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March 9, 2009

**VIA U.S. MAIL AND ELECTRONIC MAIL**

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

Re: "Private Institutional – Angwin" General Plan Designation

Dear Ms. Gitelman:

At its meeting on February 24, 2009, the Board directed Staff and the Planning Commission to review and make recommendations for an Institutional General Plan designation that would govern the portion of PUC's land in Angwin depicted in blue on the attached map.

PUC submits the attached list of uses that it considers appropriate, entitled "Private Institutional – Angwin". PUC bases its proposal on the following reasons.

*Educational.* The listed educational uses are self-explanatory as part of PUC's existing and contemplated necessary operation to support its academic programs. Daycare, pre-K, elementary and secondary education are also appropriate as they represent existing uses and extensions of those uses.

*Residential.* Residential uses are critical to reduce the upvalley's jobs/housing imbalance and the resultant lengthy commutes that many upvalley workers endure each day. Among other quality of life and traffic problems, these lengthy commutes produce excessive greenhouse gas emissions which worsen global warming. That such imbalance exists is beyond debate. The City of Calistoga's comments (FEIR page 3.0-307) on the County's Draft EIR for its 2008 General Plan affirm the matter, as do the comments made by the Mayor of the City of Napa before the Board at the first hearing on this matter.

The County's draft Housing Element (page H-3) emphasizes the need to reduce vehicle miles travelled and greenhouse gas emissions. To achieve such reductions, the Housing Element (page H-3) identifies actions such as placing homes close to existing job centers, and promoting

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jobs/housing balance under the rubric of “workforce housing” so that workers can find suitable housing near their places of employment. The General Plan Circulation Element (page CIR-9) concurs: “The County will seek to concentrate multi-unit housing development in proximity to employment centers and services....”

Housing in Angwin is precisely the type of action the Housing Element and Circulation Element demand. PUC depends on the ability of its faculty and staff to find local housing. St. Helena Hospital – a 7th Day Adventist institution like and closely tied to PUC – is located less than five miles away. Meadowood also is nearby. Yountville, St. Helena and Calistoga are nearby job centers where workers serving the tourist and other local employment generators cannot find nearby housing, with the result that many of the commute from Solano County.

The existing General Plan (Policy AG/LU-65) specifically identifies the need for “a variety of housing types to support residents, students and employees of Pacific Union College and St. Helena Hospital.” Workforce housing for area employees represents an urgent need. In comments on the County’s Draft EIR for its 2008 General Plan, St. Helena Hospital stated that nearby workforce housing is critical to attracting well-qualified hospital staff (FEIR page 3.0-735).

Not allowing housing in Angwin<sup>1</sup> would amount to elimination of the Angwin urban bubble – something the Final EIR (page 3.0-38) for the County’s General Plan specifically rejected “because it would fail to address important project objectives...[and] would result in a plan that is not legally adequate [because it would fail] to identify areas for housing, business, industry, and other uses. Elimination of the bubbles would also make it impossible for the County to meet its State mandated housing requirements, and to address issues of concern to the community, such as the availability of moderately priced housing because...multifamily housing projects would not be allowed. Elimination of the bubbles would also mean that the plan would not provide for a reasonable amount of growth as suggested in the project objectives and could ultimately result in development pressures being focused on agricultural areas of the County. It is conceivable, for example, that if no land was available for multifamily housing and the County failed to meet State housing requirements, that a court could require re-designation of agricultural land or set aside Measure J....”

*Retirement Residential and Care.* The draft Housing Element (page H-5) recognizes that the County median age is 43 and that the population is increasingly older. Page H-7 recognizes an unmet housing need for nearly 3,000 elderly households. The area needs residential units and associated care and other facilities to serve this population. Care facilities also are a natural

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<sup>1</sup> Prohibiting housing except for the 191 units required by the *DeHaro* settlement is the same as prohibiting all housing. Approximately 60% of the 191 units must be affordable. Categorically, this makes the entire 191 units economically infeasible.

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adjunct to St. Helena Hospital and provide training opportunities for PUC's renowned pre-med, nursing and similar programs.

*Institution-Supporting Uses.* PUC, St. Helena Hospital and Meadowood cannot exist as islands. They need supportive uses, particularly in close proximity.

Accessory or satellite medical offices, labs, outpatient and similar facilities are appropriate adjuncts to the Hospital and PUC's teaching mission in the health care field. The Hospital has a documented history of an unmet need for additional space. With an aging population in the area, this need will only grow. Such facilities also support PUC's longstanding tradition of training the next generation of doctors, nurses, medical researchers and other clinical providers – a tradition that produces high acceptance rates into medical and dental schools. The facilities provide training, part-time/volunteer job and clinical opportunities for this next generation.

PUC has other academic programs whose students would directly benefit from part-time/volunteer job, training and clinical opportunities in adjacent businesses, such as environmental and graphic design, engineering, natural science and computer science. In addition, artist studios (including in a live-work configuration) would allow artists to integrate into PUC's rich performing and visual arts tradition and academic programs such as music, film and television, photography and fine art.

Lastly, as non-profit institutions with a common religious affiliation, PUC and St. Helena Hospital also need facilities and space for accessory and supportive research, charitable and philanthropic efforts.

*Commercial Uses.* As an existing small commercial area, Angwin provides residents and employees with basic goods and services. The existing General Plan (page AG/LU-31) recognizes this. These uses should be allowed to remain and expand as appropriate.

*Aviation Uses.* The Angwin Airport (Parrett Field), located within the "Institutional" area on the map the Board of Supervisors based is February 24 direction to Staff and the Planning Commission, should be allowed to continue as a permitted use. Related aviation activities – such as flight training – should be permitted to facilitate continued viability of PUC's aviation academic programs.

*Other Uses.* Agricultural uses (including research) should be permitted, particularly to support PUC's academic programs in environmental studies and natural science.

*Implementation.* We suggest that the General Plan amendment to add the "Private Institutional – Angwin" General Plan designation specify that Planned Development is an

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appropriate associated zoning given that the area currently is zoned PD. We also suggest that the amendment provide flexibility by stating that it can be implemented through (i) existing, revised or new PD development plans and use permits or (ii) through a specific plan (which, if detailed enough, also could be adopted as the zoning).

Please do not hesitate to contact me if you have any questions. I request that this letter and the attachments be submitted to the Planning Commission as part of its deliberations. Thank you for your consideration.

Very truly yours,



Howard N. Ellman

Attachments

cc: Dr. John Collins, Pacific Union College  
Mr. Curt Johansen, Triad

SUGGESTIONS FOR PERMITTED USES IN THE “PRIVATE INSTITUTIONAL-ANGWIN”  
GENERAL PLAN DESIGNATION

1. *Educational uses.* Classrooms; laboratory and research; meeting halls; auditoriums; libraries; dormitories; food services, including catering, restaurant, cafeteria, café and bookstores; parking; indoor and outdoor athletic and recreation facilities; indoor and outdoor arts and performing arts facilities such as theaters, amphitheaters and sculpture gardens; retail, administrative, offices, corporation yard, utilities and industrial uses accessory to and supportive of Pacific Union College’s educational mission and facilities. Daycare, pre-K, elementary and secondary schools and accessory facilities.
2. *Single and multi-family residential uses.* To the extent economically feasible and legally permissible under federal and state law, some percentage of such uses shall be offered on a priority basis (including to subsequent occupants) to employees of institution(s) (and their families), such as Pacific Union College, St. Helena Hospital and Meadowood, and other job centers located within 20 miles, as workforce housing.
3. *Retirement residential and care.* Residential units to serve retirees. Accessory facilities such as retirement centers, assisted living, residential care and common dining.
4. *Institution-supporting uses.*
  - a. Religious facilities to serve Pacific Union College’s students, staff, faculty and area residents, and to serve employees of St. Helena Hospital.
  - b. Medical and dental offices, laboratories, outpatient facilities, senior care facilities, and other uses and facilities that are accessory to or supportive of St. Helena Hospital or that provide in part educational, training or clinical opportunities for students in Pacific Union College’s nursing, pre-medical (and similar pre-professional studies), biology, chemistry, exercise science and nutrition, psychology, bio-chemistry and similar health and science academic programs.
  - c. Business, conservatory, nursery, agriculture, laboratory and office uses that provide in part educational, training or clinical opportunities for students in Pacific Union College’s computer science, graphic design, environmental, natural science and engineering and other academic programs.
  - d. Business and office uses that provide research, charitable or philanthropic support to area institutions and job centers and their missions (including Pacific Union College, St. Helena Hospital and Meadowood).
  - e. Artist studios including live-work configurations.
5. *Commercial uses.* Commercial facilities and services primarily intended to serve residents and workers located within 20 miles.
6. *Aviation uses.* Public and private use of Angwin Airport (Parrett Field) and accessory storage, service, office, maintenance and related uses. Aviation training facilities, including as necessary to support Pacific Union College’s aviation academic programs.
7. *Other uses.* Agricultural uses, including research, other than heavy processing. Other uses that are substantially similar to the above uses.



