



NAPA COUNTY FARM BUREAU

811 Jefferson Street Napa, California 94559 Telephone 707-224-5403 Fax 707-224-7836

July 23, 2007

Ms. Hillary Gitelman
Napa County Planning Director
1195 Third St.
Napa, Ca 94559

Re: Urban Bubbles

Dear Ms. Gitelman,

Napa County Farm Bureau would like to clarify our comments on the draft update of the Napa County General Plan regarding the so-called "Urban Bubbles."

Page 3 of our original letter dated June 15, 2007 recommended elimination of all the "urban bubbles". Upon further consideration, we suggest an approach for dealing with these "bubble" designations in a manner which would meet both Napa County's and Farm Bureau's goals and policies.

In keeping with the county's core goals of protecting agricultural lands and concentrating growth in urban areas, we suggest retaining Rural Residential and Urban Residential land use designations in areas that are adjacent to incorporated cities, (namely, Calistoga, Coombsville, Big Ranch Road and Silverado"). Within those areas, we suggest removing any agriculturally zoned parcels.

These areas, in addition to the potential redevelopment sites of Napa Pipe and Boca/Pacific Coast and the cooperative agreements with the cities, should be more than sufficient to provide for the county's future housing needs, as projected by ABAG's Regional Housing Needs Assessment, and projected with our long-standing 1% growth limits.

We suggest the remaining eight "urban bubbles" be eliminated. For the Angwin area, we support the map and land use designation changes that are recommended by the Save Rural Angwin comment letter as an alternative to the "bubble".

Thank you very much for the opportunity to continue to comment on the General Plan update.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Wagner'.

Al Wagner
President