

GENERAL PLAN CHANGES: COMMUNITY DESIGN & OPEN SPACE ELEMENTS

COMMUNITY DESIGN

7.1 By respecting established neighborhoods and historic assets, this Element provides guidance to **build upon preserve** St. Helena's distinct history **and rural small town character**, while promoting new approaches to enhance future public and private development. **It aims to maintain the City's unique sense of place, and also recommends innovative design approaches that allow for creativity and innovation.** *Self: Deletes the reason for the Element because the Council does not approve of creativity or innovation.*

7.2 **The City's The Agricultural Preserve throughout Napa Valley helps ensure the overall Agricultural heritage of the area. Further, St. Helena's Urban Limit Line is an instrumental policy tool for preserving these open spaces and maintaining clear definition of the rural/urban edge and preserving the City's adjacent open spaces. Green spaces and vineyards within the Urban Limit Line also contribute to the rural environment, so that ensuring St. Helena's agrarian heritage remains elemental to the character of the City both inside and surrounding the city.** *Self: much of the open space within the Urban Limit Line is near their interests.*

7.3 St. Helena incorporates approximately 3,000 acres of land, of which 1,500 acres are located within the boundaries of the Urban Limit Line (ULL). The ULL helps define the City's character by focusing evolution and change in the City's central core. **and protecting the agricultural uses and rural quality of surrounding areas. Restricting development to Careful development of** areas within the ULL can help the City retain its historic and agricultural character while accommodating **well thought out growth in coming decades in order to protect the agricultural uses and rural quality of both the City and surrounding areas.** *Self: Changes the meaning here from development (near interests) within the Urban Limit Line, which it its purpose, to none if possible.*

IMPLEMENTING ACTIONS

CD6.A Use the City's grid street pattern as the template for any future developing areas. Ensure that new streets logically extend existing street and infrastructure; facilitate Facilitate the safe and efficient flow of pedestrian, bicycle and vehicular traffic. *Self & No Pro: a grid street template is basic urban planning and the most efficient for many important reasons but that would mean street extensions near their interests.*

OPEN SPACE ELEMENT

IMPLEMENTING ACTIONS

OS1.A Develop and adopt an ordinance for the protection, restoration and enhancement of creek corridors. The ordinance should consider the following:

- **Establish setbacks to allow for all new development projects and replanted agricultural land to protect stream function and riparian habitat, while allowing for limited recreational uses, and access of the stream corridor for maintenance and flood control;** *Self: This deletion would make development near them, near the Napa River, less feasible.*

OS1.H OS1.G Require a biological assessment of any proposed project site where species or the habitat defined as sensitive or special-status by the California Department of Fish and Game, NOAA Fisheries or the U.S. Fish and Wildlife Service might be **present. Avoid present. To eliminate** potential impacts on sensitive resources as part of new development. **to the maximum extent feasible. Where complete avoidance is not possible, the project applicant must secure any required authorizations from jurisdictional agencies and provide adequate replacement**

mitigation to ensure there is no net loss in habitat acreage or values. *Self: this deletion raises the cost of the Hunter project for the Hunter. A required EIR would protect natural resources anyway.*

OS1.I OS1.H Require all proposed projects adjacent to a creek corridor or located in the City's hillside areas to submit a management plan for protecting natural habitats, including provisions to: • **Provide replacement habitat of like quantity and quality.** *Self: to raise the cost of the Hunter project for the Hunter. An EIR would protect natural resources anyway.*

OS1.K Viticulture review must include the replanting of existing vineyards in accordance with County regulations. **Establish a review process for vineyard replanting that is consistent with County regulations. The process should exempt projects with less than 5% slope, allow for ministerial review of projects with slopes between 5-15% and require a discretionary process for projects with slopes greater than 15%.** *No-Pro & No-Facts: This deletion allows for no parameters for replanting, making approval of such dependent on those in office, not on the nature of the slope.*

OS1.N OS1.M Encourage local farmers to employ sustainable agricultural practices wherever possible. **Ensure that implementation measures contribute positively to the preservation of the creek and its corridor, potential effects on anadromous fish such as steelhead and Chinook salmon are fully addressed, adequate mitigation is provided for any potentially significant impacts, and that any required authorizations from resource agencies is secured prior to any in channel disturbance.** *Self & No-Pro & No Facts: This deletion clearly places farming over creek and fish protection at all times. This area is governed by Federal, State & County law, not the SH Council.*

OS1.Q OS1.P Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. **Where complete avoidance is not possible, the project applicant must secure any required authorizations from jurisdictional agencies and provide adequate replacement mitigation to ensure there is no net loss in habitat acreage or values.** *This is a repeat of OS1.H OS1.G: Self: to raise the cost of the Hunter project for the Hunter. An EIR would protect natural resources anyway.*

OS3.D **Create Maintain the City's water management program** a program for implementing water conservation efforts for households, businesses, industries, public infrastructure and agricultural activities. This program **should could** include the following measures: • **Restrict water usage through metering or establishing designated watering days for the City's residences and businesses;** *No-Pro & No-Facts: This deletion absolves the Council from having to create a water management program or regulating water usage in the City.*

OS4.F Create a remediation plan **to identify the location and extent of contaminated sites in St. Helena and develop a strategy to encourage property owners to address any necessary clean-up.** **The plan which** will include a comprehensive site identification, inventory and prioritization schedule, as well as a strategy for coordinating with State and Federal agencies, as necessary **to identify the location and extent of contaminated sites in St. Helena.** *No-Pro: Removes any mention of property owners' responsibility for clean-up.*