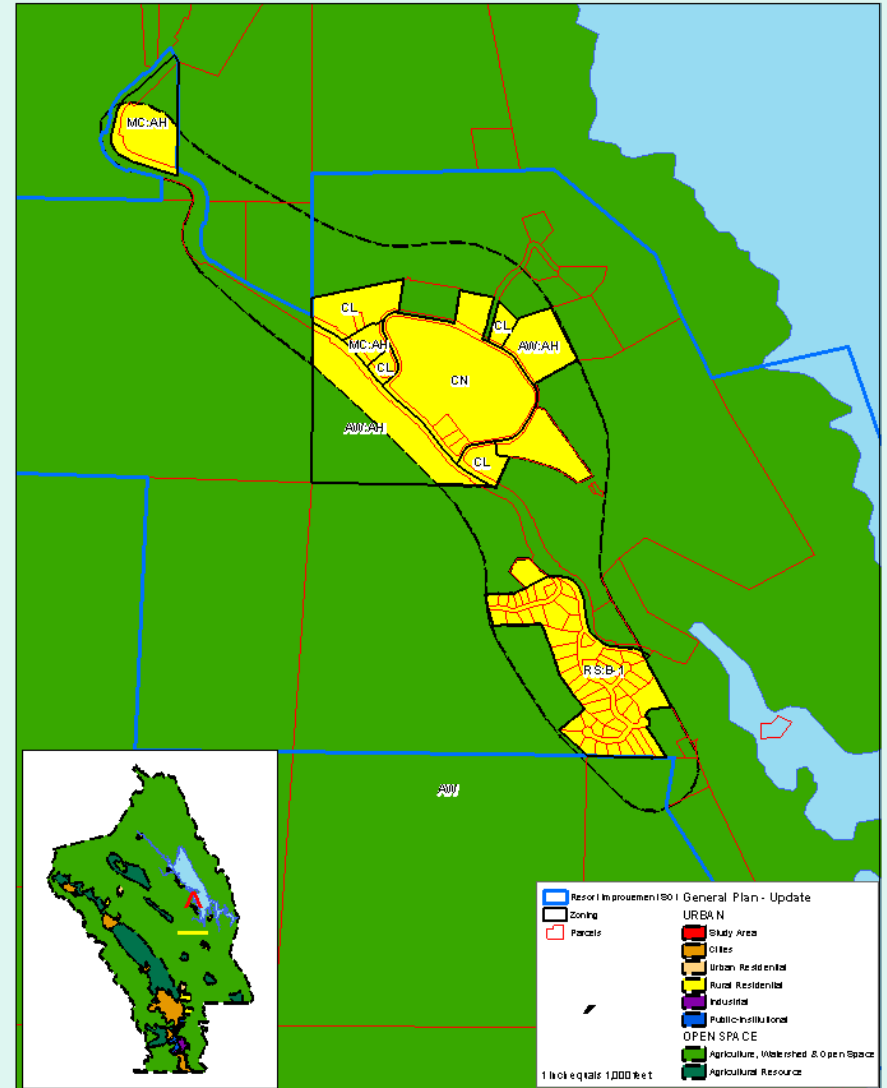
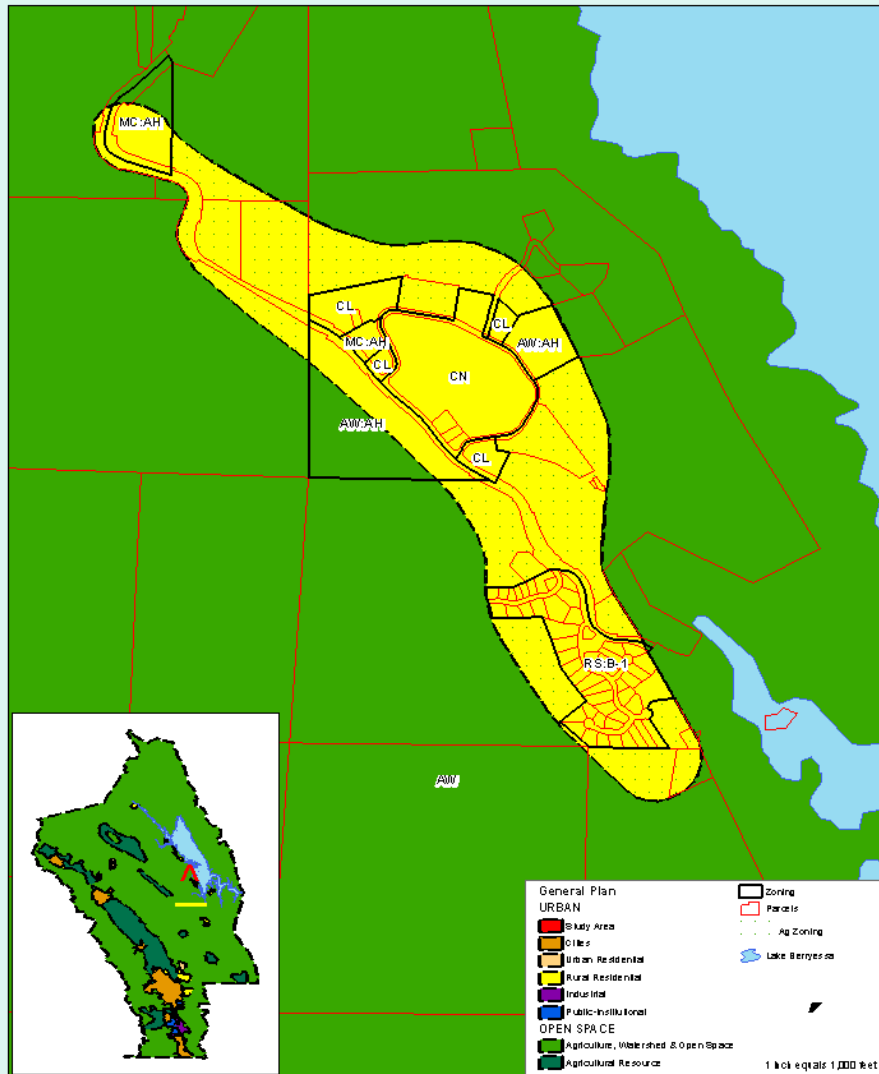
Pope Creek – Before & After



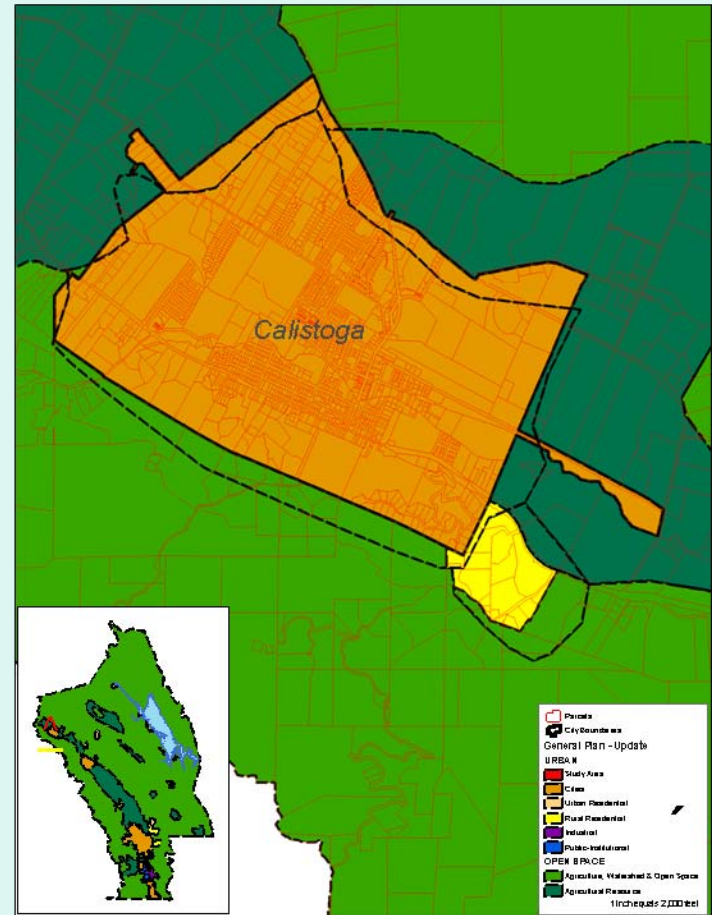
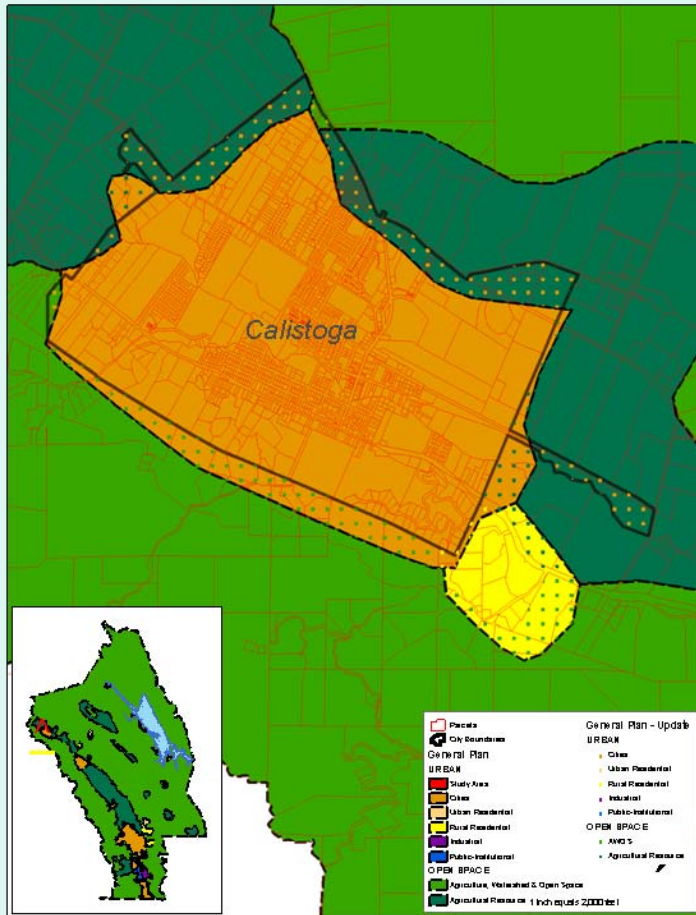
Silverado – Before & After



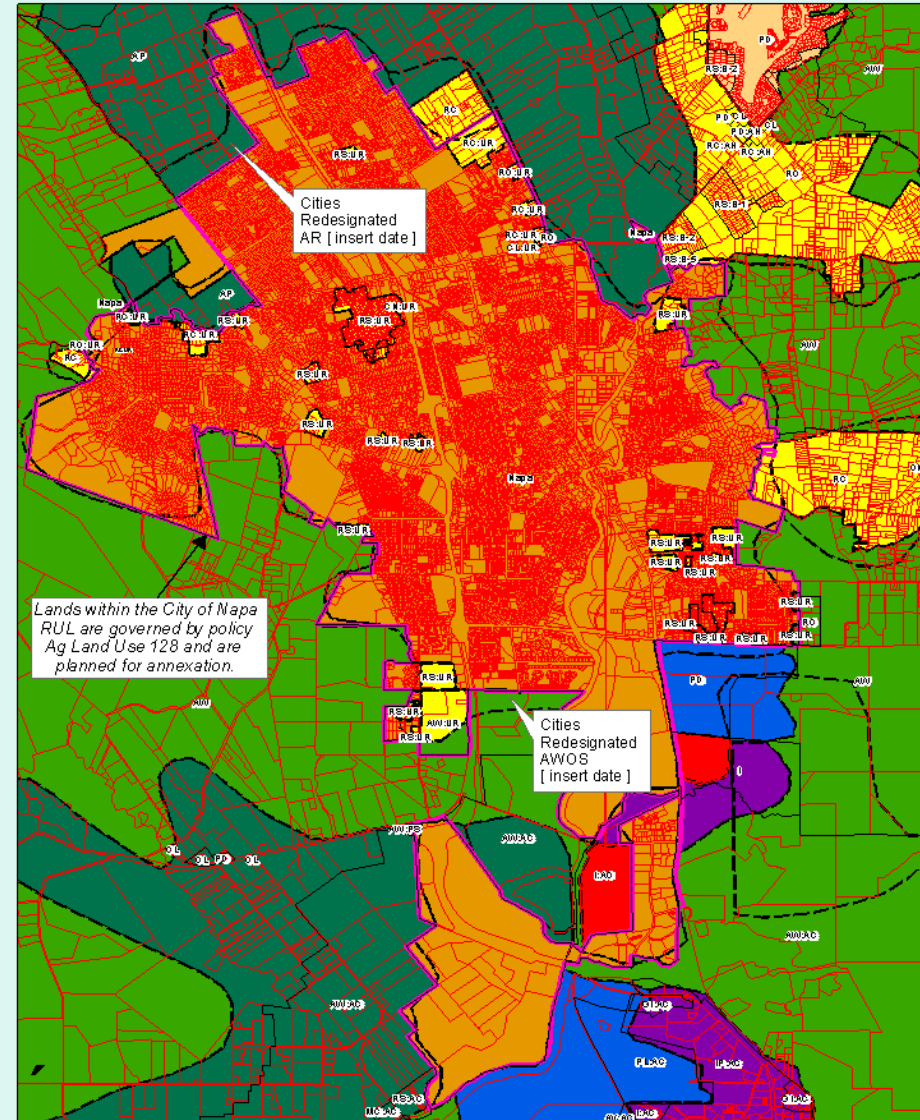
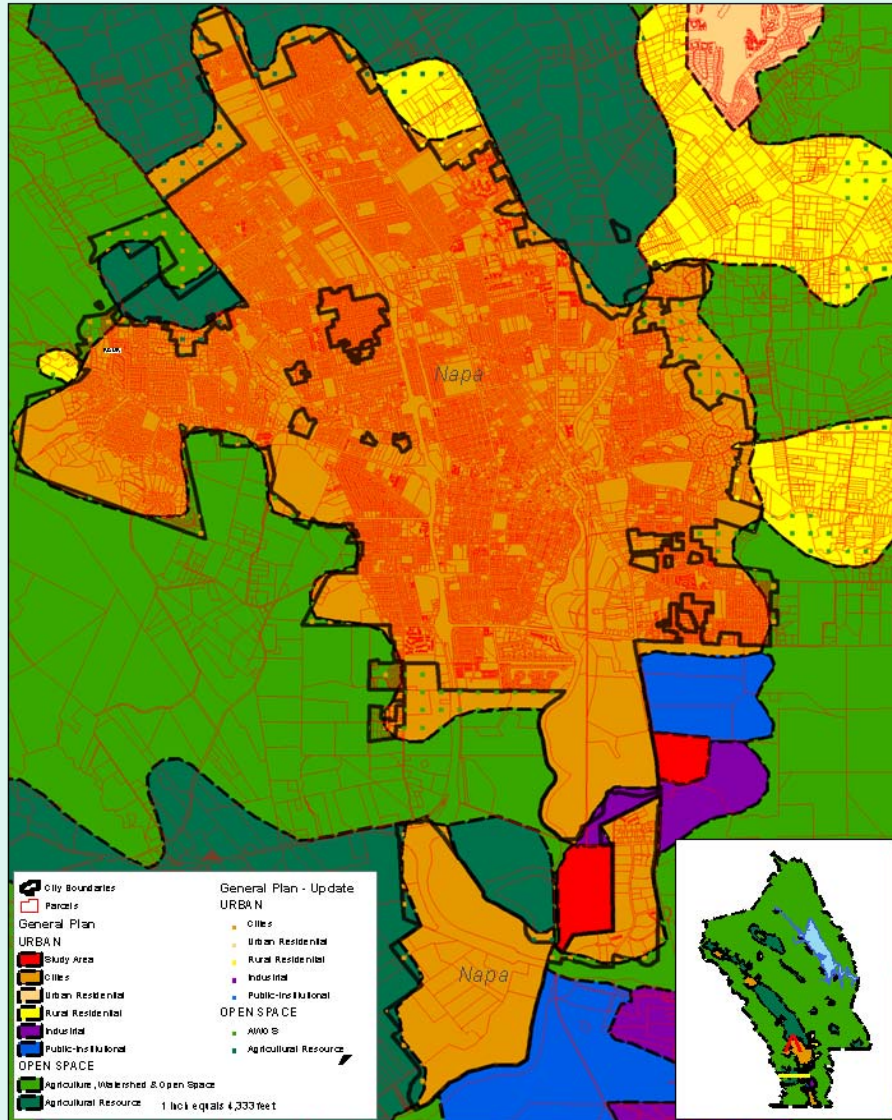
Spanish Flat – Before & After



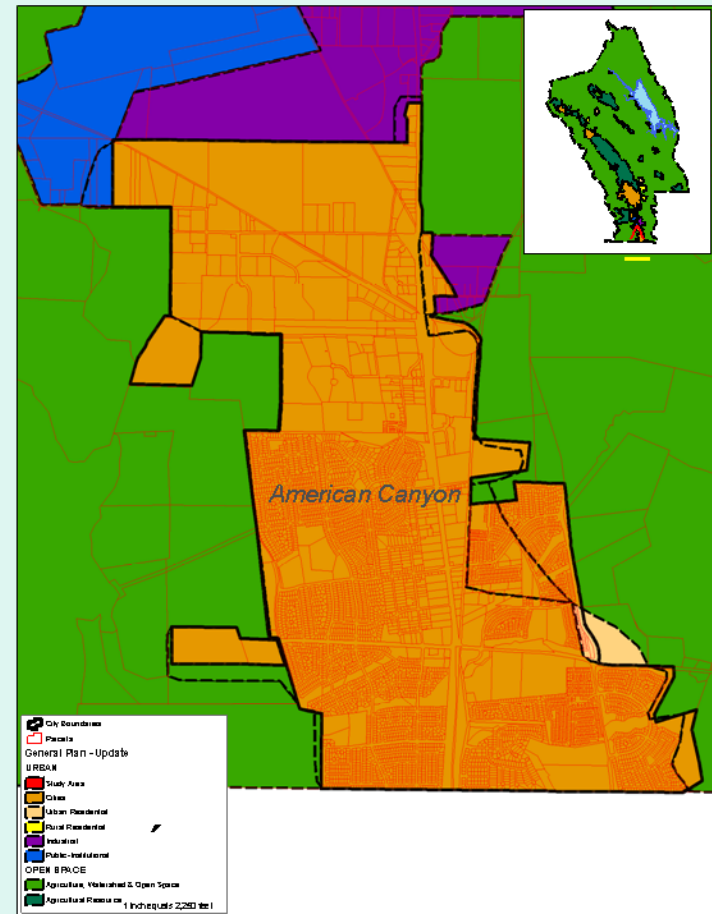
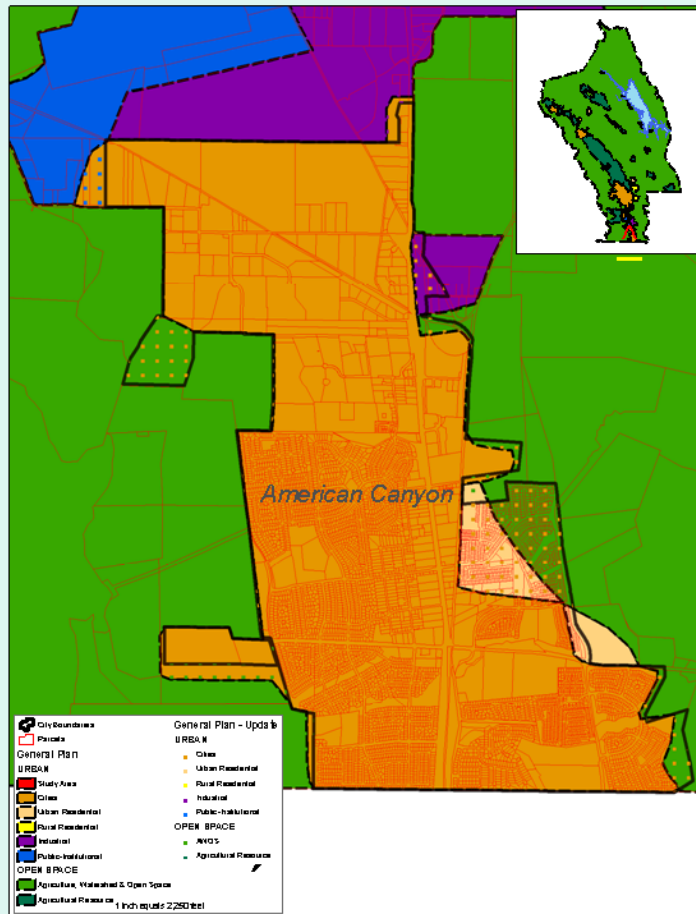
Cities: Calistoga -- Existing & Proposed



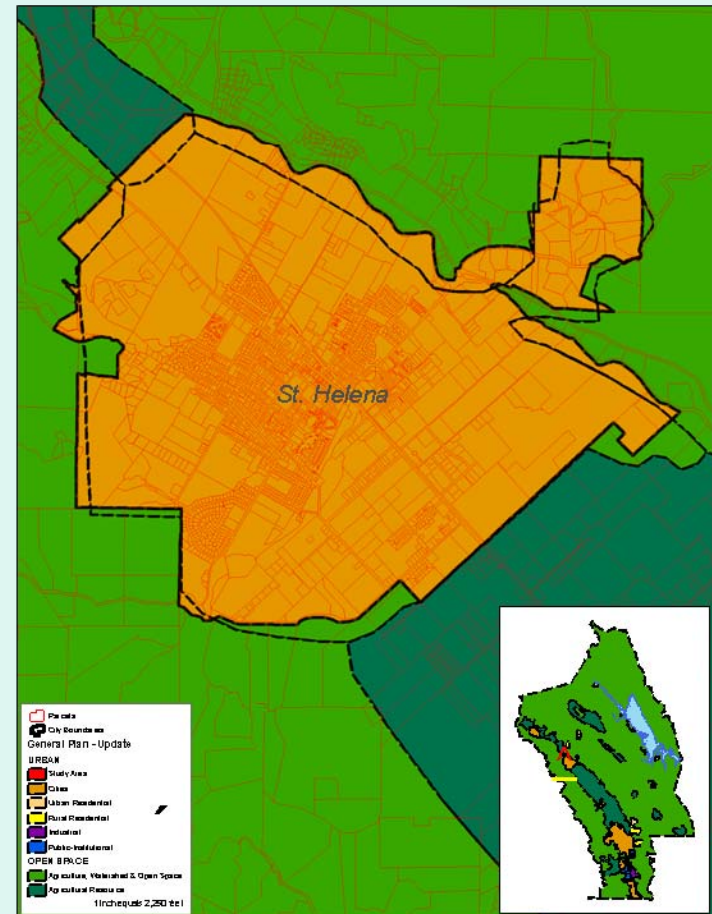
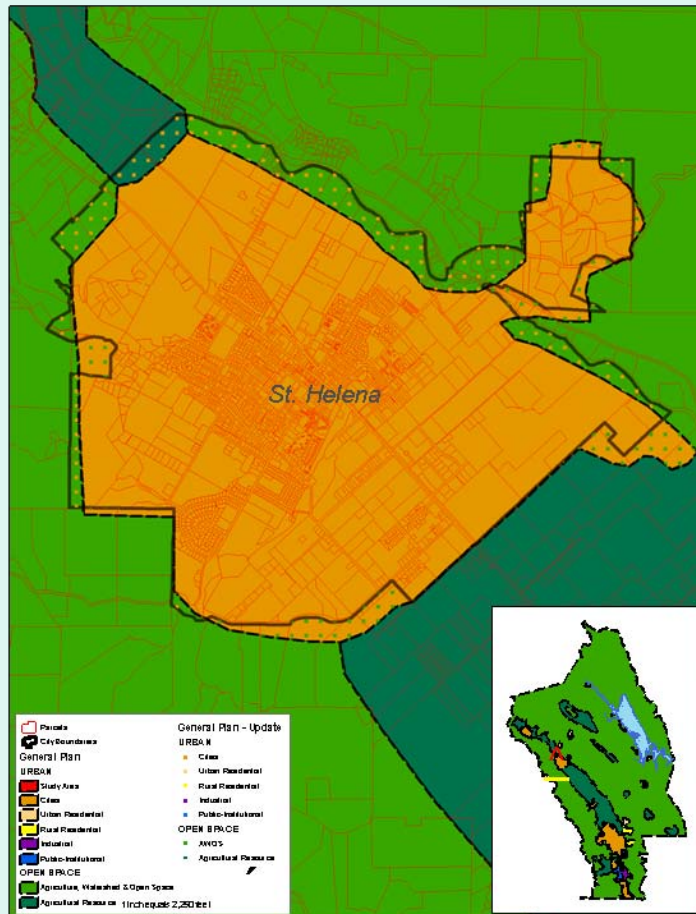
Cities: Napa -- Existing & Proposed



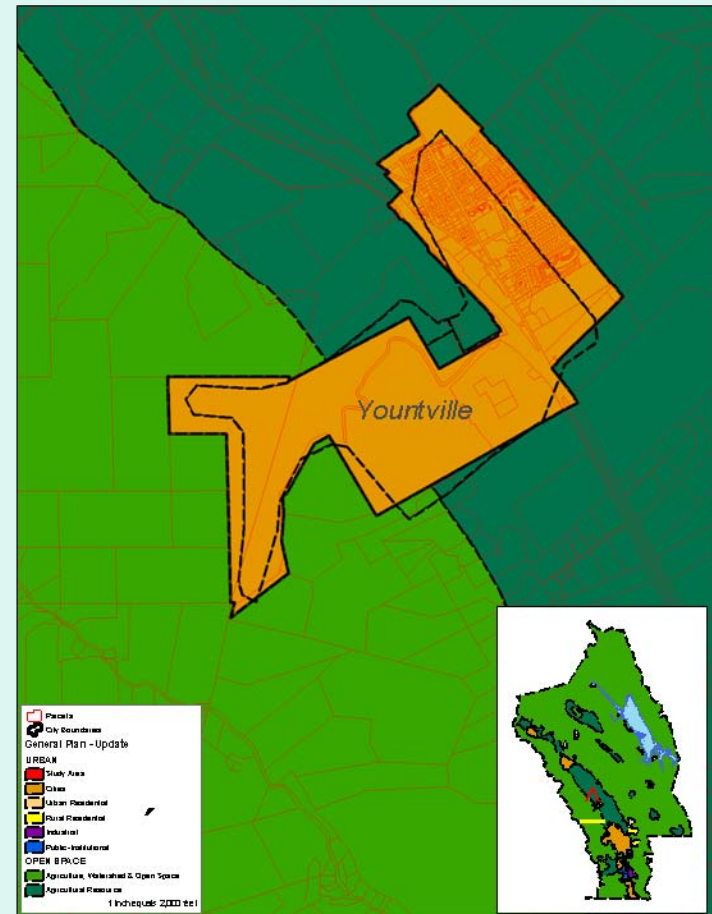
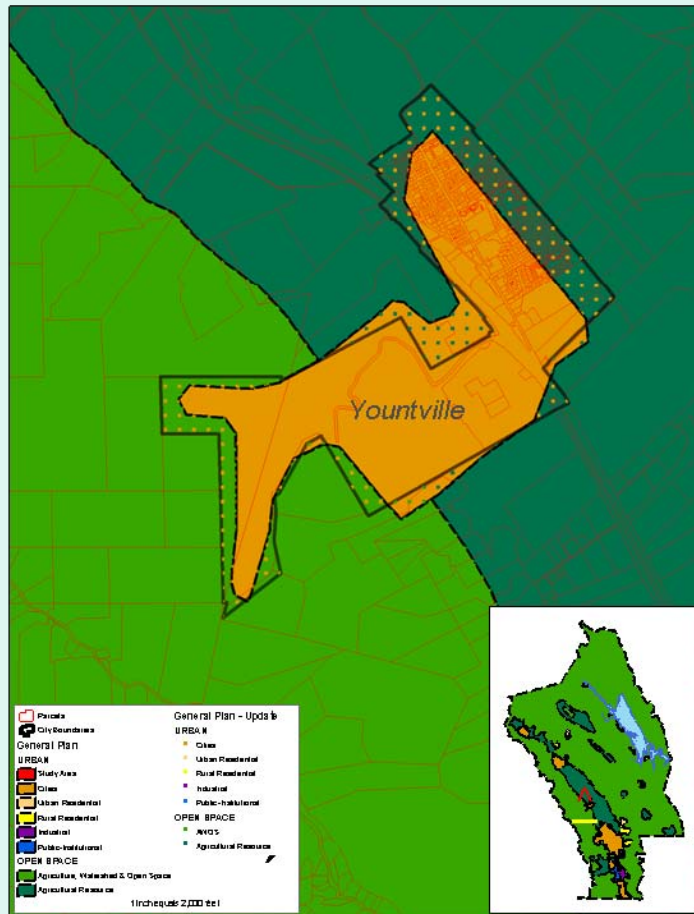
Cities: American Canyon -- Existing & Proposed



Cities: St. Helena -- Existing & Proposed



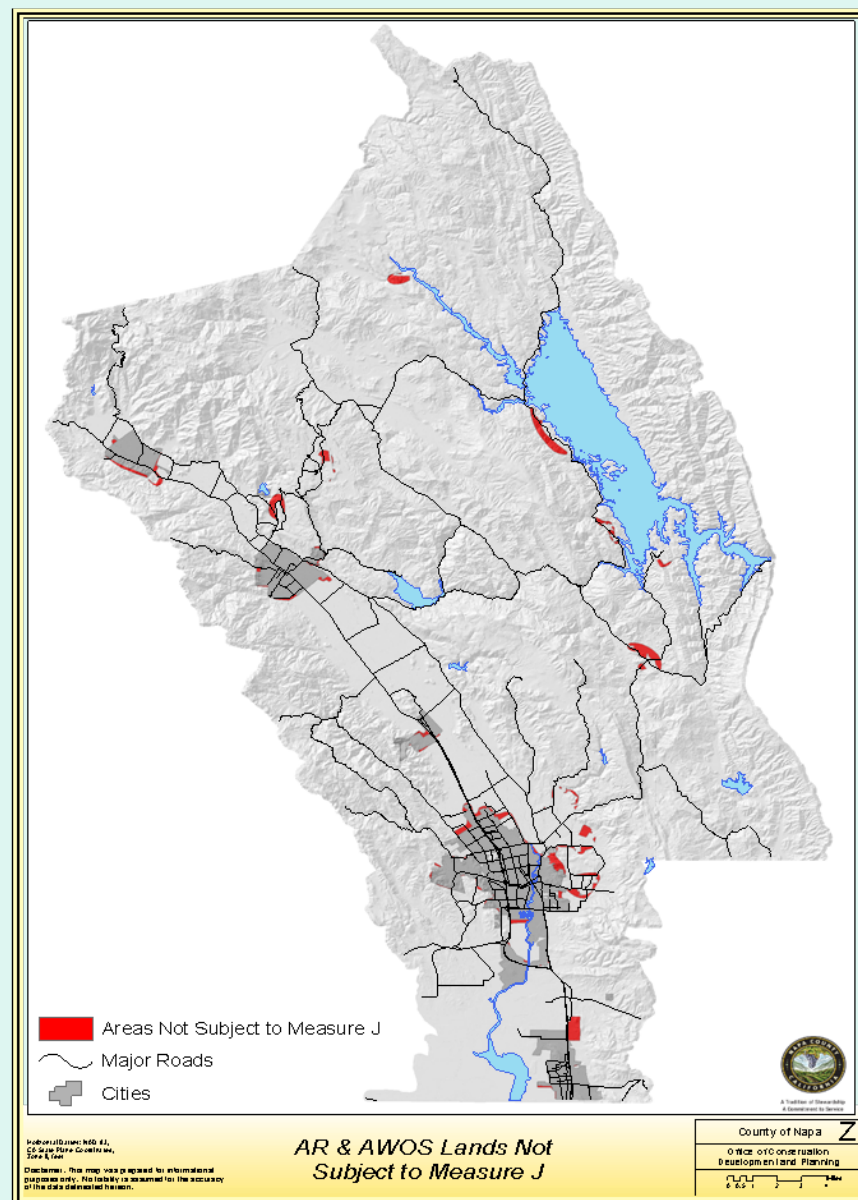
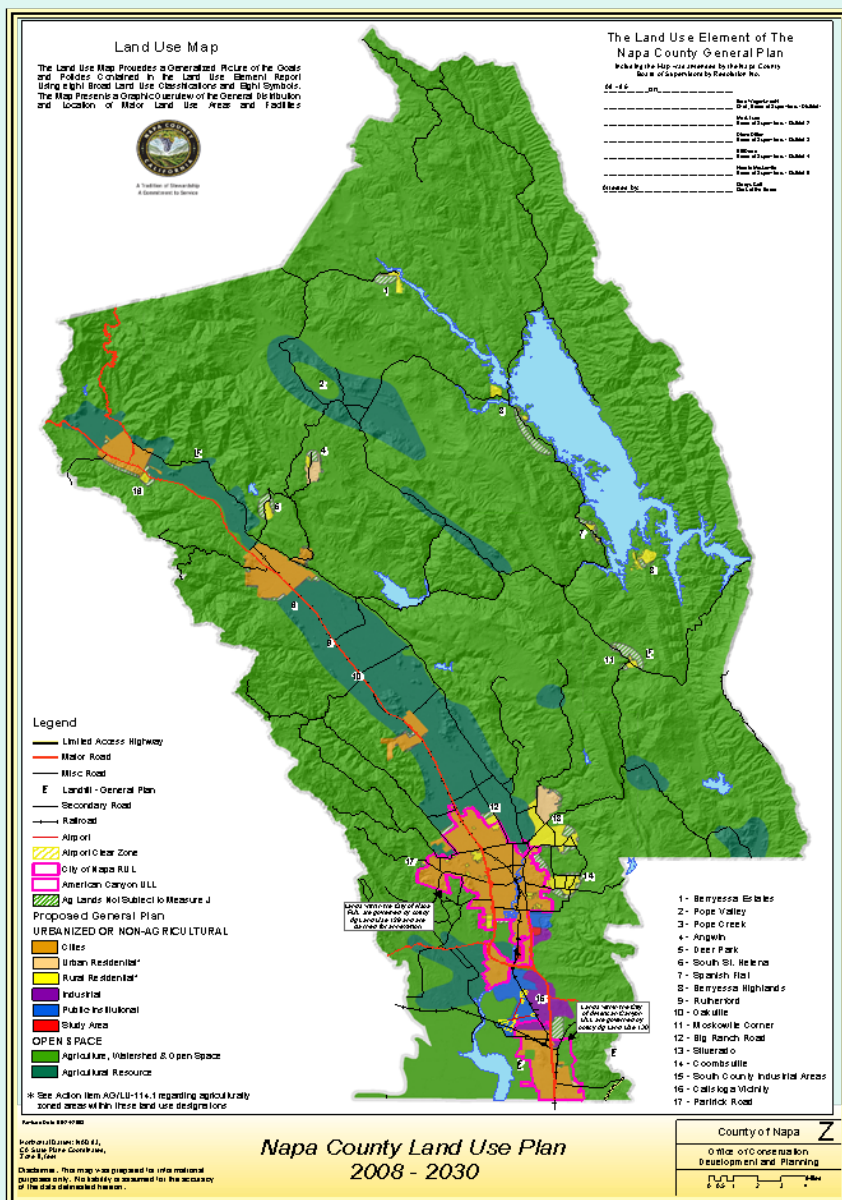
Town of Yountville -- Existing & Proposed



Net Change in Land Use Map Designations

	Change in AR (acres)	Change in AWOS (acres)	Change in UR (acres)	Change in RR (acres)	Change in “Cities” (acres)
Bubbles	112	2,045	(424)	(1,607)	(125.5)
Cities	(27)	(214)	(96)	560	(180)
Adjustment (for Double Counting)	0	0	0	125.5	(125.5)
Total	85	1,831	(520)	(922)	431

Proposed Countywide Maps



PLUMA Planning Process

Proposed Resolution:

- Does the Commission recommend removing ag-zoned land from the UR and RR with the exceptions identified in Pope Creek, Spanish Flat, and Moskowitz Corner?
- Does the Commission recommend changing parcels from UR to RR in Angwin and Pope Creek?
- Does the Commission recommend using the Measure J exception in Berryessa Highlands & Berryessa Estates?
- Does the Commission recommend changing the Land Use Map to reflect actual City boundaries & including the growth boundaries for American Canyon and the City of Napa?
- Does the Commission recommend the other text and map changes and corrections outlined in Exhibit A to the draft resolution?

NEXT STEPS:

- 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*
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