



NAPA COUNTY FARM BUREAU

811 JEFFERSON ST. NAPA, CALIFORNIA 94559 T. 707-224-5403 F. 707-224-7836

November 6, 2009

Calistoga Planning Commission
1232 Washington Street
Calistoga, CA 94515



Re: Calistoga Urban Design Plan

Dear Chairman Manfredi and Members of the Commission,

Napa County Farm Bureau is aware of the city's planning efforts to develop an Urban Design Plan to improve the city's traffic circulation, economic vitality and infrastructure needs. We understand the need to adequately plan for public services and infrastructure and support the community process to define your long-term planning needs and develop sustainable policies to meet those needs. Most importantly, Napa County Farm Bureau supports the stated position of the current Urban Design Plan not to utilize Agricultural Preserve lands outside of the city limits for the extension of city services.

We remain concerned, however, that the urbanizing influences of the extension of city services adjacent to those lands, specifically the extension of Washington Street to Dunaweal Lane and to Silverado Trail, as well as the conversion of Dunaweal Lane from a county road to a rerouting of Highway 29 will negatively impact prime Agricultural Preserve lands.

Considering the extensive existing infrastructure of the Calistoga NBA water pipeline and the Calistoga Wastewater Treatment facility, it does not appear possible to construct the extension to Dunaweal without the taking of a portion of those Ag Preserve lands. We, therefore, encourage the Commission and City Council members to grant the repeated requests made by the affected property owners to conduct a site inspection tour as is customary for private development proposals (*ie*: Enchanted Resorts) for a "boots-on-the-ground" view of the impacted area before voting to retain this proposed road in the Urban Design Plan.

We are also concerned about the impacts on Ag Preserve vineyard operations of the proposed extension of Washington Street to Silverado Trail at the city limits line. This new road would bisect some of Napa County's oldest family-owned and operated vineyards, disrupting irrigation, drain and domestic water lines critical to the operation of the balance of those vineyards that are in the Ag Preserve. The option to plan this road on the north side of these properties, adjacent to the mobile home parks is a better alternative - providing emergency access for the parks as well as reduced impact on these historic vineyard operations.


The conversion of Dunaweal Lane to a Highway 29 bypass from Lincoln Avenue will severely impact Ag Preserve lands. The widening of Dunaweal will necessitate the removal of prime vineyards and walnut orchards on at least seven Ag Preserve parcels as well as the alteration of

three winery entrances. We are therefore opposed to this change and urge you to remove it from the plan.

With the intent of long-term protection of the Ag Preserve, which was recognized as critical by the Calistoga City Council resolution of June 3, 2008, we again encourage the city to consider adoption of a voter-approved Urban Boundary line to protect the quality of life and the agricultural legacy of our community for future generations.

We appreciate the opportunity to comment on these planning issues and continue to offer our assistance in understanding and managing the urban/agricultural interface which is so important to our future.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Lincoln", with a long horizontal flourish extending to the right.

Jim Lincoln
President

cc: Charlene Gallina, Planning and Building Director
Diane Dillon, District 3 Supervisor