



Steering Committee  
Members:

Chair

Peter McCrea

Vice Chair

Tom Andrews

George Bachich

Mary Ellen Boyet

Jon-Mark Chappellet

Stephen Cuddy

Debra Dommen

Tom Gamble

Michael Haley

James Hendrickson

Guy Kay

Carol Kunze

Carole Meredith

Beth Painter

Carol Poole

Jeff Reichel

Brad Simpkins

Stuart Smith

Bob Torres

Duane Wall

*Approved*

MINUTES

GENERAL PLAN UPDATE STEERING COMMITTEE

NAPA COUNTY OFFICE OF EDUCATION  
2121 IMOLA AVENUE, NAPA, CA

WEDNESDAY, AUGUST 30, 2006 – 12:00 PM

1. Call to Order/Roll Call

Peter McCrea called the meeting to order and roll was called alphabetically.

**Present**

George Bachich, Mary Ellen Boyet, Stephen Cuddy, Debra Dommen, Tom Gamble, Michael Haley, Jim Hendrickson, Guy Kay, Carol Kunze, Peter McCrea, Beth Painter, Carol Poole, Jeff Reichel, Brad Simpkins, Bob Torres and Duane Wall.

**Absent**

Tom Andrews and Jon-Mark Chappellet, Carole Meredith at the time of roll and later arrived during item#1 and Stuart Smith at the time of roll and later arrived during item #5.

**Staff Present**

Laura Anderson, Hillary Gitelman, Howard Siegel, Patrick Lynch, Nancy Johnson, Bruce Wilson and Lori Maher.

**PMC**

Eric Norris, Kendall Flint and Janet Palma

2. Public Comment

Harold Moskowitz of Napa asked the committee to consider why owners of Agricultural Land in Gordon Valley, Wooden Valley, Capell Valley and Pope Valley do not have the same privileges as owners of land in the Napa Valley. He asked the committee to consider changing the 160 acres minimum parcel size in these areas to 40 acres minimum.

Norman Alanbaugh noted that he has land in the Pope Valley area and a restaurant that he is interested in re-opening. He asked the committee to please consider re-zoning the area so he can get a use permit.

3. Updates

- a) City Representative – Nothing to report
- b) Angwin Ad hoc Sub Committee Report – The thoughts and feelings of a few committee members were that not all the issues are resolved yet but, the last meeting was a move in the right direction.

One member described the last meeting as a good model and a good source of information in regards to Measure J.

One member was pleasantly surprised by the number of folks who know about Measure J and the strong support in assisting the college. There seemed to be a tremendous amount of fear with anything involving a Measure J vote and the committee suggested that Angwin residents should be encouraged to keep an open mind and to participate in this process.

Peter reported on the meeting he and Hillary had with the president of the college to discuss the process they are engaged in. The message that Peter and Hillary tried to leave them was the highest probability of the college achieving something would be directly proportional to how strong the public support in Angwin is.

- c) GPU Steering Committee Vacancy – Howard informed the committee that a solicitation for the current vacancy went out this week with a due date for all applications, September 8, 2006. This will then go before the Board of Supervisors next month in time for the new member to attend our September meeting.

#### 4. **Action Items:**

- a) Approval of Minutes from July 26, 2006 Meeting

**Motion:** Bob Torres

**Second:** Brad Simpkins

**Vote:** Passed, 3 abstained

**Discussion:** There were a few notations that a member felt were not added to the minutes however, Hillary reminded the committee that these issues were to come back to the group at a later date.

5. Agriculture Preservation & Land Use Element – Hillary started the discussion at the “Introduction” section and let the committee know that we are taking comments. She noted that only those issues that we have consensus on will be taken as direction for staff to make changes to. This included:

- Page 1 Add verbiage about the sustainability of agriculture – the three e’s
- Page 4 1<sup>st</sup> Paragraph – Omit or rewrite “constrained by lack of access” statement
- Pages 5 & 6 More should be added about recent Agriculture History
- Page 6 History of Wine Making – Suggestion to add the amount of gallons of wine produced in 2005
- Page 7 Cost of Housing – Questions regarding level (%) of income spent on Housing in the last sentence - We will separate the two thoughts in this paragraph: the County’s changing demographic and representation in government - We will clarify and insert a foot note if needed
- Page 7 Concern about characterization of Hispanic population as primarily lower paid and should be rewritten
- Page 8 Need to add the sustainability (Economic viability) of Agriculture to the discussion
- Page 8 Explicit reference to wine industry should be included - Replace “potential vineyard expansion” section with a paragraph about global wine competition and the challenges facing the wine industry
- Page 9 Land Use Goal #6 should be broader addressing all social services. Current Goal 6, regarding schools can be revised as a policy (beware of conflict with other goals)
- In general policy language should be stated in lay terms (less legalized) with the acknowledgement of their “history” (ex. Policy 9, 24, 25)
- Page 10 – Clarify introductory paragraph: only Measure J derived policies cannot be changed without a vote
- Page 10 – Policy 3 Need clear definition of terminology
- Page 10 – Policy 6 Replace “initiate” with “continue to”
- Pages 10 & 11 – Recommendation: Combine policies 4 and 8
- Page 11 – Recommendation: Combine policy 9 and the second part of 14 [delete 1<sup>st</sup> phrase of 14 and combined the 2<sup>nd</sup> phrase with policy 9]
- Page 11 – Policy 12 Add “and other considerations” after design”
- Policy 11, Page 11 – Should draft a new policy with “lost language” from old policy 3.11 (This could address

tours/tastings and Wine - Food pairing for example) Also look at rural recreation uses and possible inconsistencies.

- Page 11 – Policy 13 Staff will suggest new language related to both “right to farm” and “right to process”
- Page 11 – Policy 15 Add “County should consider” at the beginning and also add limitations on marketing events
- Page 12 – Policy 17 Use State designations unless/until there are local designation
- Pages 12 & 13 – Clarify ability to allow second units (GP policies 18 and 19 and Zoning Ordinance)
- Restate old policy 3.2 about seeking new ways to preserve Agriculture but keep it -Sandy Elles offered this suggestion: “The County will research, evaluate and pursue approaches to ensure greater protection for agriculture resources. Such approaches could include: Implementation of the Super Williamson Act program, expansion of the Conservation Easement program and other programs that promote the economic viability of agriculture and protect the County’s finite and irreplaceable resources.”
- Page 15 Policy 20 – Change “urbanized areas” to “already developed areas” / Change “should” to “shall”
- Page 15 & 16 – Policy 24 & 25 Modify / Simplify language; Review 24 with LAFCO staff; should this apply to all cities?
- Page 15 – Policy 22 Change “existing urban areas” to “already developed area and Add “Except as related to the affordable housing site identified in the Housing Element”
- Page 17 – Policy 26 Edit and move to the Conservation Element
- Page 17 – Policy 28 Add text regarding working with the state to insure allocations are realistic in terms of what we can do. Add bullet with text regarding workforce housing
- Page 18 – Policy 29 Change “average” to “median” and look at legal exposure if we retain 15% reference
- Page 18 – Action item 29.1 Edit to make it about the County taking its fair share
- Page 18 – Policy 31 Change to 3 years, or as approved by County / Acts of God and/or Natural disasters
- Page 18 – Action item 31.1 Take out minimum standards and add building & housing codes and revise to say make it safe / make it a policy
- Page 19 – Policy 33 Look at consistency between statements referring to multiple dwelling (under General Uses) and one dwelling per parcel (under Maximum DU Density)
- Page 20 – Policy 38 More discussion with property owners is needed before going further with this policy. Should say “industrial” instead of “non-industrial”
- Page 20 – Policy 35 Delete the first sentence
- Page 21 – Action Item 41.1 Leave for now and come back to this
- Page 21 – Policy 40 Say “County review of non residential development proposals”
- Page 22 – Policy 42 Can 1 & 2 be combined?
- Page 23 – 25 In the commercial industrial area we should add some provision regarding rebuilding legal nonconforming uses if burned down and/or for natural disasters
- Page 25 – Policy 46 In the “Minimum Parcel Size” section, the end of the sentence is incomplete, something is missing and needs to be looked at
- Page 25 – Policy 47 Should be in blue font
- Page 26 – Policy 49 Make it about casinos only
- Page 28 – In the third paragraph, regarding the County possibly purchasing the airport, we should add a place holder for text in case anything changes
- Page 29 – Policy 53 Should say “existing density of development” and add reference to protection of water supply and water quality
- Page 29 – Suggestion to edit or take out the second paragraph
- Page 29 – Add (to Policy 55) trees as part of the character and delete Policy 58
- Page 29 – Policy 60 Should be District 3
- Page 31 – Berryessa Estates – add to the description of Berryessa Estates and Berryessa Highland when they were approved – Say “private access to Putah Creek” (no access to Bureau / public land)
- Page 35 – First paragraph, instead of “vineyard” say “agricultural”
- Page 36 – Replace photo of dairy sign (closed)
- Page 37 – Policy 66 add “or other alternatives”
- Page 39 – Policy 68 Review and revise / Recognize agriculture support uses in the area /Make this similar to

- policy 53
- Page 41 – The committee requested a copy of the zoning map of Moskowitz Corners and would like to consider a Policy about agricultural preservation within the “bubble”
  - Page 42 & 43 – Add information from Policy 73 to the introductory text on page 42
  - Page 43 – Policy 74 Omit “provided that service is sized;” also add a policy about the Milliken-Sarco-Tulocay groundwater basin like Policy 67
  - Page 44 – Add a second map showing Pope Creek; edit “Fine Dining”
  - Page 45 – Action item 75.1 – delete “and Southern Pope Creek”
  - Page 46 – Clarify the use of non-Napa grapes
  - Page 47 – Cross reference Safety Element (regarding flooding)
  - Page 47 – Policy 78 Add “for a mix uses” and change “compatible” to “consistent”
  - Page 47 – Policy 79 Add “compatible with”
  - Page 50 – Policy 83 does incentive for historic re-use open too much potential for undesirable uses? Good idea to provide incentive for preservation. Add action item to amend code, creating a discretionary process
  - Page 50 – Policy 81 review with County Counsel add Measure J effective date
  - Page 52 – New policy for Pope Valley – in recognition of the lack of services, consider flexibility in re-establishing non conforming uses
  - Page 54 – Policy 89 Same concern – Delete roundabout image
  - Page 56 – Policy 91 Confusion over boundaries, but delete policy
  - Page 56 – Policy 93 Cross reference to Circulation Element; delete last bullet; add continuous center turn lane
  - Page 60 – Policy 100 Omit and move to narrative at introduction to General Plan
  - Page 60 – Policy 101 “shown in” should be “shown or”
  - Page 75 – Policy 107 Work with cities to reserve school sites; Policy 108 add “f. protection of agricultural land”
  - Page 76 – Policy 109 Item C - Omit “single session” also add something that fits the Napa Pipe situation

Staff agreed to prepare a red-lined version of the Element for review and discussion by the Committee. Staff suggested starting the discussion at the end next time, since we ran out of time.

## 6. Future Agenda Items

- a) Conservation Element – September 27, 2006
- b) EIR Status Update – September 27, 2006
- c) Community Character Element – October 25, 2006
- d) Economic Development Element – November 29, 2006
- e) Board of Supervisors & Planning Commission Meeting – October 10, @ 9:00AM

## 7. Adjourn – 5:30 PM