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March 16, 2009

BY FAX AND MAIL

Hillary Gitelman, Planning Director  
Department of Planning and Conservation  
County Administration Building  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: **Proposed "Private-Institutional" General Plan Designation**


Dear Director Gitelman:

Enclosed for your consideration is the proposal of Save Rural Angwin for a new "Private-Institutional" General Plan land use designation to apply to college uses and facilities in the Angwin area.

If you have any questions, please contact me or Scott Emblidge.  
Thank you for your attention.

Sincerely,

MOSCONE, EMBLIDGE & QUADRA, LLP

  
Rachel J. Sater

cc: clients

**RECEIVED**  
MAR 17 2009  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

## Private Institutional Policies

Policy AG/LU-xx: The following standards shall apply to lands designated as Private-Institutional on the Land Use Map of this General Plan.

**Intent:** To indicate those lands set aside for those existing and future uses of a private institution, such as a private school, college, university, or research facility, in areas where urban development would adversely impact other surrounding uses; to provide for institution-serving cluster housing in a desirable relationship to planned common use space, and limited institution-serving commercial, child care, cultural, and recreational uses, while at the same time preserving the quality of rural areas.

**General Uses:** Classroom buildings, auditoria, research facilities, maintenance facilities and administrative offices directly serving the primary institutional purpose. Recreational, child care, cultural and related facilities which are ancillary to the primary institutional purpose. Residential uses limited to institutional faculty, staff and student housing owned by the institution and offered by it for lease or rent. Limited commercial uses essential to the needs of students, faculty, and staff.

**Minimum Parcel Size:** Not applicable. Further parcelization is prohibited.

## Prohibited Uses

Policy AG/LU-xy: The subdivision or sale of parcels for residential or commercial development and the sale of dwelling units separate from the fee interest in the underlying real property are viewed as incompatible with the Private-Institutional designation and are specifically prohibited.