

**From:** [Paul Bresciani](#)  
**To:** [McDowell, John](#); [Bordona, Brian](#)  
**Subject:** Draft Agricultural Preserve Residential Development Envelope Ordinance  
**Date:** Wednesday, August 25, 2021 8:45:32 AM

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[External Email - Use Caution]

Hello Mr. McDowell and Mr. Bordona,

I'm Paul Bresciani, and I was born in Napa's Queen of the Valley hospital in 1963 and grew up on Big Ranch Rd. Our family still owns our homestead in Napa Valley, and we (myself, my brother and sister) are in the process of selling it. We've accepted a reasonable offer, and things were on the path to closure when your email came out describing something that would limit the size and scope of the home they would like to build. This has scared our buyers, who want to build a large home on the property, as they need a little more than an acre to build on. If this were to move on from discussion in Sept./Oct., they will pull out of the deal. I would assume anyone spending in excess of 5 million dollars does not want the county of Napa telling them what they can and cannot build on their property of over 5 acres - let alone if they had 10, 20 or 100 acres. Unless I'm getting this wrong, this seems like a ridiculous approach to land conservation, and would only have the undesired effect of substantially lowering property values throughout the valley.

I, obviously, think this is a horrific plan, and would hope you would completely table it immediately.

Thank you for your time,

-Paul Bresciani  
(513) 206-6240  
bresciani@aol.com

**From:** [stefani Phipps](#)  
**To:** [McDowell, John](#)  
**Subject:** Agricultural Preserve Residential Development Envelope Ordinance  
**Date:** Wednesday, October 6, 2021 8:41:31 AM

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I'm writing to let you know my disapproval of this draft ordinance. I fail to see the problems that this is allegedly solving.

It is restrictive and unnecessary given the existing ag preserve codes. We need more flexibility for housing and shelter, not less. This ordinance is draconian and will cost taxpayers money. If anything, we should be restricting new vineyards not buildings given the extreme water use they take.

Please vote No on this ordinance.

Stefani Phipps  
2115 Hoffman Lane  
Napa Ca

Sent from my iPad

**From:** [JUSTIN HAFEN](#)  
**To:** [McDowell, John](#); [Bordona, Brian](#); [Morrison, David](#); [Anderson, Laura](#); [PublicComment](#)  
**Subject:** PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE  
**Date:** Wednesday, October 6, 2021 9:47:45 AM

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[External Email - Use Caution]

I am writing today to express my questions and concerns regarding the Proposed Zoning Amendment that was sent on August 18<sup>th</sup> along with my request for a more appropriate "Stakeholder Outreach" process that allows the County and stakeholders to consider this proposal in more depth. I would like my letter to be included in the Staff Report being prepared for the Board of **Supervisor's** workshop on October 19, 2021, or if received after the Staff Report is issued, provided to the Board at the workshop.

This proposal raises several significant issues and concerns that all need further discussion:

- A 1-acre, "one size fits all" limitation on residential development is not the right approach and will **disproportionately impact** property owners with larger parcels.
- Has the County considered the financial impacts of this proposal and the very real possibility that it will dramatically reduce our County's property tax revenue? Having lost their ability to reasonably develop their property, landowners will likely record Williamson-Act easements on the majority of their properties exempting them from paying property taxes. This would severely reduce the County's tax revenue base and its ability to pay for the public services it provides currently. **This will impact everyone in Napa County, not just landowners!**
- The Proposal will significantly **limit the ability for family-owned farms and vineyards** to develop their properties to provide for multi-generational housing which is very needed to provide for the future viability of these types of properties.
- With harvest underway, **this is not the right time** for the County to propose this type of far-reaching and potentially negatively impactful zoning amendment. I find it equally concerning that Staff's August 18<sup>th</sup> communication stated that it is anticipated that the Board may consider the proposal before year-end. This issue deserves a more thoughtful, studied and reasonable process that stakeholders can take part in that does not directly conflict with harvest season. My understanding is that this issue was discussed years ago but did not progress further. **It seems very inappropriate that it is now being rushed through with little to no "stakeholder" input.**
- Has the County considered the potential **visual impacts** of this proposal in that it will strongly encourage 2-story development and dramatically impact the views from adjacent properties and public roads?
- Enacted by the County in 1968, over 50 years ago, the **"Ag Preserve" is working very well and continues to be our best tool to preserve Napa's unique agricultural character.** The Ag Preserve provides for very restricted zoning and therefor significantly limits this type of residential development. Are further restrictions truly needed? It seems the County should be focused on far more pressing issues.

Given these concerns, I would strongly encourage the County Planning Commission and Board of Supervisors to not support the Proposed Zoning Amendment without more thorough study and adequate opportunity for stakeholders to review the proposal.

Sincerely,

Justin Hafen

Justin Hafen



HurleyHafen, LLC

[1119 3rd Avenue](#)

[Napa, CA 94558](#)

O 707 819 2840

M 415 317 2223

[www.hurleyhafen.com](http://www.hurleyhafen.com)

**From:** [John Hurley](#)  
**To:** [McDowell, John](#); [Bordona, Brian](#); [Morrison, David](#); [Anderson, Laura](#); [PublicComment](#)  
**Subject:** PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE  
**Date:** Wednesday, October 6, 2021 11:20:53 AM

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[External Email - Use Caution]

I am writing today to express my questions and concerns regarding the Proposed Zoning Amendment sent on August 18<sup>th</sup> along with my request for a more appropriate "Stakeholder Outreach" process that allows the County and stakeholders to consider this proposal in more detail depth. In addition, I want my letter to be included in the Staff Report being prepared for the Board of **Supervisor's** workshop **on October 19, 2021**, or if received after the Staff Report is issued, provided to the Board at the workshop.

This proposal raises several significant issues and concerns that all need further discussion:

- A 1-acre, "one size fits all" limitation on residential development is not the right approach and will **disproportionately** impact property owners with larger parcels.
- Has the County considered the financial impacts of this proposal and the genuine possibility that it will dramatically reduce our County's property tax revenue? Having lost their ability to develop their property reasonably, landowners will likely record Williamson-Act easements on most of their properties, exempting them from paying property taxes. This would severely reduce the County's tax revenue base and its ability to pay for the public services it currently provides. **This will impact everyone in Napa County, not just landowners!**
- The Proposal will significantly **limit the ability of family-owned farms and vineyards** to develop their properties to provide for multi-generational housing, which is very needed to provide for the future viability of these types of properties.
- With harvest underway, **this is not the right time** for the County to propose this far-reaching and potentially negatively impactful zoning amendment. I find it equally concerning that Staff's August 18<sup>th</sup> communication stated that it is anticipated that the Board may consider the proposal before year-end. This issue deserves a more thoughtful, studied, and good process that stakeholders can participate in that does not directly conflict with harvest season. My understanding is that this issue was discussed years ago but did not progress further. **It looks pretty inappropriate that it is now being rushed through with little to no "stakeholder" input.**
- Has the County considered the potential **visual impacts** of this proposal in that it will strongly encourage 2-story development and dramatically impact the views from adjacent properties and public roads?
- Enacted by the County in 1968, over 50 years ago, the **"Ag Preserve" is working very well and continues to be our best tool to preserve Napa's unique agricultural character.** However, the Ag Preserve provides very local zoning and significantly limits this type of residential development. Are further restrictions truly needed? It seems the County should be focused on far more pressing issues.

Given these concerns, I would strongly encourage the County Planning Commission and Board of Supervisors to not support the Proposed Zoning Amendment without more thorough study and adequate opportunity for stakeholders to review the proposal.

Sincerely,  
**John Hurley**



HurleyHafen, LLC

[1119 3rd Avenue](#)

[Napa, CA 94558](#)

O 707 819 2840

M 415 317 2556

[www.hurleyhafen.com](http://www.hurleyhafen.com)

October 6, 2021

RE: **PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE**

To: Napa County Supervisors, Planning Commissioners, and Planning Department

I have questions and concerns regarding the Proposed Zoning Amendment that was sent on August 18<sup>th</sup>. I am also requesting a more appropriate "Stakeholder Outreach" process that allows the County and its citizens to consider this proposal in more depth. I would like this letter to be included in the Staff Report being prepared for the Board of Supervisor's workshop on October 19, 2021.

There are many matters that need further discussion:

A one-acre, "one size fits all" limitation on residential development is not the right approach and will **disproportionately impact** property owners with larger parcels.

The County has not adequately considered the financial impacts of this proposal and the very real possibility that it will dramatically reduce the County's property tax revenue. If, after I lost the ability to reasonably develop my property, I would likely record a Williamson-Act easement on my property exempting me from paying property taxes. This will in turn reduce the County's tax revenue base and reduce its ability to pay for needed public services.

**This will impact everyone in Napa County, not just landowners!**

The Proposal will significantly **limit the ability for family-owned farms and vineyards** to develop their properties to provide for multi-generational housing which is very needed to provide for the future viability of these types of properties.

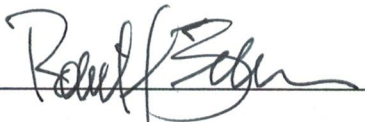
With harvest underway, **this is not the right time** for the County to propose this type of over-reaching zoning amendment with such probable negative impact. I find it equally concerning that Staff's August 18<sup>th</sup> communication stated that it is anticipated that the Board may consider the proposal before year-end. This issue deserves a more thoughtful, studied, and reasonable process in which citizens can participate. Also, one that does not directly conflict with harvest season. My understanding is that this issue was discussed years ago but did not progress further. **It seems very inappropriate that it is now being rushed through with little to no "stakeholder" input.**

Has the County considered the potential **visual impacts** of this proposal in that it will strongly encourage 2-story development and dramatically impact the views from adjacent properties and public roads?

The **"Ag Preserve" is working very well and has for over 50 years. It continues to be our best tool to preserve Napa's unique agricultural character** as it already provides for very restricted zoning and therefore significantly limits this type of residential development. Are further restrictions really needed?

I **do not want** the County Planning Commission and Board of Supervisors to support the Proposed Zoning Amendment without more thorough study and adequate opportunity for county citizens to review the proposal.

Sincerely,



Name: Robert Zellmer, MD

Address: 2600 Atlas Peak Road

Mail: 1370 Trancas Street #386

Napa, CA 94558

**From:** [Hillary O'Connell - Ryan](#)  
**To:** [McDowell, John](#); [Bordona, Brian](#); [Morrison, David](#); [Anderson, Laura](#); [PublicComment](#)  
**Subject:** PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE  
**Date:** Thursday, October 7, 2021 4:28:42 PM

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[External Email - Use Caution]

**RE: PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE**

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern:

I am writing today to express my questions and concerns regarding the Proposed Zoning Amendment that was sent on August 18<sup>th</sup> along with my request for a more appropriate "Stakeholder Outreach" process that allows the County and stakeholders to consider this proposal in more depth. I would like my letter to be included in the Staff Report being prepared for the Board of Supervisor's workshop on October 19, 2021, or if received after the Staff Report is issued, provided to the Board at the workshop.

This proposal raises several significant issues and concerns that all need further discussion:

- A 1-acre, "one size fits all" limitation on residential development is not the right approach and will **disproportionately impact** property owners with larger parcels.
- Has the County considered the financial impacts of this proposal and the very real possibility that it will dramatically reduce our County's property tax revenue? Having lost their ability to reasonably develop their property, landowners will likely record Williamson-Act easements on the majority of their properties exempting them from paying property taxes. This would severely reduce the County's tax revenue base and its ability to



pay for the public services it provides currently. **This will impact everyone in Napa County, not just landowners!**

- The Proposal will significantly **limit the ability for family-owned farms and vineyards** to develop their properties to provide for multi-generational housing which is very needed to provide for the future viability of these types of properties.
- With harvest underway, **this is not the right time** for the County to propose this type of far-reaching and potentially negatively impactful zoning amendment. I find it equally concerning that Staff's August 18<sup>th</sup> communication stated that it is anticipated that the Board may consider the proposal before year-end. This issue deserves a more thoughtful, studied and reasonable process that stakeholders can take part in that does not directly conflict with harvest season. My understanding is that this issue was discussed years ago but did not progress further. **It seems very inappropriate that it is now being rushed through with little to no "stakeholder" input.**
- Has the County considered the potential **visual impacts** of this proposal in that it will strongly encourage 2-story development and dramatically impact the views from adjacent properties and public roads?
- Enacted by the County in 1968, over 50 years ago, the **"Ag Preserve" is working very well and continues to be our best tool to preserve Napa's unique agricultural character.** The Ag Preserve provides for very restricted zoning and therefor significantly limits this type of residential development. Are further restrictions truly needed? It seems the County should be focused on far more pressing issues.

Given these concerns, I would strongly encourage the County Planning Commission and Board of Supervisors to not support the Proposed Zoning Amendment without more thorough study and adequate opportunity for stakeholders to review

the proposal.

Sincerely,

**Hillary Ryan**

Hillary Ryan  
707-312-2105

**From:** [sarah.collins](#)  
**To:** [McDowell, John](#)  
**Subject:** Legislation Concern  
**Date:** Friday, October 8, 2021 1:14:56 PM

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**RE: PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE**

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern:

I am writing today to express my questions and concerns regarding the Proposed Zoning Amendment that was sent on August 18<sup>th</sup> along with my request for a more appropriate "Stakeholder Outreach" process that allows the County and stakeholders to consider this proposal in more depth. I would like my letter to be included in the Staff Report being prepared for the Board of Supervisor's workshop on October 19, 2021, or if received after the Staff Report is issued, provided to the Board at the workshop.

This proposal raises several significant issues and concerns that all need further discussion:

- A 1-acre, "one size fits all" limitation on residential development is not the right approach and will **disproportionately impact** property owners with larger parcels.
- Has the County considered the financial impacts of this proposal and the very real possibility that it will dramatically reduce our County's property tax revenue? Having lost their ability to reasonably develop their property, landowners will likely record Williamson-Act easements on the majority of their properties exempting them from paying property taxes. This would severely reduce the County's tax revenue base and its ability to pay for the public services it provides currently. **This will impact everyone in Napa County, not just landowners!**
- The Proposal will significantly **limit the ability for family-owned farms and vineyards** to develop their properties to provide for multi-generational housing which is very needed to provide for the future viability of these types of properties.
- With harvest underway, **this is not the right time** for the County to propose this type of far-reaching and potentially negatively impactful zoning amendment. I find it equally concerning that Staff's August 18<sup>th</sup> communication stated that it is anticipated that the Board may consider the proposal before year-end. This issue deserves a more thoughtful, studied and reasonable process that stakeholders can take part in that does not directly conflict with harvest season. My understanding is that this issue was discussed years ago but did not progress further. **It seems very inappropriate that it is now being rushed through with little to no "stakeholder" input.**
- Has the County considered the potential **visual impacts** of this proposal in that it will strongly encourage 2-story development and dramatically impact the views from adjacent properties and public roads?
- Enacted by the County in 1968, over 50 years ago, the **"Ag Preserve" is working very well and continues to be our best tool to preserve Napa's unique agricultural character.** The Ag Preserve provides for very restricted zoning and therefor significantly limits this type of residential development. Are further restrictions truly needed? It seems the

County should be focused on far more pressing issues.

Given these concerns, I would strongly encourage the County Planning Commission and Board of Supervisors to not support the Proposed Zoning Amendment without more thorough study and adequate opportunity for stakeholders to review the proposal.

Sincerely,

Sarah Collins

1646 B St.

Napa, CA 94559

**From:** [Matt Tunney](#)  
**To:** [McDowell, John](#); [Bordona, Brian](#); [Morrison, David](#); [Anderson, Laura](#); [PublicComment](#)  
**Subject:** Proposed AP Zoning Amendment  
**Date:** Monday, October 11, 2021 9:22:21 PM

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[External Email - Use Caution]

**RE: PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE**

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern:

I am writing today to express my questions and concerns regarding the Proposed Zoning Amendment that was sent on August 18<sup>th</sup> along with my request for a more appropriate "Stakeholder Outreach" process that allows the County and stakeholders to consider this proposal in more depth. I would like my letter to be included in the Staff Report being prepared for the Board of Supervisor's workshop on October 19, 2021, or if received after the Staff Report is issued, provided to the Board at the workshop.

This proposal raises several significant issues and concerns that all need further discussion:

- A 1-acre, "one size fits all" limitation on residential development is not the right approach and will **disproportionately impact** property owners with larger parcels.
- Has the County considered the financial impacts of this proposal and the very real possibility that it will dramatically reduce our County's property tax revenue? Having lost their ability to reasonably develop their property, landowners will likely record Williamson-Act easements on the majority of their properties exempting them from paying property taxes. This would severely reduce the County's tax revenue base and its ability to

pay for the public services it provides currently. **This will impact everyone in Napa County, not just landowners!**

- The Proposal will significantly **limit the ability for family-owned farms and vineyards** to develop their properties to provide for multi-generational housing which is very needed to provide for the future viability of these types of properties.
- With harvest underway, **this is not the right time** for the County to propose this type of far-reaching and potentially negatively impactful zoning amendment. I find it equally concerning that Staff's August 18<sup>th</sup> communication stated that it is anticipated that the Board may consider the proposal before year-end. This issue deserves a more thoughtful, studied and reasonable process that stakeholders can take part in that does not directly conflict with harvest season. My understanding is that this issue was discussed years ago but did not progress further. **It seems very inappropriate that it is now being rushed through with little to no "stakeholder" input.**
- Has the County considered the potential **visual impacts** of this proposal in that it will strongly encourage 2-story development and dramatically impact the views from adjacent properties and public roads?
- Enacted by the County in 1968, over 50 years ago, the **"Ag Preserve" is working very well and continues to be our best tool to preserve Napa's unique agricultural character.** The Ag Preserve provides for very restricted zoning and therefor significantly limits this type of residential development. Are further restrictions truly needed? It seems the County should be focused on far more pressing issues.

Given these concerns, I would strongly encourage the County Planning Commission and Board of Supervisors to not support the Proposed Zoning Amendment without more thorough study and adequate opportunity for stakeholders to review

the proposal.

Sincerely,

**Matt & Steponey Tunney**  
**1252 Rockland Rd., St. Helena**

**From:** [Rick Claes](#)  
**To:** [PublicComment](#); [McDowell, John](#); [Bordona, Brian](#); [Morrison, David](#); [Anderson, Laura](#)  
**Subject:** PROPOSED ZONING AMENDMENT TO TITLE 18 (ZONING ORDINANCE) FOR A NEW RESIDENTIAL DEVELOPMENT ENVELOPE ORDINANCE  
**Date:** Tuesday, October 12, 2021 9:59:48 AM

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[External Email - Use Caution]

ATTN: Napa County Supervisors, Planning Commissioners and Planning Department

To Whom it May Concern:

We are the owners of 5442 Trubody Lane, Napa, CA 94558 and we are writing today to express our questions and concerns regarding the Proposed Zoning Amendment that was sent on August 18<sup>th</sup> along with our request for a more robust and transparent “Stakeholder Outreach” process that allows the County and stakeholders to consider this proposal in more depth. We would like this email to be included in the Staff Report being prepared for the Board of Supervisor’s workshop on October 19, 2021, or if received after the Staff Report is issued, provided to the Board at the workshop.

This proposal raises several significant issues and concerns that all need further discussion:

- A 1-acre, “one size fits all” limitation on residential development is not the right approach and will **disproportionately impact** property owners with larger parcels.
- Has the County considered the financial impacts of this proposal and the very real possibility that it will dramatically reduce our County’s property tax revenue? Having lost their ability to reasonably develop their property, landowners will likely record Williamson-Act easements on the majority of their properties exempting them from paying property taxes. This would severely reduce the County’s tax revenue base and its ability to pay for the public services it provides currently. **This will impact everyone in Napa County, not just landowners!**
- The Proposal will significantly **limit the ability for family-owned farms and vineyards** to develop their properties to provide for multi-generational housing which is very needed to provide for the future viability of these types of properties.
- With harvest underway, **this is not the right time** for the County to propose this type of far-reaching and potentially negatively impactful zoning amendment. We find it equally concerning that Staff’s August 18<sup>th</sup> communication stated that it is anticipated that the Board may consider the proposal before year-end. This issue deserves a more thoughtful, studied and reasonable process that stakeholders can take part in that does not directly conflict with harvest season. My understanding is that this issue was discussed years ago but did not progress further. **It seems very inappropriate that it is now being rushed through with little to no “stakeholder” input.**
- Has the County considered the potential **visual impacts** of this proposal in that it will strongly encourage 2-story development and dramatically impact the views from adjacent properties



and public roads?

- Enacted by the County in 1968, over 50 years ago, the **“Ag Preserve” is working very well and continues to be our best tool to preserve Napa’s unique agricultural character.** The Ag Preserve provides for very restricted zoning and therefor significantly limits this type of residential development. Are further restrictions truly needed? It seems the County should be focused on far more pressing issues.
- We believe that the **Stakeholder Outreach efforts to date have been lackluster.** Although we have owned our property for more than one year, we only heard of the pending Zoning Amendment from a concerned neighbor that “thought we should be aware of what’s going on.”

Given these concerns, we would strongly encourage the County Planning Commission and Board of Supervisors to not support the Proposed Zoning Amendment without more thorough study and adequate opportunity for stakeholders to review and provide thoughtful comment on the proposal.

Sincerely,

Rick Claes and Traci Sanderson  
5442 Trubody Lane  
Napa, CA 94558