

1993 St. Helena General Plan

(Current law from the City of St. Helena website 1/29/14)

2.0 LAND USE AND GROWTH MANAGEMENT ELEMENT

SECTION: LAND USE CLASSIFICATIONS:

ONLY PAGE 2.9 IS SHOWN HERE SPECIFICALLY REGARDING AGRICULTURE SINCE THE PROPERTY IN QUESTION ON HWY 29, REGARDING THE SMALL WINERY ORDINANCE, IS ZONED AGRICULTURE.

Agriculture (AG) Land Use & Growth Management

The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public Uses. Within the Agricultural Preserve Zoning District one residential unit per legal lot is permitted; new lots must have a minimum area of 40 acres. Within the A-20 and Winery Zoning Districts residential uses are permitted at a ratio of one (1) dwelling unit per 5 acres provided that after the first unit, any additional units would be restricted to parcels 0.5 acres or less in area; new lots must have a minimum area of 20 acres. The AG designation is applied to extensive areas of the valley floor that surround the urban core area. With the exception of those hillside areas designated VW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. (Rev. 4/95)

Public/Quasi-Public (POP)

The POP designation provides for government-owned facilities, public and private schools, and quasi-public uses such as churches and the cemetery. The maximum FAR for the POP district is 0.50. The POP designation occurs throughout the City, and includes City Hall, the City library, all of the public schools (including a future elementary school site and the Napa Community College site), all of the churches, the cemetery, and the wastewater treatment plant.

Parks and Recreation (PR)

The PR designation provides for public parklands whose primary purpose is public recreation. The PR designation is applied to existing public parks, ranging from active sports parks like Crane Park to more passive, open space-oriented parks such as Stonebridge Park, and to proposed park sites. Proposed park sites include the Lower Reservoir and three sites along Sulphur Creek: 1) along the west side of Main Street at the Sulphur Springs bridge; 2) between the creek and Pope Street north of the intersection with Mariposa Lane; and 3) along the Napa River south of Pope Street.

Open Space (OS)

The OS designation provides for natural open space areas that are devoted to the preservation of natural resources, the managed production of resources, outdoor recreation, or public health and safety. Areas designated for open space are all associated with stream corridors that pass through or adjacent to the City including: the Napa River, Sulphur Springs Creek, York Creek, and Spring Creek.

2.4 URBAN LIMIT LINE AND URBAN RESERVE

The Land Use Map shows the incorporated City consisting of two distinct areas, a predominantly developed urban core area and a minimally developed rural, agricultural area around the periphery. The Urban Limit Line is a parcel-specific boundary that defines the outer edge of the Urban Service Area, marking the limit of where urban development is permitted. The intent of the Urban Limit Line is to discourage urban sprawl by containing urban development within a limited area during the planning period 1993-2010. Figure 2-3 shows the location of the Urban Limit Line.

SECTION: GOALS AND POLICIES: GROWTH MANAGEMENT

ONLY PAGES 2-27, 2-28 & 2-29 SHOWN HERE SPECIFICALLY REGARDING AGRICULTURE: Land Use & Growth Management

AGRICULTURE

Agriculture is essential to maintaining the character and economy of St. Helena. Over the past three decades the viticulture and wine-making industry have been a major factor in shaping the direction of the community. In response to agriculture's value to the community, large areas of the city are designated to remain in agricultural uses. Unlike many communities where an agriculture designation signifies a holding pattern pending urban development, the City of St. Helena is committed to maintaining agriculture within the incorporated limits for the long term.

While discouraging urban encroachment on agricultural lands, General Plan policy does permit limited development on agriculturally designated land. In order to maintain the financial viability of agriculture in the face of vineyard replanting costs and soft markets, the (General) Plan permits limited residential development as long as it does not threaten the overall viability of agricultural use.

Guiding Policies

2.6.58 Promote the continuation of agricultural activities within and adjacent to the City.

2.6.59 Protect prime agricultural land and prime vineyard land from premature and/or unnecessary urban encroachment.

END OF PAGE 2-27

2.6.60 Encourage the County to continue to promote agricultural land use and to strictly limit further residential development on lands surrounding the City's incorporated area.

2.6.61 Limit residential development on properties existing at the time of adoption of this General Plan which are designated Agriculture and are outside of the Urban Limit Line in accordance with the following criteria:

- Maximum density of one unit for every five acres of base parcel area;
- New parcels created after October 1, 1993, shall not exceed one-half acre in area unless consistent with Policy 2.6.62;
 - For a legal parcel existing on October 1, 1993, the total area for new residential development shall not exceed a ratio of one-half acre per unit allowed. To determine the area of the parcel which can be used for residential development, the maximum determining the area of the parcel which can be used for residential development, any number of units below the maximum permitted may be located within that area.
- Existing unit(s) on the base parcel shall be included when determining compliance with the criteria establishing the permitted number of parcels;
- New parcels shall be contiguous and accessible from existing streets;
- New parcels shall be located so that they minimize the impact on the agricultural viability of the base parcel and adjoining properties;

- Adequate provision of utilities shall be considered prior to approval of creation of new parcels and/or building sites.

AGRICULTURAL PRESERVE ZONING DISTRICT

- A maximum of one dwelling unit per legal lot. New lots created shall have a minimum area of 40 ac.

2.6.62 - In areas outside the Urban Limit Line, which are zoned A-20 and Winery, new parcels can be created to separate residential development that existed prior to the adoption of the 1993 General Plan from remaining agricultural lands. The area of the new parcel on which the existing residential development is located may exceed one-half acre provided the area does not include existing agricultural land except land which is restricted to agricultural use. The area of the new parcel on which the existing residential development is located and the number of units existing within the area of the new parcel(s) shall be counted against the development potential of the base parcel as set forth in Guiding Policy

END OF PAGE 2-28 (Rev. 4/95)

(continued from page 2-28:)

2.6.61. Neither the area (one-half acre per unit) nor the number of units (one unit per five -acres) shall be exceeded, except as provided for residential development which existed prior to the adoption of the General Plan.

2.6.63 - Permit wineries and other agriculture related industry to locate in the City if their location does not adversely impact surrounding uses or city services (water, traffic, etc.) or the quality and character of the community.

Implementing Policies

2.6.64 - Re-zone all agriculturally-designated lands outside the Urban Limit Line to A-20 or AP and adopt zoning regulations consistent with the General Plan criteria.

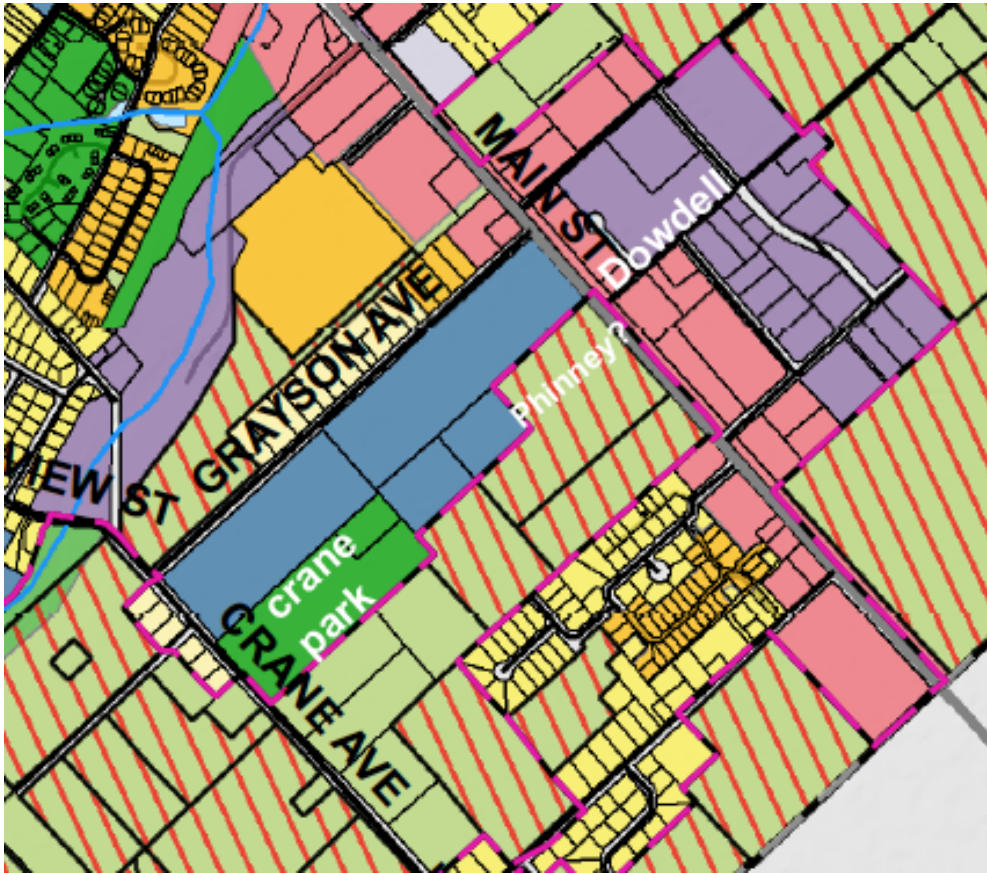
2.6.65 - Adopt a "right-to-farm" ordinance that protects the right of agricultural operations in agriculturally designated areas to continue their operations, even though such practices may generate complaints from established urban uses. The ordinance shall require developers and new homeowners in areas in or adjacent to designated agricultural areas to sign a disclosure form acknowledging the City's "right-to-farm" policy and the potential for nuisances relating to agricultural operations.

2.6.66 - Initiate studies to explore the feasibility and desirability of implementing permanent agricultural protection for lands within the incorporated area in the form of agricultural preserves.

END OF AGRICULTURAL SECTION, PAGE 2-29

(Rev. 4/95)

PROPERTY IN QUESTION: Not verified.



Phinney property is described as being formally part of the Silvestrin property which is described as being between Crane Park and Hwy. 29. Total acres believed to be 8. Silvestrin formally owned 26.