



# OPEN HOUSE SUMMARY

St. Helena General Plan Update  
Public Draft General Plan Open House  
March 13, 2010

## I. OPEN HOUSE OVERVIEW

On March 13, 2010, more than 100 St. Helena community members attended an open house at the St. Helena Elementary School that was hosted by the City of St. Helena. The purpose of the open house was to present the Public Draft General Plan and gather community input on the concepts, topics and goals within the document.

## II. OPEN HOUSE COMMENTS

During the workshop, community members provided feedback about the concepts, topics, goals, policies and implementing actions of the Draft General Plan. Participants' comments were captured via a comment card, as well as post-it notes that community members placed on the wall posters. Following is a comprehensive transcription of the comments regarding each chapter of the Plan.

### CHAPTER 1: INTRODUCTION

- Will the Town Hall voting be restricted to residents only?
- Keep the town small.
- Affordable living: when, how, where. Focus more on different community needs. St. Helena is already safe and has public places.
- Introduction emphasizes protecting historic and agricultural character, yet these plans want to construct and develop public spaces and facilities and road extensions. How do you protect agriculture and historic character like that?
- OK.
- Page 1-9. Kudos to Del Britton for setting up this session so the public would finally feel engaged as a part of the process, whose opinions matter too.
- Page 1-9. Kudos to the team – City staff, Council, consultants and community volunteers who work so hard and so long to put this excellent Plan together.

- Page 1-10. I like the idea of affordable living for the different income levels. However, please elaborate HOW you will do that and WHEN this would take initiative. Should be concentrating on community needs such as more sports or more after school programs for the youth. St. Helena is already very safe and there are public places such as Crane Park and Lyman Park.
- Page 1-10. Daily needs met by local businesses? Since losing Sprouse/Ben Franklin there are no affordable stores for everyday “little” items. Rents too high to bring a store like this back.
- Page 1-10. “Circulation Improvements” will blow apart our small town sense of quietude, open us up to excessive traffic, induce rapid housing expansion and ruin our lovely (still) town.
- Page 1-10. Being a community so dependent on one basic industry “wine” – this is not a “must have” commodity. We need to be careful of overextending ourselves as a community.
- Page 1-10. Estoy de acuerdo en conservar el crecimiento balanceado, con acceso para todos los niveles y oportunidad de crecimiento, como comunidad. (I agree in keeping a balanced growth, with access to all income levels and growth opportunities as a community.)
- Page 1-11. Does this include tertiary water treatment plan will be implemented?
- Page 1-17. General Plan needs to be specific about zoning and incorporate the needs of the future so that each developer that comes along does not have to apply for a General Plan amendment just to accommodate his pet project. For affordable housing, land must be available at cost that does not bankrupt the City. Developers need to cultivate altruism and long-term consistency.
- Page 1-19. Community design is an integral part of open space and conservation. To efficiently and effectively use available space and still live within the natural environment, we must keep an eye on the long-term design of the community. An optional approach has led to the inefficient urban sprawl that plagues California.

## **CHAPTER 2: LAND USE AND GROWTH MANAGEMENT**

- Density: If medium density is 5.1-16 units per acre then the El Bonita area should all be zoned medium density. (High density is stuck in there to allow more units but it is a single-family dwelling area).
- Page 2-22. ABAG “money” should not control St. Helena housing! Stop building all over town; and crowding back yards with more living quarters.
- Page 2-20. Please provide more medium- to high-density housing for low to medium income residents. There is a scarcity of 2-3 bedroom apartments/houses at affordable prices. For incomes of \$30-50k, the only affordable housing is on Monte Vista Avenue, which is basically the “slum” of St. Helena.
- Preserve the beautiful viewshed off Adams.
- Slow growth. Make sure it’s done with the least impact on neighbors and town (schools, etc.).

- We don't need any high-density. We're a small town. Don't weaken the ag preserve. No changes.
- Growth – language of plan should NOT encourage growth – it is unnecessary. Water-sewers before growth then maximum rate of 1% per year.
- Figure 2.2. I strongly agree that we should keep St. Helena low-density, because it keeps and maintains our nice town look!
- There is no need for big high-density development to accommodate a couple hundred people by 2030. No need to urbanize this small town.
- Errors on map about medium-density shown on agricultural land along Spring Street above Hudson – Preston, Quagloa (?) and Abrer (?) vineyards are actively farmed.
- Using too much land for higher-density housing development, not enough for parks and open land. For example, 567 Pope Street (Romero property) currently has one home on a ten-acre orchard, yet it is an "opportunity" site in the General Plan for more than 100 new units! At 10 per acre, these are tiny lots with very high density (will put 300+ new residents and 200+ new cars into St. Helena). Why?? The adverse impact and negative implications for traffic, noise, schools, public services, water, sewage, etc. have not been addressed!!
- Cover. General Plan should not encourage higher-density.
- Cover. 16+ dwelling units way too dense!
- Cover. Please no high density. Very ugly. Second note pointing to the previous which states: Please know what you're talking about when you say these kinds of things. Some/most high-density is ugly but some is beautiful e.g. Southridge.
- Cover. Low-density a must. Leave agriculture preserve alone. Bike/walk paths a must.
- Cover. Low-density is what we want. Protect ag open space and watershed open space – more emphasis on protecting the quality of life these treasures provide.
- Cover. Agree with proposed plan indicating all high- and medium-density zoning.
- Cover. No high-density – it's not St. Helena look or feel. Medium-density should be 10 units max. Need more low-density.
- Cover. No more high-density in full like the one on Allison Street. We aren't a big city.
- Cover. High-density on Pope not a good idea.
- Cover. No more high-density. No on Mercy Housing. It would change character of entire City.
- Page 2-5. Keep St. Helena low-density, it's a more town feel. Higher-density will ruin town image...
- Page 2-5. No high-density for a small St. Helena.
- Page 2-5. Leave the ag preserve alone. Otherwise it will look like San Mateo courthouse. We must preserve the vineyards. Also better entrance to St. Helena.
- Page 2-6. We are a rural community. Keep our small town charm! Don't urbanize like every place else!

- Page 2.6, high-density residential middle picture. This is an example of urban ugly. This will not help the character of the town. The abomination recently built on Allison is another example.
- Page 2-6. Media densidad de oportunidad para la gente que trabaja en St. Helena. Igualdad de oportunidad. (Medium-density to give opportunities to the people who work in St. Helena.)
- Page 2-20. Mixed-use to include lodging.
- Page 2-20. Not all sites need to be built out. What a shame to lose the Adams viewscape, mustard in bloom, snow on top of Mt. St. Helena.
- Page 2-20. This development will ruin one of the last, best viewsheds in town. What a shame that the Plan is so slanted toward development. I remember when Pope Street had the finest view of Mt. St. Helena inside City limits. It's all gone now, thanks to thoughtless development.
- Page 2-20. This is our irreplaceable treasure (arrow, but reference unknown). Expand to 10 acres, put severe restrictions on what can be developed there. The operative word is watershed. That means trees, shrubs, wildlife, clean, clear, slow runoff.
- Page 2-21. Vineyards along Spring above Hudson not shown. This area – Preston, Quaglia, \_\_\_\_\_ - shows as medium-density and I think this is an error.
- Page 2-22. Re: growth. 1. Yes, we do have to fulfill ABAG directives. 2. Workforce housing: a) Gets cars off the road, b) Enables moms and dads to spend more time with family, c) Allows young adults to live and work where they grew up, d) Upholds the principle of property rights; if you have land zoned to a particular density it is your right to sell it for that purpose, and e) It is the right thing to do. We can't have a City designed just for the wealthy.
- Page 2-22. No high-density please.
- Page 2-22. 1) Don't move the Urban Limit Line ever, 2) This should remain residential as it is, and 3) Grayson should remain low-density. The high end of medium-density is way too much.
- Page 2-24. If growth is only projected to be 250 people by year 2030 why the need for "high-density" development?
- Page 2-24. ABAG says we'll grow 100-200 – why such a rush to build so much when we don't have to or want to?
- Page 2-25. Montessori's new school on College? Quasi agricultural use.
- Page 2-25. No high-density if we still have a traffic problem in St. Helena.
- Page 2-25. Where is the water going to come from?
- Page 2-25. No weakening of ag preserve.
- Page 2-25. ABAG should not control housing in St. Helena.
- Page 2-25. El Bonita area should all be medium-density – the area is entirely single-family dwellings.
- Page 2-26. Why do we need high-density at all?

- Page 2-26. Open space is lost forever once it's built on – slow down! No high-density!
- Page 2-26. We don't need any large developments. "Green" doesn't make it better.

### **CHAPTER 3: ECONOMIC SUSTAINABILITY**

- Page 3-9. Promote tourism – make St. Helena known as a sought-after destination. Cheers does that. Promote street music – youth participation. Careful police scrutiny.
- Page 3-12. Strike this sentence ESI-B: "Continue to discourage businesses whose consumer base requires a population..." This doesn't square with Element 13, which advocates art and culture as destination enterprises, attracting desirable types of visitors.
- Most of the shops on Main Street are tourist-guided. Locals shop elsewhere and that's too bad.
- In order to be sustainable, we must have a complementary industry to wine/tourism. Please take into consideration the health/wellness/fitness initiative.
- Page 3-8. Strongly agree on maintaining the commercial, restaurant, etc. in town especially during most tourist visits. Let's not work just for needs of tourism, not surrounding towns but also for our own town.
- There is already adequate parking.
- Page 3-1. Workforce housing. This is nonsense. In today's economic environment and job market, a worker is not going to relocate from Napa or American Canyon to St. Helena for a specific job. There is too little assurance the job will last to substantiate the move.
- Cover. Do bicycle riders know how to read stop signs?
- Cover. Good job on all major points in Economic Sustainability.
- Cover. More appropriate-sized business is fine. We want a strong economy.
- Page 3-5. Need more local-serving retail. Main Street is more and more a tourist trap. Local-serving mixed-use makes sense (live/work).
- Page 3-5. The real problem facing our Downtown business community is not protective regulation and the Tree Committee, for Heaven's sake, as suggested in a recent cartoon in the Star. It is the exorbitant rent and lease rates being charged by greedy owners.
- Page 3-5. All area business needs both local and visitor business to survive.
- Page 3-5. Local serving!!! The new hospital facility in Peters is just for tourists. Outside seating!
- Page 3-5. Aca falta una tienda como la Ben Franklin que haya de todo para no ir hasta Napa. (We are lacking a store like Ben Franklin with everything so we don't have to go to Napa).
- Page 3-6. Plan committed to sustainability at every level with specific goals and regulations. Apply for Federal money to build public projects.

- Page 3-6. Sustainability – committee and specific goals. Diversity of population and activities. Art – preserve performance street spaces. Encourage artists. Preservation of architecture. Small town character – preserve local identity. Emphasize pedestrian traffic.
- Page 3-6. Mixed-use development for Downtown, affordable workforce housing and local-serving businesses (e.g. Ben Franklin) all good ideas and I'd be supportive of "out of the box" thinking to encourage these.
- Page 3-6. Agree – need more workforce housing.
- Page 3-6. 1) Don't dictate, micro-manage what kind of businesses are Downtown. 2) Allow second-story housing above ground-floor. 3) Encourage sidewalk seating.
- Page 3-6. Thank you for eliminating all references to this "local-serving" vs. visitor-serving nonsense.
- Page 3-7. We're not a commercial center for Calistoga.
- Page 3-7. Traffic is fine! It's a small town – it will be busy on weekends. Parking is fine.
- Page 3-7. Local businesses should not push for road extensions and more housing to the detriment of the community – that will not gain our support!
- Page 3-7. "Napa Valley's draw as a tourist destination will impact St. Helena..." – comment of Yes!
- Page 3-7. "St. Helena serves as a business and commercial center..." – comment of Always has! St. Helena is local market area since founding.
- Page 3-9. "Balance the Benefits and Effects of Visitors" – comment of Worthy goal. Hope it can be achieved.
- Page 3-9. We can accommodate visitors and residents (Sunshine, Safeway, Browns Auto Parts, Napa Valley Roastery, Model Bakery, etc).
- Page 3-9. St. Helena meets mostly tourist's needs. Who are you kidding?
- Page 3-9. St. Helena is tourist not resident friendly.
- Page 3-9. People will always work here and choose to live in Napa, etc. and many people work in Napa, etc. and live here.
- Page 3-9. We need more businesses catering to needs of citizens.

## **CHAPTER 4: PUBLIC FACILITIES AND SERVICES**

- Page 4-15. Expand wastewater permit!
- Page 4-17. The library and staff are outstanding and deserve to keep improving/support wonderful facilities for children!
- Water is an issue – always has been. But the City (Eric Sklar and others – not the Mayor) want to keep building. Stop it! Increased building equals more people, more water usage.
- Downtown parking – what plans are there for improvement? How much money is there in the "in lieu of parking" fund? Possible sites: SE intersection (?) Main & Adams; Dehord (?) parcel on Oak.

- Perhaps another restroom place.
- No development until we have water.
- We need public sports center or fields where we won't get kicked off!
- More youth-involved programs such as sports and after-school programs. This town tends to forget about the youth and doesn't support as much as it should. Giving money is not a valid support system; it requires other qualities as well. Stop getting the youth in trouble for every little thing!
- Need to implement and stress the importance of water conservation and stop trying to expand development which affects water conservation.
- Page 4-3. I understand this arrangement, or one similar, collapsed during drought of early 1970s because Napa had no water to sell. This is a dangerous assumption – that we'll have water from Napa during serious drought. Considering the information posted here, how can we even consider more building?
- Page 4-15. Highest per capita residential water usage is a big part of the water issue – residents need to stop using so much water.
- Page 4-15. And no new residential construction. At least hotels contribute a lot of money to the City.
- Page 4-15. El agua es importante no más construcción de hoteles. Conservemos el agua para uso residencial. (Water is important – no more hotel construction. Let's conserve water for residential use.)
- Page 4-17. Isn't business the main user of the water? Asking residents to parse water use is mainly to make us think we are helping?
- Page 4-17. More emphasis on conservation – limited water supply is a reality.
- Page 4-17. We don't have the water to build much more!! And how about schools being overcrowded? Let's keep our population growth to 100-200 in 20 years.
- Page 4-17. No new water for drinking purposes in the 1970s! What about this – so stop building!
- Page 4-17. Water: Based on last 130 years' of data, in any given year St. Helena has a 60% chance of normal or above-normal rainfall, 40% chance of below. The challenge is to provide multi-year storage for those 40% years, such as underground storage, re-charging existing aquifers, or distributed storage.
- Page 4-17. Water supply imbalance in dry years is a reality! Where is the water going to come from for all this development – and where is the waste going to go?
- Page 4-17. What is the truth about water capacity? Water has to drive everything.
- Page 4-17. Stop building on every open space.
- Page 4-17. Water is a key issue – stop building!
- Page 4-17. Necesitaremos áreas de deportes, de servicio público, es saludable hacer deporte. (We need public sport areas, it is healthy to exercise.)
- Page 4-18. With so many water concerns how can we even consider more residential and/or commercial building?

- Page 4-18. We live in a rural community that relies on water for its primary economy (agriculture) and we have known water issues. We should not be foolish and just plow onward building high-density residences and ignore reality.
- Page 4-18. No-residential users.
- Page 4-18. City needs more facilities for seniors – and support the few available like Rianda (?).
- Page 4-18. City need to support senior facilities.

## CHAPTER 5: CIRCULATION

- Page 5-5. Make through passages on East side from Pope to Adams. Bike master plan a must!
- Page 5-6. Eliminate school busing within a mile.
- Page 5-9. Parking – 3 hrs permits those employed locally to park on the street – never leaving space for shoppers, diners, etc.
- Page 5-10. Train departure in St. Helena requires careful consideration. Could be very viable for tourism.
- Page 5-10. Incorporate rail service into local transportation even though now just tourist.
- Page 5-12. Necessary – multi-modal circulation.
- Page 5-19. 2 – yes please. 5 – yes please.
- Parking is an issue! Not enough tickets are being issued for parking in red zones, limos need a special place – not on Main Street.
- Signal lights are needed at El Bonita Ave and Highway 29.
- I agree with the plan to expand Adams/Library/Starr. The other road extensions seem unnecessary. Traffic is fine on the West side, although there are more locals speeding on the West side in order to avoid Main Street weekend traffic. If the East side is extended then this issue should subside.
- Comments on new roads: Extremely bad condition of Mills Lane; not maintained, drainage, potholes have caused auto damage: tire blowouts, rear end seals. Narrow road; cars must pull into driveways to allow other cars to pass. PG&E right-of-way on one side and utility poles on other side. 18 wheel rigs damage road. Railroad right-of-way elevated with drainage ditch; cars have entering and leaving: road signs damaged. La Fata unimproved: mud bog in winter, Grand Canyon in summer. Merging traffic with school traffic dangerous. Road development will lead to housing; St. Helena will lose the open space/farming. Farm equipment emerges from vineyards onto Mills Lane. Dale and Cynthia Brown, 626 Mills Lane, St. Helena.
- Page 5-18. Support extension of Adams to Silverado Trail.
- Why extra roads? It is not needed and should not be encouraged in General Plan.
- No extensions until necessary. The only extension that makes sense for future is Adams to the Trail. How about an electric-powered minibus for up and down Main Street with a parking lot at one end?

- We don't need more roads and extensions – it would just increase traffic – it's been proven many times. I've watched and the traffic in the morning is equal coming in and going out.
- No street extension. We shouldn't ruin our town so tourists can get through faster – we can get around fine.
- All sidewalks should follow ADA standards – curb cuts should not inhibit wheelchair/stroller safety. Curb cut should not extend across walking part of sidewalk.
- I agree do bicycle riders pay attention to stop signs, etc. Crosswalks should be obeyed by tourists. Crosswalks more visible, because you have them crossing the street without caution.
- No for Mills extensions. It will ruin neighborhoods. There are no residents on Adams. Focus on streets we already have first before trying to spend more money and benefit the developers.
- Opening new street or new roads only increases the chance of imminent growth in population. Second, let's focus more on repairing our existing streets and current roads rather than benefiting developers. Extending Mills Lane would mean that existing vineyards and other vegetation would be destroyed.
- No extensions on Mills Lane. There are many streets in St. Helena, including Mills Lane, which are in horrible conditions so we need to focus on maintaining and fixing what we already have instead of spending more money on extensions to benefit developers and accommodate non-St. Helena residents.
- Take a better look at Pope Street traffic. The extensions appear to be needed for more development; we should take a very careful look at building new roads and playing into the developers' plans. Let people commute on the Wine Train.
- Too many road extensions, particularly running NW-SE. I do agree that we need to take traffic pressure off of Pope Street and its bridge at Silverado Trail by extending either or both Mills/Adams to Silverado Trail. However, there is too much development of new streets right through existing neighborhoods which will both divide them and create "race tracks" for higher-speed through traffic (including trucks). Our current quiet neighborhoods do not want or need all of this extra congestion and traffic.
- Extension of Star to Mills should reflect the alignment in the 1993 General Plan.
- Sidewalks/lights were never installed for the Hunts Grove project. Make sure future projects include these amenities.
- Make sure that any future projects have adequate parking so that it does not spill over into other neighborhoods.
- Cover. Do bicycle riders know how to read stop signs?
- Cover. As a walker and a biker: more bike/walk paths please.
- Page 5-5. Some East-West and North-South connectivity is essential for public safety. With a second comment pointing to this one saying: Why?? As if we will be more safe with more roads?

- Page 5-5. Don't urbanize St. Helena. Small country roads not an interconnected grid.
- Page 5-5. As a walker in St. Helena I would be in favor of expanding the experience with new walking paths.
- Page 5-6. Why doesn't the City do more to encourage bike usage? I don't think there is even a bike rack in front of City Hall?
- Page 5-6. We need better North-South circulation on the East side of town for the following reasons: 1) Helps to achieve our stated goal of reducing carbon footprint. 2) Enables better and safer opportunities to get out of our cars and walk. 3) Convenience for East side residents. 4) In the event of a civil emergency it could be a matter of life or death to have better circulation routes. 5) When you buy a house you don't buy the street in front of your house. All taxpayers contribute.
- Page 5-6. Respetar las señales de tráfico y cruce de calles es importante. (It is important to respect traffic signals and street crossings).
- Page 5-8. There are many, many people who live in St. Helena and work in Napa – the traffic is equal.
- Page 5-8. Circulation: You need to emphasize pedestrian and bicycle networks to ease traffic congestion instead of destroying residential streets to make extensions.
- Page 5-9. If we want to become more "non-auto" and promote walking/biking why are we putting in road extensions to be able to drive quicker? No more roads!
- Page 5-9. Expand van and small-bus service to areas outside the City for employees, visitors, etc. e.g. Meadowood, Auberge, wineries, hospital.
- Page 5-9. There is no problem with traffic or parking. Like Carmel, the tourists can struggle. The natives know all the back roads through town.
- Page 5-9. Parking Management Program: 1) More information. 2) What does that mean? 3) A parking area? Where? 4) Parking is usually not a problem.
- Page 5-9. Parking is just not a problem. I never have to walk more than half a block.
- Page 5-9. Nice idea, but when publicly subsidized transit has, at best, 11% of its revenues from the "fare box" it's a daunting challenge to fund an adequate intra-city transit system.
- Page 5-9. We don't need more connectivity. It's a solution looking for a problem. It will barely address the perceived traffic problems. Bad idea.
- Page 5-9. Mas información de cómo y en donde se puede usar el bus. (More information of how and where to use the bus.)
- Page 5-10. Will Wine Train "Public Relations" connect to travel agencies around the world to bring in enormous groups of tourists who otherwise wouldn't come?
- Page 5-10. For what purpose? Can anyone explain why we need to spend money to get more traffic into the worst intersection on 29 (Main/Adams).
- Page 5-10. Consider pedestrian bridge at Main and Pope due to expected increase in foot traffic, especially school-aged children. An alternative would be Charter Oak at 29.

- Page 5-12. Roads connect neighborhoods. Traffic can be controlled with calming methods. Connecting neighbors improves life in St. Helena.
- Page 5-12. North-South extensions are needed on East side to allow residents to travel within with City without having to use congested Main Street. They should include bike and pedestrian paths. In case of emergency there should be more than one road to escape to North or South.
- Page 5-16. Subsequent to a GPUSC meeting several months ago, the Starr Avenue extension straight through to the current end of McCorkle was nixed. The decision was made to have the Starr Avenue extension revert back to the route in the 1993 General Plan, curving diagonally through the Romero property to its Southeast corner. This decision is not reflected in this updated version of the new General Plan; I would like to understand why this is.
- Page 5-16. Addams extension is the best bet. Don't affect neighborhoods.
- Page 5-16. No street extensions should be in the General Plan – they should be considered on a case-by-case basis.
- Page 5-16. We on the East side are entitled to the same type of circulation that the residents on the West side have. In other words, we should have a road that would allow us to go from Mills to Pratt without using 29 or the Trail. (In a different handwriting – I second this!)
- Page 5-16. Extend Crane Avenue to Madronna to provide better circulation on West side.
- Page 5-16. Road extensions are not needed.
- Page 5-16. Mills Lane is already too dangerous due to the extremely poor condition. No roads! Dale Brown
- Page 5-16. No McCorkle extension!
- Page 5-16. No extensiones en Mills Ln. Mejor si pudieran arreglar las calles. (No to the Mills Ln extension. It will be better to fix the existing roads.)
- Page 5-16. No se necesitan extensiones de caminos. Mejor trabajen en tener reservas de agua para la ciudad. Hay cosas más importantes que arreglar. (We don't need road extensions. It will be better to work on water reserves for the city. There are other more important things to fix.)
- Page 5-17. All road extensions out of General Plan! Waste of money. Not safe.
- Page 5-17. No Starr extension except as separate, well thought-out specific project. Developers do not provide adequate parking for residents so they park in all residential neighborhoods. Don't make our neighborhood a racetrack!
- Page 5-17. The limited access on Oak from Mitchell to Charter Oak is shortsighted. The huge percentage of Napa Valley locals are forced to Sulpher Springs/Crane Avenue for circulation six months of the year.
- Page 5-17. Don't sacrifice small town charm to save three minutes in your car!
- Page 5-17. No McCorkle extension!
- Page 5-17. Road extensions needed.

- Page 5-17. Long-term extensions that make most sense are Allison South to Mills (Lafata) and Adams East to Trail.
- Page 5-17. Why disrupt neighborhoods with more traffic?
- Page 5-17. Forget Mills Lane. If you have to have a throughway to the Trail use Adams. Best suggestion; leave it the way it is.
- Page 5-17. Road extensions should not be in General Plan unless they are assigned to a confirmed project. (In different handwriting – Amen!)
- Page 5-17. No road extensions.
- Page 5-17. No McCorkle extension.
- Page 5-17. Destroying residential neighborhoods to benefit the developers. No road extensions! No road extensions on Mills Lane!
- Page 5-18. The street plan is both cynical and sinister. “Build it and they will come” is the operative word. Vineyard Valley’s fears were manipulated into flood walls that allowed development in open space. Then you will push to get Adams Street across to the Trail, and a new Pope Street Bridge exploding traffic and allowing a huge new round of development in open space. This alone will kill our town.
- Page 5-18. First off we need to focus on the maintenance of the street that we already have. So we need to take care and work on what we already have. Apart from that we are already in an agricultural area. No extensions. I live on Mills Lane.
- Page 5-18. All three connectors from Pope (3A, 3B, 3C) ignore the high-traffic impact onto Pope Street. Bridge at Silverado Trail is already overloaded at both morning and evening commute times, and the connectors will funnel more traffic toward bridge.
- Page 5-18. No road extension to affect Mills Lane.
- Page 5-18. Good idea to open Star Ave, to connect with Adams St.
- Page 5-18. Why is Starr Avenue extension (3B) from Pope to McCorkle not aligned per the 1993 General Plan to pass eastward and not connect with McCorkle?? This has been discussed repeatedly over the past 18 months as part of Mercy Housing project proposal at City Council meetings, Planning Commission meetings and General Plan meetings yet it now shows up going straight through to McCorkle (even passing right through an existing home!!!). Listen to us when we speak and be consistent in doing what you say you will!!!
- Page 5-18. Mills Lane has high voltage towers and poles running from the beginning of Mills Lane all the way down and through Silverado Trails. Taking them down is not cost effective so you would need to move construction of street up North so you would literally have to cut through the homes and through vineyards. I live on Mills Lane.
- Page 5-18. Extensions 3B and 3C dump traffic in neighborhoods where it doesn’t currently exist. Keep traffic out.
- Page 5-18. No bloody road extensions. No grid format!
- Page 5-18. No extensions until necessary!

- Page 5-18. Too many road extensions, especially the ones running NW-SE. Too much development of new thoroughfares right through existing neighborhoods. This divides neighborhoods and creates “racetracks” for higher-speed through traffic (including trucks). Our current quiet neighborhoods do not want or need all of this extra congestion and traffic.
- Page 5-18. No road extensions that will ruin neighborhoods for the benefit of developers.
- Page 5-18. No road extensions. We don’t want grid format. We are a small rural town and want to keep our unique character.
- Page 5-18. No road extensions that will ruin neighborhoods for the benefit of developers.
- Page 5-18. No road extensions without a purpose. Build as needed, paid for by developer at least in part.
- Page 5-18. Why is 3B not curved around McCorkle as has been consistently discussed at City Council, Planning Commission and Planning Department meetings for the past 18 months?
- Page 5-18. No extensión en Mills Ln. (No to the Mills Ln. Extension.)
- Page 5-18. Si a la extensión de la calle Star. (Yes to the Star St. extension.)
- Page 5-18. Si a la extensión de la calle Mills. (Yes to the Mills St. extension.)
- Page 5-18. Si a la calle Mills. (Yes to Mills St.)
- Page 5-18. Necesitamos encontrar una ruta alterna para los compradores del Central Valley que vienen a Calistoga.(We need to find an alternate route for the Central Valley purchase people who come to Calistoga.)
- Page 5-18. No extensiones en Mills Ln. (No to the extension on Mills Ln.)
- Page 5-19. The extension of streets on the east side will ruin neighborhoods by encouraging growth.
- Page 5-19. When will we get a signal at Dowdell or Vintage?
- Page 5-19. Extend Adams Street to Silverado Trail with new bridge.
- Page 5-19. Extend Mills to Silverado to relieve traffic to Business Park.
- Page 5-19. No McCorkle extension!
- Page 5-19. Road extensions make sense. 6A, 2, 1.
- Page 5-19. The road extensions will ruin neighborhoods and create unwanted and unsafe traffic around homes! Please focus on somewhere where there are no homes!
- Page 5-19. Road extensions equal growth, do not equal an increase in walking and bike, equal an increase in car traffic.
- Page 5-19. Adams Street should be extended with bridge to Trail. Not Mills.
- Page 5-19. Roads promote more unneeded building. More building, more traffic, less water equals goodbye St. Helena.
- Page 5-19. Maybe too many extensions. They must be planned for more growth. Let’s stop the developers.

- Page 5-19. Signal at El Bonita and Highway 29.
- Page 5-19. Another bridge next to Pope Street bridge – each one-way!
- Page 5-19. No road extensions until building drives it! No extensions. No Starr extension.
- Page 5-19. Is it through your quiet neighborhood?
- Page 5-19. Isn't "cut-through" a part of improving circulation? Controlled cut-through.
- Page 5-19. Build another bridge next to Pope Street Bridge for one-way in or out and preserve old Pope Street Bridge for one-way in or out. There is plenty of space there to do that.
- Page 5-23. How can cyclist complete safely with all truck traffic on Main Street? Already pedestrians take their life in their hands crossing at cross walks!
- Page 5-23. 1) Work with schools to reduce car traffic to/from schools. 2) Fix sidewalks – many "Trip" hazards.
- Page 5-23. Oak Avenue should extend with pedestrian, bike and emergency vehicles.
- Page 5-23. Road extensions will create excessive by-pass traffic and hazards for children and adults in East side neighborhoods. Keep traffic on Main Street and the Trail please.
- Page 5-23. No Star extension to McCorkle!
- Page 5-23. No McCorkle extension.

## **CHAPTER 6: HISTORIC RESOURCES**

- Page 6-8. Preserve all.
- Page 6-9. We must have a preservation ordinance/obtain grants for restoration.
- 6-12. Great goals.
- Good plan! Main Street gas station is an eyesore! City should buy it and do something good with it! It's been for sale much too long and it is UGLY!
- Growth plans and extensions are at odds with protection of historic homes and neighborhoods.
- Don't destroy historic buildings.
- Preserving the historic buildings is preserving St. Helena's history and character. We should replace the inner workings like piping, electrical wires, insulation, etc. but keep the overall design the same.
- Keep old historic St. Helena buildings. Preserve St. Helena!
- Please maintain historic buildings! This is very important aspect for the future of the City.
- Cover. Historic resource our large Main Street tree!

- Page 6-8. No tearing down historic buildings, it's what makes St. Helena. Let's work to preserve them and restore if necessary!
- Page 6-9. Great idea. St. Helena really needs to maintain its ag-village environment.
- Page 6-9. Conservemos todos los edificios históricos. En especial la primera escuela de St. Helena. (Conserve all of the historic buildings. Especially the first school in St. Helena.)
- Page 6-10. Yes-preserve and protect historic resources.
- Page 6-10. Tearing down historic buildings is like tearing down pieces of St. Helena. Those buildings is what makes us who we are.
- Page 6-10. No destruction of historic buildings. (In a different handwriting – Ditto!)
- Page 6-10. Stop putting roads through historic homes and neighborhoods.

## **CHAPTER 7: COMMUNITY DESIGN**

- Page 7-8. By all means retain 20<sup>th</sup> century small town atmosphere – it is lost elsewhere. Make civic use of the barn on Pope Street. Preserve, preserve, preserve.
- Stop building 2 story homes on other peoples' back yard!
- No cheesy multi-unit density. Keep setbacks. Lower number of units in medium-density areas. We are too small for dense development.
- Go back to larger setbacks. No more over-scale houses and buildings.
- Encourage and zone for low-density. Require setbacks. Do not like "mixed" density or more condos.
- Page 7-18. Solar energy yes! Great idea.
- You say you want to focus on community, then focus on the residents in St. Helena to conserve our small-town community. Focusing on tourism turns focus from us away. Money is not an issue in St. Helena. Let the people who work in this town and love this town LIVE HERE! There are people who have been born and raised here who cannot afford to live here anymore.
- Make housing more affordable for people who already live here. Less focus on aesthetics.
- No need for high-density.
- Looks well though-out.
- Page 7-9. I have been born and raised in St. Helena. I want to come back and live here but how will I be able to afford it?? St. Helena is too focused on appearance and on being an exclusive town. If community and residential development is important to St. Helena then focus on us. Money is not a problem in St. Helena, so why should we lose our small town lives to tourists' recreation?
- Page 7-9. More affordable living in these beautiful neighborhoods and/or in general, at least for long-term residents in St. Helena.
- Page 7-10. Just as ag land has been committed to public trusts, St. Helena needs to consider preservation of areas within the City. How urban do we want to get?

- Page 7-12. So why are you talking high-density?
- Page 7-12. We don't need high-density.
- Page 7-12. Go back to larger setbacks.
- Page 7-18. None of this belongs.
- Page 7-18. Solar yes. Try to hide from public view.
- Page 7-22. This is what all units should look like – small single-family, no more than two stories with setbacks.
- Page 7-23. Yes a lot more. Be free. Leave free.
- Page 7-23. None of this belongs.
- Page 7-23. No!

## **CHAPTER 8: OPEN SPACE AND CONSERVATION**

- Clean out under Pope Street bridge.
- Page 8-18. Trees, trees, trees make the City beautiful. Arbor Day festivities should be included.
- Page 8-19. Sustain agriculture.
- Stop building conserve water.
- Council should not approve swimming pools!!!
- Yes – protect agricultural lands from urban development!
- You can only conserve so much. Water is short now so stop building!
- I love the bike path idea. This will decrease traffic downtown and is also an economic driver. Davis/Boulder/etc. communities thrive with bike path access.
- More parks and more upkeep on the existing parks. Dog park? Stop development of high-density housing.
- Open space is good. Why are we rationing when there is a big push for growth?
- Our ratio of people to parks is dismal. How can we find space and fund parks. We "use" open space daily for our tranquility.
- Let's preserve the parks, we need more open space, natural spaces like those parks. Should work to keep clean and well-preserved.
- Preserve land and agriculture and stop developing high-density.
- Map is not accurate. Vineyards along Spring not included. Need to maintain parks.
- Page 8-16. This is in conflict with the growth plan.
- Page 8-18. Open space is good.
- Page 8-18. To contribute to water conservation we need a major emphasis on drought-tolerant gardens and native plants. Maybe we can plant one on Adams Street property. We need nurseries to stock plants, some instruction and the City to offer incentives for planting same.

- Page 8-19. Stop building and water will be conserved. You can only conserve so much!
- Page 8-19. Dead-end Pope Street at bridge. Make a park area. Traffic to College and Vineyard Valley via Adams Street bridge and Starr Avenue extension.
- Page 8-19. Focus on the parks we already have! So why are we tearing down?
- Page 8-19. By keeping our vineyards protected in St. Helena we'll also keep our open space. So don't replace vineyards with roads.
- Page 8-19. More parks!
- Page 8-19. Preserve land and agriculture and stop trying to develop!
- Page 8-19. No "Mercy" housing off Pope Street. Traffic, bridge capacity are a concern.
- Page 8-19. Stop building high-density especially when we have no growth plan for more parks.
- Page 8-19. Why are we on rationing when "you" want growth?
- Page 8-19. Construir casas de bajos ingresos y más parques deportivos. Es una necesidad. (Build low income housing and more sport fields. It is a need.)

## **CHAPTER 9: PUBLIC HEALTH, SAFETY AND NOISE**

- Page 9-3. Horrible build-up in Sulpher Creek seriously needs attention.
- Page 9-20. Police could make a fortune ticketing motorists who do not drive with lights on when raining. They are illegal and a hazard to all.
- Yes – intrusive noises. Are hot air balloons banned from flying over residential areas? There have been some and I thought they were banned. And please adopt a City policy on barking dogs!
- The Wine Train honks, whistles and toots all the way up 29. Very noisy. Deport illegals to reduce crimes such as burglary, theft, no insurance, drivers license, etc.
- Rent-a-bike program. Minibus program for Main Street.
- I believe the noise is OK, not a problem. It's noisy when supposed to be during work/lunch hours. Safety...
- Noise levels are fine in St. Helena. Focus attention on more important issues.
- Need bicycle safety, lanes, racks.
- Cover: Stop light at Grayson or Vintage.
- Cover. Would be good for post office to move off Main Street to B of A building for example – plenty of parking and much safer access.
- Cover. Don't allow new building behind a new levee! St. Helena is responsible! Didn't we learn anything from levee catastrophes in New Orleans and the Midwest?
- Page 9-5. Kids crossing street to/from school is a safety problem.
- Page 9-17. No building near the levee – levees break if maintenance isn't perfect. Don't risk new homes there. It's a foolish risk.

- Page 9-18. Supply city bikes for people going around town. (In a different handwriting – great idea!)
- Page 9-18. Road extensions bring more cars into our town and more greenhouse gases. Aren't we supposed to be reducing those gases?? More roads also discourage local people to walk!! People also don't feel as safe riding bikes along roads that cars are driving fast on too narrow of roads like Allison and Pope.
- Page 9-18. Is siren necessary? For every fire-emergency call.
- Page 9-18. Please adopt a policy re: barking dogs!
- Page 9-19. Need better circulation on East side of town to accommodate emergency vehicles during a civil emergency.
- Page 9-19. If we grow, the Volunteer Fire Department will have to go to paid. More costs for all.
- Page 9-20. We need to protect our City trees to create more safety – 1) Slow down traffic, 2) Encourage more people to walk in summer, 3) Safer for bicyclist. A new Tree Ordinance too – too many trees cut down.

## **CHAPTER 10: CLIMATE CHANGE**

- Seems like we need to learn to adjust to cli... (not completed).
- Cover. Is this more symbolic or can St. Helena really make a significant contribution? City needs to rank this relative to other important issues.
- Cover. St. Helena is too small to independently change the climate. We can prepare for how to deal with climate change as it occurs.
- Cover. This element is way too focused on GHG reductions and not enough on adaptation to climate change.

## **CHAPTER 11: HOUSING**

- Page 11-5. Low-income housing is a challenge as it means: schooling, water, City services in a far more abundant manner and low revenue from taxes. It requires very careful scrutiny!
- Page 11-6. Consider rehabilitating existing houses rather than building huge (?) areas.
- Page 11-14. Eliminate the East side until distribution is more even.
- Yes- we need more affordable housing but for the elderly only at this time. Silverado Orchards is all we've got. Why not a "St. Helena Retirement Residence"? In a quiet area near library.
- Deport illegals on a regular time frame and housing will not be so crowded and crime will go down.
- Let's not overload East side with affordable housing. Get creative.
- Allow people to rent their cottages and second units. Spread low-cost all over town. Move slowly.

- We're too small to provide homeless shelter – not a problem now. We have more senior housing than most areas. Legalize mother-in-law units for affordable housing, not high-density, and find out how much we have counting everything. Not everyone can live here. We're small.
- Spread any low-cost housing around town – four units per house. Granny units OK. Workforce and low-cost tenants can't afford to shop here.
- Create a task force to investigate funding for small development (20-35 units) that would provide affordable and workforce housing.
- Housing for low income! I currently live in an area where our stay is being fought. If we leave where to go... a house/condo that is affordable!
- Slow down! How can we talk about all these housing plans and reconcile water shortages?
- Plan promotes and includes far too much higher-density housing projects. This fundamentally changes character of St. Helena from a rural, small town to a more suburban city with higher traffic levels, congestion, noise, requirements for increased schools and public services. It's not at all clear that just because some people commute to St. Helena to work that they want to live here as some Council members claim. Many people who currently work here have specifically spoken up at City hearings to say they do not want to live here: too expensive, not the right commerce (no big-box stores, no fast food, etc.). St. Helena is not for everyone... that's what makes it special. Don't try to change it into something it's not meant to be!!
- Page 11.4. Vineyards should take care of migrant workers.
- Page 11.4. We have more senior housing than most areas.
- Page 11.4. High-density housing requires more shopping, causes more traffic and uses more water. Build single homes: the same ones you use on the City website to represent St. Helena.
- Page 11.4. No more high-density development. This is not consistent with St. Helena being and remaining a small town.
- Page 11.4. Need housing for people at all levels of income. (Separate comment pointing to this one: Why? There is housing in all of Napa Valley (St. Helena, Calistoga, Napa, American Canyon) for many income levels. In America, you buy where you can afford.
- Page 11.5. Housing... if money is what keeps St. Helena running there should be levels of housing for different types of income... low, medium, high! They will all be paying.
- Page 11.5. Deport illegal people, some overcrowding will improve.
- Page 11.5. Priority to long-term residents and workers to live in St. Helena. No "exclusive" people.
- Page 11.5. East Side development of low-cost housing puts school-aged children at increased safety risk due to travel to school areas and increased traffic generated by those same development. (In different handwriting – I second this!)

- Page 11.5. Yes- Silverado Orchards is a good thing. We need more housing like it (and affordable)!
- Page 11.5. No high-density for a small St. Helena!
- Page 11-6. There is a disconnect between natural population growth and plans to identify housing opportunity sites. This represents wholesale development without any forethought as to impact.
- Page 11-6. Water? No mention.
- Page 11-6. Undocumented workers are not the problem. Think outside the box and realize what the true attributions for overcrowding are!
- Page 11.7. The East side of town has basically been built out. Workforce and affordable housing needs to be built in St. Helena in order to keep the town alive and viable.
- Page 11.7. I agree and fully support and advocate every part of this proposal. Wesla Greensill
- Page 11.7. Projected growth does not support excessive housing development. Should have low impact projects only.
- Page 11.7. In general, this plan promotes far too much higher-density multi-unit housing. This fundamentally changes the character of St. Helena from a rural, small-town feel to a cramped, more urban community (Vallejo, American Canyon).
- Page 11.7. Stop building houses. Build parks.
- Page 11.7. No medium- or high-density development in small St. Helena.
- Page 11.7. Small developments throughout the town.
- Page 11.7. No high density in St. Helena. Water and sewage already a problem.
- Page 11.7. No more houses developed on East side. Put housing close to City center and schools.
- Page 11.7. Fill-in housing. No large Mercy Housing on West side.
- Page 11.7. Spread affordable housing around town. Not all on East side.
- Page 11.7. Spring between Hudson and Valley not available for housing. This is actively farmed and privately owned.
- Page 11.9. Workforce housing needed. Yes. Agree. Diversity of housing types needed. Yes. Agree. Efficient land use.
- Page 11.9. Use the present economic situation to determine the jobs/housing "imbalance". We are not flush with jobs – don't build houses for an old model.
- Page 11.9. Spread affordable housing around town.
- Page 11.10. Attempts to put it all East of Main is creating a discriminatory income and racial situation defacto – can you spell "ghetto?"
- Page 11.10. Create task force to investigate funding for small developments (20-35 units) that will provide affordable and workforce housing.
- Page 11.10. Affordable housing is important to St. Helena because: 1) It is mandated by ABAG, 2) It prevents us from becoming segregated by income and

adds to diversity which makes a city strong, 3) It cuts down on commuting, greenhouse gases and pollution, 4) It improves livability.

- Page 11.10. Survey Stonebridge and Hunts Grove for parking space/resident ratio to make sure Mercy Housing has enough parking.
- Page 11.10. There's too much high-density in here and most will end up where other high-density already exists. We're creating a segregated town. Put more on West side to create balanced community.
- Page 11.10. Contact City of Santa Cruz regarding small development funding.
- Page 11.10. For more affordable housing let's look into homeowners that have granny units or rooms to rent – the City of Santa Cruz has put a plan in place that is thought to be good. Let's check it out.
- Page 11.10. The fight against medium- and high-density housing is elitist and fails to address the needs of most workers – the arguments that it is "ugly" or "not small town" are just veiled attempts to discriminate.
- Page 11.10. Task force for innovative development.
- Page 11-10. Ayuda para poder comprar departamentos al alcance de la gente. (Help to be able to buy affordable apartments.)
- Page 11-10. Comenzar a desarrollar viviendas en el terreno de la calle Adams. (Start to develop housing in the Adams St. lot.)
- Page 11-10. Necesitamos viviendas accesibles para todos los niveles económicos. Especialmente para el nivel mediano. Vivienda Justa. (We need accessible housing to all economic levels. Especially to mid level. Fair Housing.)

## CHAPTER 12: PARKS AND RECREATION

- Please don't allow a park in the "Magnolia Oaks" plan. We don't and shouldn't have to have a park in a residential area.
- We are well below national average for parks per resident. No big development without more parks.
- More parks – dog parks especially. There are none. Rent-a-bike program. Love the Cheers program, farmers market, etc.
- We need to preserve open space for parks.
- I believe we need more public fields in our town. Residents aren't able to use fields unless they have a special permit. I play soccer and was kicked off primary soccer field due to no special permit. A club soccer team should be created of only St. Helenians to show there is also talent.
- Park maintenance is important.
- Page 12-4. Crane Park is functional. We need passive areas for walking, jogging, dogs, etc. End of Adams near river should be a passive park!
- Page 12-5. Make Pope Street bridge focal point for existing park at River. Bridge for bicycles and foot traffic only. Construct new bridge over Napa River at end of newly extended Adams Street. Connect Starr Avenue to Adams Street.

- Page 12-5. Calistoga has 14 acres per thousand people. We need the same. We are below national average.
- Page 12-5. Canchas de soccer. (Soccer fields.)
- Page 12-5. Que haya mas parques para que los jóvenes tengan donde jugar soccer. (More parks so youth will have places to play soccer.)
- Page 12-5. Futbol en el lugar de Adams St. Park. (Soccer at Adams St. Park.)
- Page 12-9. Buy Hunter property and make it a park!!
- Page 12-10. We have too few parks. Our "goal" should not be far less than what Napa and Calistoga have. Put more park space in General Plan!
- Page 12-10. City property on Adams excellent location to preserve major viewscape and parks.
- Page 12-10. Parks!! Yes.
- Page 12-10. Let's have more parks. The national average is 6-10 acres per 1,000 people. St. Helena is below this figure.
- Page 12-10. Yes for more parks!
- Page 12-10. Yes for more parks.
- Page 12-10. How are you going to pay for upkeep – the landscaping is dying now.
- Page 12-10. Una cancha de futbol soccer en el parque Jacob Meily y otra cancha en otro parque de la ciudad a cambio de las 2 canchas que no se hicieron en Wappo Park for las regulaciones de Fish and game. (One soccer field at Jacob Meily Park and another one in another park in the city to make up for the two soccer fields that were not built at Wappo Park because of Fish and Game regulations.)
- Page 12-10. Áreas de deporte es una necesidad urgente. No solo como deportes sino como una necesidad de salud. (Sport areas are an urgent need. Not only to exercise but it is a health need.)
- Page 12-11. Need off-leash dog park.
- Page 12-11. Increasing parks is good, but funds for maintenance are needed. Maybe we could have a local foundation.
- Page 12-11. Bike trail major priority.

## **CHAPTER 13: ARTS AND CULTURE**

- Page 13-10. I am in favor of establishing an arts committee.
- Cheers must be kept as should the concerts in the park.
- Kudos to the Cameo Theater. We love it!
- Possibility of walls made just for art. Art classes should be offered.
- Incorporate local art – sculptures, glass, paintings into town plans.
- More bike racks (some as local art).
- Need places where our youth can perform art.

- Page 13-9. Incorporate local artists' work – sculptures, paintings, glass, etc. into any new town plans.
- Page 13-9. Follow up on Beacon gas station renovation.
- Page 13-9. Will someone please renovate the Signorelli barn? Opportunities abound.
- Page 13-9. We need a large community venue for concerts and fundraising events.
- Page 13-11. Agreed. Preserve and revive local historical and art resources.
- Necesitamos columnas donde nuestros jóvenes practiquen su arte. (We need columns where our youth can practice their art.)
- Page 13-8. Mantener a nuestra juventud involucrada en crear arte, eliminar el vandalismo. (Maintain our youth involved in creating art to eliminate vandalism.)

### **III. APPENDIX**

The appendix contains copies of letters, original comment cards, and photos of the workshop posters with comments and notes.