

“G”

Additional Public Comments received after  
Agenda Publication

**From:** [Lorri Sax](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** re: Hedgeside ave.  
**Date:** Thursday, June 30, 2022 3:17:20 PM

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[External Email - Use Caution]

Trevor,

Good morning!! I am writing to say that I(we) oppose the development of the Bishop Ranch Property for the following reasons:

### THE CURVE

The street is very narrow as it is and dangerous to children, and the many walkers, joggers and bikes near the turn. I saw in one drive down Hedgeside just today, 3 bike riders, 4 joggers and 2 walkers. Some people actually park and walk here from other areas. The curve is extremely dangerous.

### OLD ROADS AND BRIDGE

The Bridge is old and narrow to add an additional 300+ or more cars a day would not be good for the bridge or the road. The road is not in good shape now, and is narrow all the way down with no sidewalk. As it is because there is no sidewalk or shoulder, we have to drive on the wrong side many times a day to get around delivery trucks, mail man, garbage man, people collecting their mail, walkers, joggers, bikers. What would an additional 300 cars look like doing this?

With the bridge already in place and narrow how would you widen the road? If you widen the Bridge and the road how much would that cost the City/County. Or should I say tax payers???

What about Estee it is also narrow and extremely dangerous at the top turning onto Hardman. Guaranteed to be many accidents there as well. I am guessing we would also need a Stop Light or Sign at Hedgeside on Monticello as well, because turning there will become a bigger hazard. I have already been rear ended trying to turn onto Hedgeside. With that much traffic we would have to control it some how. With that cost, pile on top the cost to repair and enlarge the sewer and water?

### POLLUTION TO THE CREEK AND FIRE DANGER

Lastly, our biggest concern is actually for the creek. The creek as it is, is visited by outsiders using it a swimming hole in the hot weather, they liter, smoke, paint graffiti under the bridge, use it to party in, and bring their animals, kids, etc. We have found broken bottles, chairs, food wrappers, food, and much more on our property and under the bridge. Isn't this contaminating the Creek??? I am guessing cigarette butts and garbage is not great for the wild life. The creek runs all year round,

so hanging out under the bridge is going to contaminate the water. Who is going to clean up under the bridge? They worry about people cutting back vegetation, can you imagine the damage and pollution all the people will create? Not to mention fire hazard, to all the property along the creek. There are many trees that are old and dying along the creek that are pending PG&E removal. What if one caught on fire? How long before it travels?? My guess is pretty quick!!

All owners of property near the creek would have to deal the garbage, noise and fire danger with it becoming a common place for all the kids and adults to hang out.

And don't think they won't. They will!!! Are they proposing a swimming pool or two for these low income houses?? If not you can bet the kids will be in the creek. They won't care if it is private property or that they are contaminating the wild life.

I know I don't just speak for myself. The whole area out here is opposed to this. It just doesn't make sense to put it here. With all the cost the would incur there has to be a better place than here. It is old and frail, and one of the last places that is like being in the country. We would really like to keep it that way.

Thank you !!

Lorri and Brandon Sax  
1133 Hedgeside Ave.  
Napa, CA 94558

Cell 707-815-4064

Greetings,

Please include my letter in the record Re: 2022 Housing Element Update

My names is Jessica McDonald. I live at 1023 Hedgeside Ave in Napa with my husband and 12 year old son. We bought our home on Hedgeside Ave to be in a quiet agricultural setting with nature and minimal traffic of both people and vehicles. We have a cat, chickens for selling eggs and a livestock guard dog to protect our livestock.

Once we bought this property we realize there was a tremendous amount of history in this area. Our home was build in 1900 or prior, according to County Records and there is even an old canning basement under the house. We have found many artifacts on this property from old window weights, hand forged nails and stakes and an oxen plow. **We even found a grinding bowl and pestle made from rock on the property believed to be from the Native Americans who lived in this area.** This is an area that has an incredible amount of cultural and sensitive historical importance. Milliken Creek was an important resource for the existence of the Native Americans in the area. This unique area should be preserved. This is one of the few healthy creeks that have water flowing all year in the county so let's be mindful to preserve this sensitive and important biological resource as well as honor these indigenous cultural sites where Native Americans lived.

Why was I not notified about this project? I was first aware of this when I saw the article in the paper. I am a neighbor within 1000 ft of the project so I consider this a violation of County Code for proper notification about significant projects. To date I have still not received any official notification about this site being included in the recently publish DEIR.

When will I be able to participate in the process to oppose this location as a potential site? I missed the opportunity to comment during the May Board of Supervisors Meeting. What can I do to have my comments be heard?

Since this type of project seeks to circumvent the CEQA process, I object to the "bulk zoning changes" put forth in the DEIR. The DEIR is inadequate and does not address specific site concerns for the Bishop property.

### **Major Traffic Safety Issues!**

This project would generate an additional 1,250 or more car trips per day on a rural county road that was never designed for this type of use. It will exasperate accidents in these dangerous intersections.

Access to Hedgeside Ave is dangerous, as there is no left-hand turn lane from Monticello Rd. How will this be addressed?

Sightlines at Monticello Rd do not accommodate safe ingress and egress onto Hedgeside Ave or onto Monticello Rd. due to being at the bottom of a hill. How will this be addressed?

The intersection of Monticello Rd and Hedgeside Ave is currently dangerous (many cars have missed the turn and crashed into the Stahlecker fence). Many cars pass narrowly on the right around stopped vehicles waiting to turn left onto Hedgeside Avenue. With additional traffic, how will this left turn the addressed?

The intersection of Hardman and Estee is VERY dangerous due to limited sightlines and high traffic speed. I personally try to not go that way because of the inherent danger due to the limited sightlines. Adding 1250 or more trips per day in this area creates a clear danger to drivers. How will you address this intersection?

The intersection of McKinley and Atlas Peak is dangerous due to limited sightlines and high traffic speed. Numerous accidents occur at or near this location, including recent fatalities of intoxicated guests of Silverado Country Club.

Increasing traffic in rural areas that do not have city services, violates other policies of the general plan, and is counter to the traffic reduction goals of Napa County and the climate action plan.

Our speed limit was recently raised despite serious opposition

**I have major concerns about the ecology of the area:**

I am very concerned about sensitive nature of this area. Specifically in regards to the species in Milliken Creek. Milliken Creek is one of a handful of streams in the Napa River Watershed that hold water year-round and are critical spawning habitat for Steelhead, Coho Salmon, Chinook Salmon, 3-spined stickleback, California Roach and other threatened or endangered fish. Ultra-high density housing developments do not belong adjacent to such a sensitive and important biological resource.

The Creek and adjacent uplands around this project are home to western pond turtle, and offer important egg laying habitat for this species.

Why would you choose to put high density dwelling next to an important and sensitive habitat?

**We need to be mindful to preserve areas in Napa County that have a rich Native American history:**

As mentioned above, this site has numerous cultural resources, as creek adjacent properties were important areas for indigenous populations. Ample evidence, including evidence of my own, point to this area having significant cultural importance including artifacts. The indigenous people had camps that existed on or near this site including arrowheads, grinding bowls and other native American artifacts.

Do special studies or special considerations need to be made in order to make sure nothing is built on or near a burial ground or something of similar importance? Does the county care about the historical aspect of the Native Americans that inhabited the area? If so, how would that be preserved and honored?

**Where do we get the extra water needed to support this project?**

We are currently experiencing major drought conditions that will continue to intensify with no end in sight. Where will the water come from for this project? The state wants to reduce water usage, yet this project requires extremely high-water demand from an already over-allocated system.

Our property falls within the Milliken-Sarco water deficient zone. Isn't it counter intuitive to build high density dwelling while right next door we are considered a water deficient zone therefor having to adhere to strict guideline for water usage?

**Location, Location, Location....fire, flood, farming and more. Hedgeside is a TERRIBLE location for this project for additional reasons outlined:**

High density housing is incompatible with the agricultural nature of this area.

This development will infringe on the right to farm. There are many active farms in the area that are under constant attack to reduce noise from regular operations like wind machines.

Adding so many new neighbors threatens the right to farm for existing agriculture operations in the area.

This development is incompatible with 50 plus years of zoning in Napa County, and is incompatible with many of the general plan policies in place today.

An increase in crime is a concern, as Sheriff patrols in our area are infrequent at best. This development will require an increase in police services that are currently inadequate in unincorporated Napa County. Increase property crime and agricultural property thefts are on a steep increase, and urban sprawl projects like this increase crime in rural areas.

This development will have growth inducing impacts that are not adequately addressed in the DEIR and would violate CEQA under normal circumstances.

Please explain when these impacts will be assessed? How will they be discussed publicly so we have a chance to raise additional concerns?

Is the requirement to be in an unincorporated area of Napa? But shouldn't the locations being considered still "make sense"? Are there other locations that have better access to services and conveniences such as a grocery store or target within bike riding or walking distance? Is there a location that is closer to bus routes and other services that are already established and in place for low income?

This Development is located within the 100 year flood plain and significant flooding has occurred on the proposed project site. As Sea Levels and Flood Levels rise with Climate Change, this project is in the wrong location.

During floods, Milliken Creek at Hedgeside Avenue is flooded and impassable. All traffic would have to exit at Monticello Rd. Monticello Rd at Silverado trail is also flooded during these times. Exits are limited during flood periods that are increasingly frequent. How would this be addressed?

Lighting from this project will impact nocturnal species of animals, many of which are endangered. Migrating birds and native bats are sensitive to light pollution similar to what this project will produce. How will this be addresses, especially for the endangered, bat and migratory bird species?

Fire resources in this area are currently unable to support additional development. While this is not in the state mapped high fire severity area, this many additional residents will take away valuable firefighting resources (as seen in the 2017 and 2020 fires) where emergency services personnel have to

focus on evacuations rather than stopping the fire progression. This is an impact that is not addressed in the DEIR. What is the plan?

**Increased development and population in this area puts all neighbors at risk of increased fire incidents and decreased response to emergency services.**

Some neighbors put out small fires on their properties during the 2017 fires from falling embers. This area is not suitable for such high-density housing due to fire risk. The devastation due to fire of similar developments in Sonoma County communities like Fountain Grove, with similarly ill planned urban sprawl, are evidence of this problem.

During the 2017 fires we saw a big increase in car traffic on Hedgeside Ave while people were evacuating the surrounding areas. A High density dwelling project on Hedgeside would create an evacuation hazard for my family! How will this be addressed?

I look forward to hear back from you regarding the questions and concerns I mentioned in this email.

Warm regards,  
Jessica McDonald  
1023 Hedgeside Ave, Napa

**From:** [Danny Perez](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Saturday, July 2, 2022 6:16:24 AM

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[External Email - Use Caution]

Mr. Hawkes:

Please present the information in the attached link to the County supervisors. Is clearly an abomination to allow building within Skyline Park and a slap in the face for the community.

<https://www.sierraclub.org/redwood/napa/blog/2022/05/red-flag-warning-save-skyline-wilderness-park-development-roland-dumas-phd>

Please acknowledge receipt of this email for our records.

H. Daniel Perez, MD  
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dperez@naiapharma.com





(<https://www.facebook.com/pages/Sierra-Club-Napa-Group/490947270993786>)

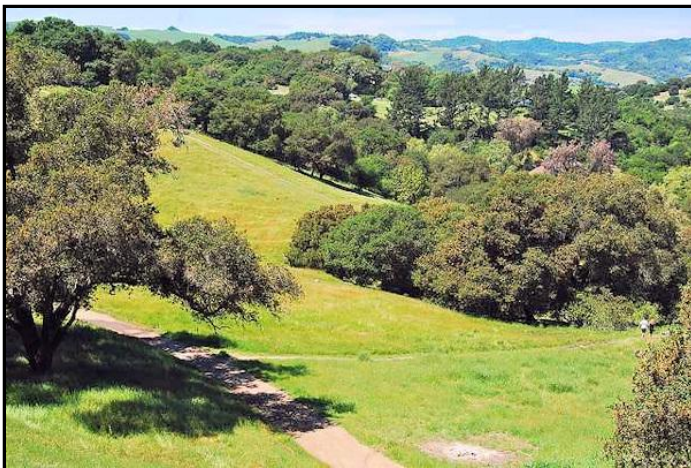


(<https://www.instagram.com/sierraclubnapa>)

REDWOOD CHAPTER WEBSITE LINK ([HTTP://REDWOOD.SIERRACLUB.ORG](http://redwood.sierraclub.org))

# Red Flag Warning: Save Skyline Wilderness Park from Development, by Roland Dumas, PhD

May 24, 2022



The integrity of Skyline Wilderness Park is at risk. The county and the state need to know that taking this parkland for housing development of any kind is unthinkable, and it is not available to even be considered for development. It is an extremely valuable community shared resource and is in no way “surplus” undeveloped land to be considered any time there is a need for a for a list of available sites.

The state has mandated development of low income (affordable) housing in Napa County and provided rules as to where such development might happen. There is a set of locations where this development may happen, and it becomes the responsibility of the Board of Supervisors to select the site or sites. The Housing Element Advisory Committee and the Planning Commission review the sites and makes recommendations to the Board of Supervisors.

One of those sites is Skyline Wilderness Park. Each of our supervisors should know better than to put development in this (or any) park, but given that there has been no statement to that effect, we need to let them know individually and as a group, that this park should never appear on a list of potential development sites. Never.

Skyline park is owned by the state and leased to the county for use as a public park. The county delegates the operation of the park to the Skyline Park Citizens Association. Since its opening in 1983, the number of visitors and communities has increased dramatically. Currently, there are hiking, biking, equestrian, native plant, disc golf, and archery clubs that call Skyline Park home, and the park is used for activities ranging from RV camping, tent camping, 4H activities, scouting, fishing, and large group events, not to mention picnicking and wildlife. Maintenance and enhancement of the park is funded by user fees, supplemented by volunteer groups; no public monies go to the support of the operation of the park.



Skyline is one of those rare places where people of different interests and backgrounds come together and share the resource with everyone else. You will encounter every demographic in the valley, and everyone is sharing smiles and respecting each other's use and activities.

*"Skyline Park is unique in the region both in the breadth of its activities and facilities offered, the beauty of its vistas, and the friendliness and warmth of its regular users and visitors. People*

*here are having a good time and getting along with one another in a way that we just don't see elsewhere"* says Andrew Brooks, the park's president.

During the pandemic lockdown, the number of visitors skyrocketed, increasing almost three times; the park was one of the very few places where people could unwind, exercise, destress, and take in the beauty of nature that the park preserves.

There is no comparable park in Napa County. There are parks with great hiking and camping opportunities, but nothing that comes close to the every-citizen park. In New York City, there is Central Park. In Los Angeles, there is Griffith Park, in Napa Valley, there is Skyline Park.

There is motion to transfer ownership of the park from the state to Napa County, which involves a series of bureaucratic steps and a purchase. That would preserve the park in perpetuity and protect it from development or subdivision. In the steps, the state needs to declare the property as "surplus", which was done in 2019. As "surplus", however, it becomes eligible for designation as a low-income housing site. In the process of conserving the park, it goes through a designation that



makes it vulnerable to development. We, as citizens of Napa County, need to let the county and state know that they should not even think about chopping parts of the park off for development.

While it will be difficult for our elected officials to select the eventual site, with various advantages and problems associated with each option, we need to be very clear. Under no circumstance should Skyline Park be considered as a site for development. Not a large piece. Not a small sliver. Never should that be considered. It is irreplaceable. It is already being used at its highest potential as a community and open space asset. Encroachment into Skyline Wilderness Park sets a very bad precedent that shared parklands are open to development, and additional slices of Skyline Park would become more likely. If Skyline stays on the list of potential development sites, it will become easier and easier to destroy the park, bit by bit.



Skyline Park has two topographical segments. There are the hiking, biking, and equestrian trails in the hilly area and there is a relatively flat section along Imola. The County is eyeing a slice of the flat section for development. The flat areas are the greater source of revenue that funds park maintenance. More importantly, they are the spaces that accommodate large group and community activities. They are important to the integrity of the park.

Here is a **short documentary**

(<https://www.nbcbayarea.com/news/local/napa-skyline-park/3925/>) from NBC Bay Area. Here is an **example**

([https://www.facebook.com/BrownFalconProductions/videos/2007410305976564/?extid=NS-UNK-UNK-UNK-IO5\\_GKOT-GK1C&ref=sharing](https://www.facebook.com/BrownFalconProductions/videos/2007410305976564/?extid=NS-UNK-UNK-UNK-IO5_GKOT-GK1C&ref=sharing)) of the park being used for a community event.

We might also note that the particular area under consideration is in the path of silica dust that plumes from Syar quarry operations when they do blasting. Creating permanent residences in that plume constitutes a health hazard which could be protested in the name of environmental equity

and justice. We don't think we need to invoke that consideration because the overarching principle should prevail: **do not put housing development in a park.**

We encourage all citizens of Napa County to write to members of the Housing Element Advisory Committee, members of the Planning Commission, and their Board of Supervisors representative and to our State Senator, Bill Dodd and to our representative to the State

Assembly, Cecilia Aguiar-Curry. They should know that the citizens of Napa support keeping Skyline Park as a park in perpetuity, and not be subject to consideration for development for any purposes.

We are not against affordable housing. We need that. We also need to protect open spaces, parks, and wilderness areas. Development should be placed in underutilized locations that are not being fully enjoyed as community and environmental resources.

Please write or call to tell our representatives, **"Do not even think about it.":**

District 1: Brand Wagenknecht: **[brad.wagenknecht@countyofnapa.org](mailto:brad.wagenknecht@countyofnapa.org)**  
**(mailto:brad.wagenknecht@countyofnapa.org)** 707-253-4828

District 2: Ryan Gregory: **[ryan.gregory@countyofnapa.org](mailto:ryan.gregory@countyofnapa.org)**  
**(mailto:ryan.gregory@countyofnapa.org)** 707-259-8276

District 3: Diane Dillon: **[Diane.Dillon@countyofnapa.org](mailto:Diane.Dillon@countyofnapa.org)** **(mailto:Diane.Dillon@countyofnapa.org)**  
707-253-4827

District 4: Alfredo Pedroza: **[alfredo.pedroza@countyofnapa.org](mailto:alfredo.pedroza@countyofnapa.org)**  
**(mailto:alfredo.pedroza@countyofnapa.org)** 707-259-8278

District 5: Belia Ramos: **[belia.ramos@countyofnapa.org](mailto:belia.ramos@countyofnapa.org)** **(mailto:belia.ramos@countyofnapa.org)**  
707-259-8277

State Senator Bill Dodd: **<https://sd03.senate.ca.gov/contact>**  
**(https://sd03.senate.ca.gov/contact)**

State Assembly Representative Cecilia Aguiar-Curry: **<https://a04.asmdc.org/contact>**  
**(https://a04.asmdc.org/contact)**

Signed:



## Frequently Asked Questions

### **The park is 850 acres. Losing a 5 acre slice won't harm it much, will it?**

The largest section of the park is the hilly trail area. The flat area along Imola is much smaller. Taking a 5 acre slice of the flat area will impair the ability of the park to host large group activities. It also impairs the revenue that supports the park. It is significant.

Most importantly, the state has designated 20 acres as “surplus” and eligible for housing. This is just the first slice. If the county uses it, the next slices are inevitable. When the full 20 acres has been subtracted from the park, the park's viability is at risk. It will not be able to host large group activities. No BottleRock camping, scout camps, horse camping and events, Suscol Intertribal events. The list of events that will go away is long.

### **What activities happen on the area designated as “surplus”?**

Just as is the case with the county fairgrounds, on any day, you might drive by and see nothing going on. Then, the site might be full of tents, cars, horses and horse trailers, or large groups of people in training activities or celebrations.

### **I'm a hiker, this won't affect me, will it?**

The park has a lot of synergy. There are areas designated for archery, disc golf, RV camping, native plant gardens, etc. There are many hikers and bikers who move through the flat area right to the trails. They may not realize that the excellent trail maintenance is supported by revenue from activities on the flat areas. It affects you.

### **How soon will decisions be made?**

The County Planning Commission will discuss this on July 6 at 9AM

The Housing Element Advisory Committee will meet on July 14. Written public comments must be received by 4PM July 11.

### **What are the alternative locations for affordable housing?**

There are many suitable locations. Skyline is being considered as one of the sites not in the city, though it is just across the street from Napa City.

The other sites being considered are:

- Spanish Flat
- Bishop, NE of Napa
- Altamura, NE of Napa



- Big Ranch Rd
- Foster Rd

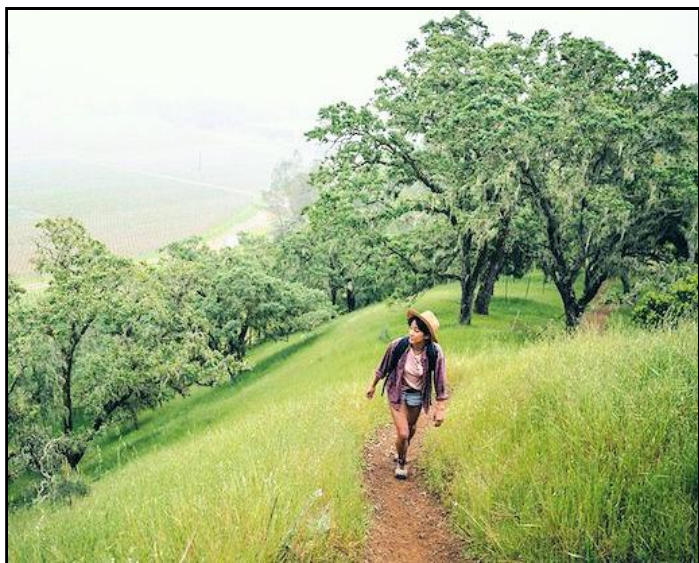
We think there are sites in addition to these. Right next to the park is the large state hospital grounds, most of which is unused. A 5 acre parcel can easily be carved out of that without disrupting any activities and beneficial services. Our job is not to scout locations, though. That is the job of the state and county specialists.

### **Didn't the state and county know that this is a park? Why would they designate a park for housing?**

In the various documents, Skyline is referred to as "state owned land on Imola." The actual name and importance of the location is not mentioned. In the selection criteria, the study is supposed to describe the current use of the properties. There is no evidence that anyone looked at the park or talked to the Skyline Citizens Council to find out how important this property is. It is discussed just as a piece of land and not its value to the community as is.

Inspiring/Provoking (</napa-sierra-club-group-taxonomy/inspiring-provoking>)

### **Our Skyline Park Is at Risk. Please Help!**



**The state and county are poised to damage Skyline Park forever by selling off pieces of it to build housing. While there is no question that affordable housing is a critically important need in Napa, meeting that need should not come at the expense of losing this environmental and community jewel. The financial viability of Skyline depends upon it remaining whole, and your voice is needed to protect it and to help create affordable housing elsewhere.**

**Please tell your county officials to protect our park, and to steer development to areas not currently used for beneficial community and environmental activities. *And be sure to add your own voice to the letter.***

**For more detailed information on this issue, including FAQs, please read our previous article, *Red Flag***

**Warning, Save Skyline Wilderness Park from Development,**  
(<https://www.sierraclub.org/redwood/napa/blog/2022/05/red-flag-warning-save-skyline-wilderness-park-development-roland-dumas-phd>)by (<https://www.sierraclub.org/redwood/napa/blog/2022/05/red-flag-warning-save-skyline-wilderness-park-development-roland-dumas-phd>)  
(<https://www.sierraclub.org/redwood/napa/blog/2022/05/red-flag-warning-save-skyline-wilderness-park-development-roland-dumas-phd>)Roland Dumas, PhD  
(<https://www.sierraclub.org/redwood/napa/blog/2022/05/red-flag-warning-save-skyline-wilderness-park-development-roland-dumas-phd>). Thank you for all you do for our environment and our community.

Send Your Message Today (<https://act.sierraclub.org/actions/Redwood?actionId=AR0362975>)

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**From:** [William Stevens](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** 2022 housing element  
**Date:** Wednesday, June 29, 2022 8:53:48 PM

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[External Email - Use Caution]

June 29, 2022

Mr. Trevor Hawkes  
Napa, California

Dear Mr. Hawkes,

I am writing regarding the 2022 Housing Element Update. Kindly include this letter in public record. I learned about a potential project in my neighborhood from neighbors. The project involves high density housing on a property that is adjacent to mine which folks refer to as Bishop ranch. Our properties are separated by Milliken Creek. It seems odd and unfair to me to have such a project being considered without any formal notice to me.

After doing some research on what is being considered, I wanted to alert you of my strong opposition to considering this site for high density housing. Nothing I see would support high density housing in such a rural area. The list of concerns seems long and should compel the neighbors, planning professionals, and county officials to drop this area as a possible site. The list of concerns includes:

- Unsafe secondary roads that see a growing number of accidents and near accidents.
- Primary roads not built to handle such traffic patterns in this rural area.
- Undue pressure on Milliken Creek and the many wildlife species that would be negatively affected.
- Milliken Creek routinely floods adjacent properties so that such a project would entail a greatly distorted build area, putting other properties at high risk.
- Pressure on existing farms and agriculture in the very near area.
- Noise, crowding, traffic, lighting that all disturb existing residents and wildlife who reside here specifically due to the rural nature of the area.

My family and I are 24-year residents of Napa County and are aware of multiple other superior sites for such a project if deemed needed.

Please let me know you received this letter. Also advise me on other steps I might take to oppose the proposed location via the proper channels. I would also appreciate your comments and point of view on the lack of proper notice.

Sincerely,

**William A. Stevens**

William A. Stevens  
1819 McKinley Road  
Napa, CA 94558

Email: [willstevens566@gmail.com](mailto:willstevens566@gmail.com)  
707-224-8616

**From:** [Shawn Vandergriff](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Bishop Site  
**Date:** Monday, July 4, 2022 9:36:36 AM

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[External Email - Use Caution]

Trevor,

I had an opportunity to review the rezoning details for the Bishop Site along Hedgeside. Both Site 2 and Site 3 are close to my current residence.

The existing traffic along Monticello Road is already too high and extremely dangerous as no one abides by the speed limit. I am requesting you look elsewhere for your rezoning initiative.

Thank you,

Shawn Vandergriff  
(209) 485-7446  
[shawnvgriff@gmail.com](mailto:shawnvgriff@gmail.com)

**From:** [Marilu Donnici](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft housing element update  
**Date:** Monday, July 4, 2022 1:06:01 PM

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[External Email - Use Caution]

As a resident condo owner of Silverado resort I am opposed to proposed housing being built at the Bishop and Altamira sites as sewer lines are at their capacity. Pls do not jeopardize our properties. It is bad enough we worry about fires in the existing area let alone water scarcity!

Mary L Donnici  
676 Cottage Drive  
Napa CA. 94558

Sent from my iPad  
Mary Louise Donnici  
Sr. Loan Officer  
Pacific Bay Lending, Inc.  
CA Bureau of Real Estate #[1375656](#), [01874818](#)  
NMLS# 237617, 318011  
Direct [415-794-4554](#)



**From:** [Bob Creamer](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Monday, July 4, 2022 1:55:34 PM

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[External Email - Use Caution]

Hi Trevor,

My name is Robert Creamer, and my wife Nancy and I live at 126 Bonnie Brook Drive, Napa. We're 18 year residents of Napa. My phone number is 707-738-5023. We are writing to submit our opposition to build additional dense housing along Monticello near the Silverado Resort area.

This area has had a substantially difficult five years as a result of the Atlas Fire in 2017. In addition to losing our home in the fire, many of our neighbors suffered the same loss. We have endured five straight years of construction, which is far from completed in this area. It has resulted in disruption including increased traffic by construction crews, heavy machinery, material providers, and vendors delivering everything from building materials, to appliances, and to home furnishing. It has also resulted in dirt and dust, and a high number of flat tires. We've suffered enough of this, but understand the County may decide to begin another building project, with all it will bring.

In addition to the above, our objection includes the following concerns:

1. Building additional housing, and the other construction which will follow will substantially compound the traffic on a two lane road that is now seeing large numbers of vehicles. Workers are now traveling east and west in the morning and afternoon as they travel to jobs in Napa County. This includes drivers leaving the Trail at Hartman, and turning onto Atlas Peak and clogging the intersection at Atlas Peak and Monticello. Adding 100 more homes, and the related traffic would make Monticello, and the intersection Monticello and Trancas even more crowded. This increase will also complicate fire evacuation in the surrounding area, which has only two exits from a very high fire prone area;
2. In addition to the new housing, it will likely create an addition requirement for more commercial development, including markets and gas stations, with its increase in traffic;
3. There is no public transportation;
4. The construction created by upgrading the sewage system will added delays and traffic, having yet another negative impact on traffic along Monticello.

Thank you for taking the time to read and consider this, Robert Creamer

**From:** [flkarren@aol.com](mailto:flkarren@aol.com)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [vrhnapa@mac.com](mailto:vrhnapa@mac.com)  
**Subject:** Draft Housing Element update  
**Date:** Monday, July 4, 2022 6:35:07 PM

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[External Email - Use Caution]

I oppose the proposed housing element

Fred Karren  
168 Canyon Place  
Napa, CA

**From:** [sjadea@sbcglobal.net](mailto:sjadea@sbcglobal.net)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Monday, July 4, 2022 8:08:40 PM

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[External Email - Use Caution]

Mr Hawkes, I would like to voice strong objection to the possible housing developments in the sites called "Altamura" and "Bishop".

I would appreciate your opposition to opening up those projects. There are many reasons for this, among them, safety and traffic, but also a great concern that if the "sewer" project does not fulfill its promises, that the County could face significant law suits and thereby costs, if the safety of the sewers are considered by some as problematic.

Please oppose these areas for housing development.

Sincerely,

S. Joseph Aita, M. D.

282 Kaanapali Drive, Napa, CA 94558

**From:** [fdgrange@gmail.com](mailto:fdgrange@gmail.com)  
**To:** [Hawkes, Trevor](#)  
**Subject:** DRAFT HOUSING ELEMENT UPDATE  
**Date:** Monday, July 4, 2022 12:56:06 PM

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[External Email - Use Caution]

I support the State of California's House Building Mandate for 2023-2031, but **oppose the Altamura and Bishop sites** for the following reasons:

Our local two-lane roads carry plenty of traffic as it is, and more than 100 new homes in a small area is estimated to produce more than 1,000 extra car trips per day. Imagine the effect on the three-way Trancas-Monticello-Silverado Trail intersection on a day to day basis.

All entrances to Hedgeside via Monticello Road or Hardman are dangerous with no traffic controls and limited sight lines, entailing sharp turns off two-lane roads.

Our limited number of access roads already complicates fire evacuation, and this would exacerbate the problem.

Thank you,

Frank Grange  
209 Wintergreen Cir  
Napa CA, 94558

T: (707) 251-5513  
E: [fdgrange@gmail.com](mailto:fdgrange@gmail.com)



**From:** [Whitmer, David](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Quackenbush, Alexandria](#); [Hall, Jason](#)  
**Subject:** Fwd: Please do not damage Skyline Park by slicing parts off for housing.  
**Date:** Tuesday, July 5, 2022 8:52:13 AM

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FYI...

Dave

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**From:** Samantha Dorger (samue@aol.com) Sent You a Personal Message  
<kwautomail@phone2action.com>  
**Sent:** Saturday, July 2, 2022 7:17 AM  
**To:** Whitmer, David <Dave.Whitmer@countyofnapa.org>  
**Subject:** Please do not damage Skyline Park by slicing parts off for housing.

[External Email - Use Caution]

Dear Commissioner,

Please do not even consider putting any kind of housing in Skyline Park. It is a PARK, a valuable natural and community resource. People of all ages use this park for a multitude of healthy activities and is an important site for wildlife.

This kind of action shows no insight or understanding of what makes communities. If we build housing on parks, there would be no quality of life for those in the housing. Please don't let this happen.

Skyline Wilderness Park is a unique asset that provides a host of beneficial uses to the greater Napa Community; uses that nowhere else in the county can be accommodated. We need affordable and low-income housing. We need parks. Those should not be in conflict. Just don't put housing in Skyline.

Skyline Wilderness Park is community. It is home to many activities and sports communities and is the best, sometimes only, location for large group gatherings. These include Scouts, Suscol Intertribal council, camping events, horse camping and search and rescue training. The list of large groups and large events that make their home in the park is long.

The park works as a whole. Revenue from some parts (flat areas) fund the maintenance of trails for bikers, hikers, and equestrians. Large group activities introduce visitors to other areas of the park and stimulate repeat visits.

It's about equity: there are few places where people of all backgrounds and economic status come to enjoy nature together. Income, language, interests, ages are all mixed with healthy visits that create positive encounters with neighbors who are different.

Please do not damage the park by slicing parts off for housing. Housing is important, but not at the expense of a uniquely successful park.

Sincerely,

Samanda Dorger  
1405 Meek Ave  
Napa, CA 94559  
samue@aol.com  
(707) 363-1486

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Napa Sierra Club. If you need more information, please contact Nick Cheranich at Napa Sierra Club at [napavalleyssierraclub@gmail.com](mailto:napavalleyssierraclub@gmail.com) or (415) 977-5500.

**From:** [Keri Akemi Hernandez](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Keri Akemi-Bezayiff](#)  
**Subject:** Fwd: Please do not damage Skyline Park by slicing parts off for housing.  
**Date:** Sunday, July 3, 2022 10:57:13 PM

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[External Email - Use Caution]

Hi Trevor,

I wanted to share that I received nearly 90 emails from local Napa County community members with concerns regarding housing on or near Skyline Park. Please see below. I replied to each of them with a general response inviting them to attend future H.E.A.C. meetings and offer public comments.

**Kindest Regards,**

~ Keri

**Keri Akemi-Hernandez**  
Cell 707.235.4963

Date: Sat, Jul 2, 2022 at 6:08 AM  
Subject: Please do not damage Skyline Park by slicing parts off for housing.  
To: <[1kerirealtor707@gmail.com](mailto:1kerirealtor707@gmail.com)>

Dear Vice-Chairperson,

Preserve Skyline Park for ALL citizens of Napa. Housing on a pristine site is contrary to environmental preservation. Other sites for housing development are closer to the core areas of the city and are closer to transportation. Using the old Napa County mental health site on Old Sonoma Road would provide lost cost housing and would be at a convenient site.

Skyline Wilderness Park is a unique asset that provides a host of beneficial uses to the greater Napa Community; uses that nowhere else in the county can be accommodated. We need affordable and low-income housing. We need parks. Those should not be in conflict. Just don't put housing in Skyline.

Skyline Wilderness Park is community. It is home to many activities and sports communities and is the best, sometimes only, location for large group gatherings. These include Scouts, Suscol Intertribal council, camping events, horse camping and search and rescue training. The list of large groups and large events that make their home in the park is long.

The park works as a whole. Revenue from some parts (flat areas) fund the maintenance of trails for bikers, hikers, and equestrians. Large group activities introduce visitors to other areas of the park and stimulate repeat visits.

It's about equity: there are few places where people of all backgrounds and economic status

come to enjoy nature together. Income, language, interests, ages are all mixed with healthy visits that create positive encounters with neighbors who are different.

Please do not damage the park by slicing parts off for housing. Housing is important, but not at the expense of a uniquely successful park.

Sincerely,

Greg Matsumoto  
3116 Vichy Ave  
Napa, CA 94558  
[gregmatsumoto@sbcglobal.net](mailto:gregmatsumoto@sbcglobal.net)  
(707) 226-2100

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Napa Sierra Club. If you need more information, please contact Nick Cheranich at Napa Sierra Club at [napavalleyssierraclub@gmail.com](mailto:napavalleyssierraclub@gmail.com) or (415) 977-5500.



Virus-free. [www.avast.com](http://www.avast.com)

**From:** [kathleen kinda](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Hedgeside Ave rezoning  
**Date:** Sunday, July 3, 2022 1:25:23 PM

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[External Email - Use Caution]

Hello Mr Hawkes,

I will be unable to attend the meeting on July 6 due to my work hours . I want to make my voice and concerns heard. I am very much against any rezoning of the Hedgeside area. I live on Estee Ave. This would have a very negative safety impact for Me and my family.

1) We had to quickly evacuate during the 2017 fire and the traffic to evacuate was very problematic. This East side of Napa is already a fire alert area. If you rezone this area to allow high density housing, you are placing all of us at additional risk for fires starting and for fire evacuation. The bottle neck will cause deaths in the numbers seen in the Paradise fire!

2) You will also impact our water availability. We are often on the verge of our water resources running out. We already had to lower our well.

3) In addition, you will over burden an already over burdened county fire department. During the 2017 fire, Cal Fire had to leave the fire at our next door neighbor's house in order to rush to the Atlas Peak home fires. We still had a live electric wire on the ground. We had to finish tending the fire site until WE could get a PGE truck to turn off our electricity. With no electricity-we had no water. (We have electric pumps for our wells.) Then we had to quickly evacuate because the Atlas Peak fire was moving in on us. We left our property, not knowing if our newly put out fire would reignite.

4) This does not even begin to address the fact that an earthquake hazard risk also causes fire and water risks.

You have plenty of options to provide additional Napa county housing from the NVJC to the Napa airport. There is far easier access to fast exiting for high density housing on that side of Napa County in the event of fire or earthquake.

I would really like to know who's pockets are being enriched and/or which elected officials are benefitting from this clearly outrageous rezoning proposal that is definitely NOT in the best interest of Napa County.

Kathleen Kinda and family

[Sent from Yahoo Mail for iPhone](#)

**From:** [Jay Brooks](#)  
**To:** [Hawkes, Trevor](#); [Pedroza, Alfredo](#)  
**Cc:** [Wagenknecht, Brad](#)  
**Subject:** Hedgeside Avenue proposed development - Bishop Site  
**Date:** Friday, July 1, 2022 9:06:15 PM

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[External Email - Use Caution]

We received a flyer today notifying us of this proposed development and we want to go on record as opposing this very strongly for the following reasons. We have lived in our home located at 1059 Monticello Rd. so feel qualified to offer our input.

1. Traffic - we have to wait on many occasions up to five minutes to exit our driveway onto Monticello Road. The speed limit of 40 mph is for the most part ignored. Police speed patrols are very rare if non-existent.

This is an extremely busy and dangerous road as it is right now.

2. There is no public transportation in this area so at 2 cars per proposed household how many additional autos will this development dump onto Monticello Rd?

3. Traffic noise is loud from 6am until 8pm as it is - more cars, more noise, & increased danger for pedestrians and bicyclists.

4. Sewage: the majority of homeowners in this area are on septic systems. The Silverado septic line runs along Monticello Rd. on the opposite side of the road from our house and we have been told since this line is running at capacity we cannot tap into it. How is sewage & wastewater disposal proposed for this development?

The concerns of watershed health and increased greenhouse gas emissions are also of concern.

Regards,  
Jay & Thina Brooks

--

Jay Brooks  
707-570-8353  
[jaybrooks09@gmail.com](mailto:jaybrooks09@gmail.com)

**From:** [Lisa O'Connor](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [adfredo.pedroza@countyofnapa.org](mailto:adfredo.pedroza@countyofnapa.org); [Cortez, Nelson](#); [Tran, Minh](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com)  
**Subject:** Home owner/long time Napa resident OPPOSITION to proposed development of HEDGESIDE property  
**Date:** Monday, July 4, 2022 12:59:16 PM

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[External Email - Use Caution]

Sirs:

As a long time resident of Napa, having grown up and attended schools here and now a home owner in Monticello Park with children in public school we are strongly opposed to the development of the land on Hedgeside for high density/low income housing. This is inappropriate on multiple levels. Other than changing the beautiful rural landscape of the area it would also impact the natural wildlife environment in a negative way. Outside of environmental and wildlife concerns it would immediately add to the ALREADY HIGH volumes of FAST traffic in the area. This rural area has already suffered from the effects of this traffic. It is difficult and consequently often time consuming to take a left hand turn onto Monticello Road especially for vehicles like the local yellow school bus. Many families with children live in this area. My 16 year old daughter and 75 year old mother find it scary and difficult to get onto Monticello due to the fast and high volumes of constant traffic. A development of this high density housing will only add to the already crowded and dangerous roads. My children are not able to walk to Vichy elementary because of the traffic concerns. Further these roads are not equipped to handle that level of traffic, many already require repair and are very narrow.

I'm also concerned about water resources and how that would impact our community and ability to add to existing properties. Finally, if you really wanted to assist low income folks with housing you would build the housing within walking distance of schools, stores and libraries, etc. and near other community services that they can get to without a vehicle.

Why are we closing schools like Harvest that serve this type of community purpose only to displace folks in a rural area not close to community services or jobs??

If the intent is to also have a new bus line on these roads to serve the residents of this housing, that only perpetuates the hazards of

the conditions already expressed. Who stands to gain from this development at this location? That is the question we will need to dive into to understand the motives of using this particular land that is so ill suited for this particular purpose and stands to forever change the landscape of this part of Napa.

**WE ARE STRONGLY OPPOSED TO THIS IDEA on HEDGESIDE.**

Lisa O'Connor

Monticello Park Homeowner



**From:** [Judy DONOVAN](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Housing project at skyline  
**Date:** Monday, July 4, 2022 5:46:19 PM

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[External Email - Use Caution]

I vehemently oppose a project at skyline. This area needs to stay untouched. We need to protect our wild areas!  
Sincerely,  
Judy Donovan

Sent from my iPhone

**From:** [garrett.premierevit.com](mailto:garrett.premierevit.com)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegPC@gmail.com](mailto:joellegPC@gmail.com); [Whitmer, David](#); [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com); [Dameron, Megan](#); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Friday, July 1, 2022 10:06:54 AM

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**[External Email - Use Caution]**

Trevor,

Please include my below comments for the 2022 Housing Element Update. I recognize that comments are sent post agenda, but would like these to be included in the record.

I'm a direct neighbor to the Bishop project and am vehemently opposed to re-zoning the "Bishop Site" in the HEU update for many reasons, some of which I will try my best to articulate here:

I also plan to submit additional comments for inclusion into the plan prior to your July 11<sup>th</sup> deadline.

**Traffic:**

The increase in traffic (1,250+ car trips per) day on such a small rural county road poses serious safety concerns.

- There is no left hand turn lane on Hedgeside Avenue/Monticello Rd. Does the plan include the State of California installing a left hand turn lane from Monticello onto Hedgeside Ave? If so, will the project applicants pay for that turn lane, or who will be responsible for the cost of this upgrade. If this were any other Project in the County, a left hand turn lane would be a requirement for much less planned traffic than this project would generate.
- The speed limit was recently raised on our street despite numerous public opposition and very real concerns about pedestrian safety.
- There is no bike lane or striping along the shoulder on Hedgeside currently. With so many new proposed residents, is there a plan for widening, inclusion of a bike lane and installation of sidewalks as if this were a development inside city limits? How does the draft HEU account for the cost associated with these needed upgrades if the project were to move forward? Is there enough room to install these upgrades and still be compliant with our road and street standards for fire safety?
- We have an extremely dangerous set of corners right at the proposed project site with very limited sight lines. How does the Draft EIR address this very real concern and mitigate for the increased problems with traffic safety?
- Pulling out of our driveway safely is increasingly challenging to do safely for oncoming traffic. What is the plan to improve safety at this site if it moves forward?
- Estee and Hardman is an extremely dangerous intersection with limited sightlines. How does the HEU and the Draft EIR plan to improve traffic safety for the 1250 new car trips per day generated by the project, most of which will also use this intersection?
- McKinley and Atlas peak is also an extremely dangerous intersection with limited sightlines. How does the HEU and the Draft EIR plan to improve traffic safety for the 1250 new car trips per day generated by the project, many of which will also use this

intersection?

- Has the greenhouse gas emissions been properly accounted for and mitigated in this HEU update? 1,250 new car trips per day from this site alone would be counter to the County policy of reducing greenhouse gas emissions per AB 32 and other directives. Does this traffic plan meet the recent new requirements from the Air Board for greenhouse gas mitigation? How is this addressed properly in the HEU?

### **Biological Resources:**

Urban sprawl like this project proposes would place extreme burden on biological resources in the area, especially on a site so close to Milliken Creek.

- Milliken creek runs year round and is critical spawning habitat for endangered Steelhead, endangered Coho Salmon, Chinook salmon, California roach, three spined stickleback, numerous threatened macro-invertebrates, and other special status species. Western Pond Turtle, newts and salamanders all live onsite and frequent the project location. I find the HEU woefully deficient in addressing the impact on biological resources. How will this project and the HEU address and mitigate for the impact on such a sensitive ecosystem? Will there be mitigation measures installed for western Pond Turtle nesting sites? We routinely see turtles nesting in the uplands more than 500 ft from the creek and project site.
- As an avid birdwatcher, there are abundant species in the area, many of which are special status or endangered species that frequent or live on the project site. I'm concerned that the impacts to these birds are not adequately addressed and violate other statutes for protection under California law. How will the HEU and DEIR address this very important area and mitigate for the loss of habitat and disruption to these protected species? **White Tailed Kites** nest in the Eucalyptus tree on the project site and across the creek in tall trees adjacent to the site. They use the open field as very successful hunting grounds. The impact on this protected species will be enormous and is not contained in the current plan. We have been elated that over the past several years **Peregrine Falcon** frequent the project site to hunt, and have nesting locations along eastern hills. How will this habitat be mitigated for the once nearly extinct peregrine falcon?
- This site is prime nesting habitat for Burrowing owl as well. Bank swallows nest and use the creek for habitat, and such an increase in local population will threaten this species further. Tricolored Blackbird, Swainson's Hawk, Golden Eagle, Northern harrier, San Pablo Song Sparrow, and many other threatened species all frequent this area at different times during the year. How are the impacts to these species being accounted for?

### **Growth Inducing impacts:**

This is a very real concern with the Bishop project in particular. This site is in the MST, and as such has major development restrictions in place since 2004. This project, once rezoned, would force

upgrades to the sewer service line running to Silverado country club. These upgrades, once completed, will allow for additional commercial and residential expansion to proceed along the Monticello corridor, at Silverado Country club, and Atlas Peak Road. The upgrading of the sewer line is in itself a growth inducing impact and is not addressed in the HEU DEIR. How does the County plan on rectifying this fact, and account for the future CEQA impacts as a result of the growth inducing impacts this project will initiate?

There are numerous other “projects” in the area that have not been allowed due to sewer capacity. If this project gets approved and sewer upgrades are made with taxpayer dollars, are these other projects going to be allowed to move forward? If so, this would be a major growth inducing impact and violate the CEQA guidelines for the HEU and General Plan EIR.

**Affordable housing:**

- Are these units going to be deed restricted? We are hearing that there is no actual requirement for a project developer to provide accountability with the “affordability” of these units. How does the HEU address this deficiency? Will the County mandate that a portion of these “units” be deed restricted, Section 8, or other mechanisms to stay “affordable”?

**Zoning:**

- The “project site” is to be re-zoned from RC to RM. Will the whole APN be rezoned to RM? If so, what is to stop this owner from developing another 1000 units on the rest of the property? How is this addressed in the HEU or the General plan?
- It is questionable how this property originally became RC zoning. When was it rezoned to RC from AW, and why?
- Rezoning RC properties into RW represents a clear change to historical county policy. RW does not allow for agricultural uses to exist. IF this property is not built out in the 10 year timeline of the HEU and General Plan, does it preclude this property from having agricultural uses on it during that time? This would be counter to the main tenet in the General plan of having “agriculture be the highest and best use of the land”. Most or all of the sites in the last general plan update were not converted to this housing use for various reasons, is it possible that this site gets rezoned and not built; then no other agriculture can exist there until the zoning is changed back? Agriculture is under constant threat of development in California and the US. This represents a clear threat to agriculture and the loss of an extremely threatened resource.
- Other sites that are zoned commercial or “surplus Property” are more suited to this intensification of use than one currently zoned to allow for agricultural uses.

**Notifications:**

I have been extremely disappointed that I and most of our neighbors had to hear about this “project” so late in the process. We have been striving to be the best county in the state for notification and inclusion of neighbors in development processes like wineries, hotels, re-zoning, etc. I feel this was a grave mistake by Napa County to not include neighbors in this discussion much earlier on. Some people learned about this and other potential sites just last week with a mailer. It’s

my understanding that this issue is to be completed by August, which would be the fastest pace any development has ever happened in this County. I understand the complexities of dealing with State Mandates, but please do not rush to pass this HEU without addressing our neighborhood concerns. If this project moves forward, it threatens to completely change the face of the Vichy, Monticello, Silverado, Hedgeside, Estee, McKinley, Atlas Peak area. Smart planning is something that we do extremely well in this County, and I would hate to see 50 years of that success be foiled by such a hastily executed process.

Thank you for including my thoughts in the record. I look forward to adding more concerns as this process moves forward.

Sincerely,

Garrett Buckland  
1024 Hedgeside Ave

**From:** [yreznikov@gmail.com](mailto:yreznikov@gmail.com)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegPC@gmail.com](mailto:joellegPC@gmail.com); [Whitmer, David](#); [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com); [Dameron, Megan](#); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Friday, July 1, 2022 2:41:39 PM

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[External Email - Use Caution]

Trevor,

Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because of several reasons:

**1. Traffic**

The traffic in the area is already not safe. My car was totaled in the accident when somebody rear ended me on the turn from Monticello to Hedgeside. There is no turning lane. In addition Hedgeside road is narrow and has a blind turn. Therefore it is already unsafe in normal conditions. I only could imagine how situation will deteriorate should you add 1500 car trips per day. And this is not counting force majeure caused by fire (Fire concerns are below) evacuation, which happened in this area on a regular basis. The bridge on Hedgeside is narrow and during flood (Flood concerns are below) is not passable. Adding so many families to already traffic congested school would be a nightmare. Due to schools closing in Napa, morning and afternoon traffic to and from Vichy School, already spread to other areas.

Please, advise how are you planning to mitigate traffic issue. Roads, turns, bridge, lights.

**2. Flood**

Our area is located in a flood zone. My house was flooded several times above my floor level. My mortgage company requested from me to purchase flood insurance, which is not cheap. And I wonder how low income residents would be able to afford it. Proposed project will reduce watershed in already flood prone area. During flood bridge on Hedgeside is under 2 feet of water. Reducing watershed will increase properties to be flooded causing tremendous concerns and huge expenses for the property owners.

Please, advise how are you planning to mitigate flood concerns (Bridge on Hedgeside, widen Millikan Creek channel along the creek to connection with Napa river). How will you protect existing properties from flood and how will you compensate residents should you fail to do so?

**3. Fire**

In recent years area was evacuated during fires. Granted that you may bring city water to water deficient area to deal with fires. But surge in traffic will be extremely high. Any bottle neck on the road will jeopardize all residents as far as Lake Berryessa. This could put a lot of lives in danger. It would be problematic to evacuate all the residents

in proposed development. Due to time constraints and sheer number of people.

Please, advise how are you planning to mitigate fire concerns.

#### **4. Environmental and Social**

I believe that Napa positioning itself as a wine country. Putting such development in a rural area, where tourists are visiting to admire nature, will diminish this image. I also believe that some social events so cherished by community and visitors, might be affected. Traffic will deter people from visiting Silverado Golf Course and eventually kill Fortinet Golf Championship in Silverado Golf Club which Napa is so famous for. Development will change rural community to urban. Effecting a lot of lives and tourists perception. Proposed site is a transitional home to some wild life during migration and development will eliminate their habitat.

Please, advise how will you accommodate migratory birds losing habitat. How do you perceive change from rural to urban will be affecting community and tourists.

#### **5. General Low Income housing requirements**

Low income communities have certain requirements to flourish. First of all they need a developed infrastructure reachable by foot. Area where proposed development is located has no infrastructure. It is 100% car dependent. There is no stores, medical or any other facilities required for families. In order to mitigate this issue, public transportation have to be brought. However, besides expense to do it, traffic will interfere and negate this solution.

I perfectly understand the need for low income housing. However the chosen site have to be adequate to accommodate such development. Based on all of the above I do not see that any site on or around Hedgeside will be acceptable.

Regards,  
Yakov Reznikov  
1101 Hedgeside Ave., Napa CA

**From:** [Janice Woods](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Saturday, July 2, 2022 8:45:08 AM

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[External Email - Use Caution]

Trevor,

Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because of the negative impact to this neighborhood, we live at 1093 Hedgeside as well as our neighbors at Silverado. Rezoning Bishop ranch would be a huge mistake. Hedgeside is a narrow and dangerous street to drive as it is. Adding another 1200+ cars to this road does not make any rational sense. High density housing would change this rural neighborhood into an urban neighborhood which again makes no sense. There are plenty of other places in Napa this could be accomplished without the devastating impact to other neighbors. We have been dealing with fires and have had to evacuate. Adding high density housing would make this more dangerous as the main road out would be Monticello. Bishop ranch and Hedgeside has also had to deal with flooding which would be another problem. We don't even know what the environmental impact would be. So I urge you to consider all of these things and do not rezone Bishop ranch.

Janice and Todd Ballard...



**From:** [Launi McCombs](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Saturday, July 2, 2022 1:59:44 PM

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[External Email - Use Caution]

Trevor,

Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because ....

It doesn't have proper infrastructure. I just waited before the bridge for a lady with an unruly dog to cross and further up the road for a bicyclist on a curve. I have no idea how more houses could possibly be considered a good thing Absolutely NO!

Sent from my iPhone

**From:** [JC Greenberg](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Info@savehedgeside.com](#); [Lederer, Steven](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 4, 2022 10:29:42 AM

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[External Email - Use Caution]

**Trevor Hawkes,**

**Please include my below comments for the 2022 Housing Element Update.**

**I'm opposed to re-zoning the "Bishop Site" because ....**

To whom it may concern:

Eastern Napa, Monticello area is a target for wildland fire destruction and a constant exercise of resident evacuations. Just recently, on May 31, 2022, a wildland fire started off the lower Atlas Peak Road (Old Soda Springs) and quickly spread to 570 acres into the Soda Canyon region. Our Napa climate has adversely changed over the past ten years and continues to fuel wildland fire devastation. The same fire off Old Soda Springs had it occurred under our "new norm" of dry North winds, would have swept into the Hardman, Estee, McKinley and Hedgeside neighborhoods. Thankfully the North winds were not the predominant weather influence on May 31, 2022.

Since the 2017 Atlas Complex, our Hedgeside neighborhood has been evacuated for numerous weeks on end and stranded residents without power or water, all related to wildland fire impacts. These strong winds produced an ember cast range greater than 2 miles and spot fires occurred in the Hedgeside neighborhood that threatened homes. Reminders of these threats continued with both subsequent 2020 Lightning Complex and Glass fires.

My background expands 23 years working for CAL FIRE and Napa County Fire. My fire suppression experience is coupled with vast efforts and leadership in fire prevention with our Napa Firewise organization to reduce impacts of future wildland fires and protect resident evacuation routes.

Hedgeside is located at the basin of larger regions including Soda Canyon, Atlas Peak and Mount George. Napa County is limited on evacuation routes, especially on the Atlas Peak and Monticello Road/Hwy 121, primary and secondary routes. Lessons learned of the fatalities occurring on Atlas Peak Road of residents trying to evacuate and getting trapped should never be forgotten and therefore be included during the planning process of adding 125 homes (nearly 500 residents) into an area threatened by fire, and congestion of traffic during evacuations. What mitigation factors has Napa County included to expand roadways to accommodate funneling of evacuation traffic off Atlas Peak, Hwy 121, Hedgeside Ave, Estee Ave, McKinley Road, Silverado Country Club, Silverado Trail, and Monticello Road?

Napa County expanding high density housing onto the Bishop site will further exhaust

First Responders needed to assist with non-ambulatory residents and those with special requirements. How is Napa County going to provide emergency evacuation transportation for these residents living in high density housing? Many of these occupants move to high density housing and do not own a vehicle and depend on public transit. Now factor in emergency evacuations and ensuring residents have a dependable ride to safety; how do we manage this expectation and execute for their safety? Is the County of Napa going to provide a shuttle bus on standby to evacuate these folks at 2am on a Sunday? Where is the County going to shelter these folks when evacuated? Country living comes with a level of independence including dealing with power outages, what measures are in place to care for the needs of these residents?

Napa County Planning needs to further calculate the High-Density Housing in our Wildland Urban Interface (WUI) in terms of max number of units per acre (i.e., 2 max/acre), rather than a minimum of 20-25 homes/acre, as stated in this Cycle 6 Housing Element Update. The Hedgeside area is already built out with parcels having one primary home with an optional Accessory Dwelling Unit (ADU). This draft proposal includes 125 homes on five acres, further complicating the wildland fire threat and congested evacuation of residents.

The Board of Supervisors and Planning Department of Napa County need to extensively analyze the wildland threat we've experienced locally and provide resiliency through appropriate housing development. Rezoning of the Bishop lands on Hedgeside will complicate efforts of First Responders during emergency events. This added population will shift priorities of fire suppression to that of assisted resident evacuations. Our resiliency in Napa County needs a focused attention that does not complicate our response efforts and endanger residents any further than the current problem exists.

Voters of Napa County sent a clear message in recent polls by voting "NO" on Measure L, which would have provided a sustained funding source to provide resilience against wildland fires. The County of Napa has provided small injects of one-time funds, but a stable revenue stream towards fuel mitigation must be achieved for future improvement of wildland fire resiliency. While funding for wildfire prevention is one avenue for progress, the Planning Department of Napa County carries a vitally fundamental role to ensure new housing developments, especially high density, are not approved in fire prone areas such as Hedgeside Avenue.

I strongly oppose the rezoning of Bishops property located along Hedgeside Avenue. The Planning Department and our Board of Supervisors needs to aggressively pursue removal of the Bishop site (Hedgeside Ave) from the Cycle 6 Housing Element Update. This is incumbent of our elected officials to hold above all, the safety of our community.

Thank you,

JC Greenberg

Resident – 1033 Hedgeside Ave

(707)738-7100

**From:** [Matt Buoncristiani](#)  
**To:** [Info@savehedgeside.com](mailto:Info@savehedgeside.com); [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com)  
**Cc:** [Yvette](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Sunday, July 3, 2022 10:53:02 AM

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**[External Email - Use Caution]**

Trevor,

Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because as home owners in Monticello Park for the last five years, my wife and I have seen a huge increase in the amount of traffic on Monticello Road. Allowing a high density housing project on Hedgeside Avenue will result in adverse effects to the local environment as well as increased automobile collisions and other traffic issues. It's already so difficult and dangerous to exit Monticello Park heading west as an example of our daily traffic concerns. Further, passing this re-zoning is concerning for a native Napa resident, as it will open the door for future re-zoning projects proposed in our area.

Concerned,

Matt Buoncristiani  
Co-Founder/Managing Partner  
Buoncristiani Wine Co., LLC  
PO Box 6946  
Napa, CA 94581  
707-259-1681 O  
707-738-0712 C  
707-259-1740 F  
[matt@buonwine.com](mailto:matt@buonwine.com)  
[www.buonwine.com](http://www.buonwine.com)

**From:** [Elicia Penuel](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [adfredo.pedroza@countyofnapa.org](mailto:adfredo.pedroza@countyofnapa.org); [Cortez, Nelson](#); [Tran, Minh](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 4, 2022 1:08:24 PM

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[External Email - Use Caution]

Trevor,  
Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because there are already too many cars in the area making it dangerous and difficult to drive in and out of our home as it is. It would drastically change the landscape of a quiet, rural community. Importantly, there is no sidewalk for walking on the road on headgeside nor to the closes, necessary stores that the occupants would need. Additionally, there is no transit to the area to accomodate the large increase in occupants. At minimum, for these reasons it seems totally inappropriate to propose housing at this site..

Best,  
Elicia Penuel

**From:** [Natalie Greenberg](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellePC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Sunday, July 3, 2022 10:26:49 PM

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[External Email - Use Caution]

Trevor,

Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because ....

July 3, 2022

To Whom it May Concern:

I am writing to you to express my opposition to the high-density housing development proposed on Hedgeside Ave (Bishop property). I am asking for the Bishop's site along Hedgeside to be removed from the Housing Element Update and not rezoned Residential Multiple (RM). This letter specifically addresses my concerns regarding additional traffic and the safety hazards this brings to our rural community.

Hedgeside Avenue and the surrounding community, including, but not limited to, Estee Avenue, McKinley Road, Atlas Peak Road, Hardman Avenue, Vichy Avenue, and Monticello Road, are rural family communities. Homesites are built on a least an acre and in many instances several acres. The community is made up of rural residents, agriculture operations, hobby farms, and is home to the Milliken Creek and its watershed. It's labyrinth of small country roads were never designed to handle the traffic that high-density homes would bring. An estimated 1,250+ vehicle trips would be added to our roads daily.

As a resident of this community for ten years, it is not uncommon for me to see cyclists, runners, walkers, children on bikes or in strollers, and dog-walkers enjoying the quiet neighborhoods among this community. My family and I regularly bike, run, and walk on these country roads. It also is not uncommon to see tractors, four-wheelers, and agriculture equipment moving along these roads to tend to the agriculture farms and ranches that have a presence in this rural region and the fertile valley. As such, the additional traffic alone brought to our country roads due to a high-density housing development would pose a significant safety hazard to residents, community members, and workers in this region. Because of this, I pose the following questions to the planning department:

- What would be your plan in the immediate future and for the long term to mitigate traffic brought about due to this proposed project? How are any proposals to mitigate traffic intended to be paid for in the short term and for the long-term upkeep (this includes added wear and tear on roadways)? Some neighbor's driveways are positioned causing them to have to back out into traffic on blind corner curves; similarly, delivery vehicles must do the same. How are these neighborhood risks to be addressed?
- How will roadway safety measures be constructed so that the community can continue to enjoy their neighbor in a safe manner? How will safety measures be constructed without loss to the rural aesthetics of the community, including several mature trees that line the roads of ingress and egress? This is not just limited to Hedgeside Avenue – several other communities are affected, and I have cited those above.
- How will extreme safety roadway infrastructure hazards be mitigated? Specifically, “killer curve” along Hedgeside Avenue; the blind curve pulling out of McKinley Road onto Atlas Peak Road; the blind hill pulling out from Estee Avenue onto Hardman Avenue; the turn off of Monticello Road onto Hedgeside Avenue given that there is no turn lane; and the same would be asked of the lack of turn lane at Atlas Peak onto Hardman or McKinley, and from Silverado Trail to Hardman. All of these routes are the **ONLY** routes into and out of this proposed high-density site and must be addressed as a significant traffic safety hazard. Myself, I have narrowly avoided being rear-ended numerous times while waiting to turn onto Hedgeside Avenue from Monticello; I have neighbors who have been rear-ended. There are no shoulders and a rear-end collision will push a motorist into head on traffic. The additional traffic will bring significant safety risk to residents, pedestrians, and vehicular traffic alike.
- Has a full traffic study been conducted on Hedgeside Avenue and the surrounding community roadways cited above, but also at the stop sign of Monticello Road and Silverado Trail? With the addition of this traffic many will sit idle waiting to turn onto the major artery roads (Monticello, Silverado Trail) from the Avenues backing up during commute times in front of properties and causing major transportation delays? These idle delays will cause added tail pipe greenhouse gas emissions.
- Has any consideration been given to the impact this would have on Vichy School and the increased traffic on roadways that are used by children to walk to and from school? Similarly, could Vichy School even support the local population growth this high-density housing project would bring given that they have absorbed students from regional school closures (Berryessa, Gordon Valley, Mount George)?

Having lived in this community for a decade, I know the ways of country life and the hardships and emergency situations that you must stand prepared for. There are

very little resources in these rural regions. There are times our community is without power due to storms, down trees, and due to fire safety shut off's. There have also been several instances that we have received rain events that cause flooding and close Hedgeside Avenue because Milliken Creek bridge is impassable, and the roadways and Bishop's field is flooded. There is also a dip in the pavement along Hedgeside Avenue directly across from 1055 Hedgeside that channels the flood water from the Bishop's property (proposed building site). The proposed building site sits squarely where this flooding occurs. Milliken Creek is a natural tributary that runs year-round and serves as an important habitat to a diversity of species. The following are questions I pose:

- Has a full accounting of all the species that depend on Milliken Creek as their habitat been completed? Have considerations been made as to the nesting and spawning habitat Milliken Creek provides as home to a diversity of species with fish species depending on the water flows?
- Has a full analysis of traffic increase and displacement of land been conducted to understand the impact this high-density housing proposal would have to wildlife and water flows of Milliken Creek?
- If Milliken Creek was accounted for in this proposed site, what would that mean for the rest of the flows entering Napa River and the calculations for those flood mitigations?
- How do you address the flood area that these homes are proposed to be built upon? How would those mitigations affect neighbors where water would be immediately displaced?

Finally, I expect this project to take full accounting of the fire danger risks that are real in this neighborhood. As a resident of this community, I have had to evacuate my family numerous times. The worst incident was in 2017, but the other more recent years were not far behind. It would be irresponsible not to fully evaluate the impacts of putting a high-density housing complex into a rural area known to evacuate regularly due to wildfires. We have seen death in many recent fires (Napa's included) because communities could not evacuate fast enough or major roadways were clogged with traffic because it was the **ONLY** way out. A high-density housing site is now proposed to be built in a corridor that has a deadly trifecta: a high fire risk, one major artery to escape an already populated area, and residents that may need to be assisted in order to escape. If this site is rezoned and approved for high-density housing, I lay the negligence, irresponsibility and the poor planning decisions being made on behalf of a community at the feet of the County planning department and the Napa Board of Supervisors for allowing a project with this level of risk to be approved. Have we not learned from the after-action reports of the Camp(Paradise) fire, the Tubbs fire, the Atlas Complex fire, the Lightning Complex fire, and Glass fire...and sadly, the list goes on? Wildfires of the magnitude that we experience today cannot be ignored and must be acknowledged and accounted for in future



planning of housing developments.

I am asking for the Bishop's site along Hedgeside to be removed from the Housing Element Update and not rezoned RM.

Thank you,

Natalie Greenberg  
Resident, 1033 Hedgeside Ave

Sent from my iPhone

**From:** [Natalie Greenberg](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 4, 2022 2:29:04 PM

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[External Email - Use Caution]

Trevor,

Please include my below comments for the 2022 Housing Element Update.

July 4, 2022

To Whom it May Concern:

I am writing to you to express my opposition to the high-density housing development proposed on Hedgeside Ave (Bishop property). I am asking for the Bishop's site along Hedgeside to be removed from the Housing Element Update and not rezoned Residential Multiple (RM). This letter specifically addresses my concerns about equity and inclusivity for Napa Valley citizens regarding selection of high-density housing sites and their affordability and accessibility for all in keeping with the spirit of the law, specifically Senate Bill (SB) 330, (Statutes of 2019) and later extending the sunset provision through SB 8 (Statutes of 2021).

Hedgeside Avenue and the surrounding community, including, but not limited to, Estee Avenue, McKinley Road, Atlas Peak Road, Hardman Avenue, Vichy Avenue, and Monticello Road, are rural family communities. Resources are slim to none in this rural area and based on Zillow reports my personal address on 1033 Hedgeside Ave has a walk score of 30 (car dependent) and a transit score of 0 (no nearby transit).

When SB 330 was passed, Housing Crisis Act of 2019, and subsequently amended in 2021 by SB 8, the Legislature was very specific with their intentions and declarations. Section 65589.5 of the Government Code (GC) was amended to read that the Legislature finds and declares **all** of the following. Key sections are pulled out for reference because they cannot be ignored, they include:

GC 65589.5. (a) (2) (H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

GC 65589.5 (c) The Legislature also recognizes that premature and

unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

While high-density housing and affordable housing intends to help solve one element of financial challenges, the purpose of the law has to be read in concert with other means – that there would be access to other important aspects of life: social quality of life being one of them. Food is a fundamental human need and influences health and quality of life. Access to affordable and nutritious food is a public health priority and requires broader, community-based interventions focused on addressing the social determinants of health and eliminating health disparities. While I completely appreciate that affordable housing must happen, preparation for it cannot dismiss the full accounting of elements essential for individuals to thrive. This perspective begins in the early stages of planning for communities, especially high-density communities that depend on the wrap-around services to support healthful, thriving lives, including ones that achieve benefit economically, environmentally, and socially.

I serve on a working group for Healthy People 2030; a government organized effort to set goals and progress to building a healthier future for all. My perspective and comments are reflective of my experience and passion to bring healthy, affordable, accessible food to the tables of everyone in our great state. By doing this, we are also supporting our farmers and ranchers in the state and building local, resilient economies with a lens toward environmental stewardship and socially thriving communities.

Today in California, 1 in 5 individuals are food insecure. Napa county's food insecurity numbers are consist with this state average (source: [County Food Insecurity Rates - 2020 \(cafoodbanks.org\)](https://www.cafoodbanks.org/)).

The proposed high-density housing site of Bishop's (Hedgeside Ave) is a car dependent site. Currently, there is no public transit that would allow a person access to a grocery store. I would strongly encourage the Planning Department to assess the feasibility of the Bishop's site and address the following questions related to social well-being:

- How would this planning site achieve the social goals of food security, access to medical needs, including pharmacies, regular commute needs as a condition of employment?
- Has an evaluation of the criteria used to determine low-income status and access to supermarkets for this location been conducted? This includes measures of access to food including travel duration and mode to a supermarket of affordability.
- How does the proposed project on Hedgeside Avenue intend to address the

transportation barrier for the high-density housing community? How will transportation measures be constructed without loss to the rural aesthetics of the community, including several mature trees that line the roads of ingress and egress?

The 2020 report on Healthy People evaluated barriers to food access. Food access goals are benchmarked and tracked with the aim to decrease barriers and improve food security through access. Healthy People 2030 has an [objective](#) to reduce household food insecurity and hunger from 11.1% to 6.0% of households (national objective). In 2021, California had a national value of 9.9%. However, more work needs to continue as the California Association of Food Banks reports that 1 in 5 individuals, including children are food insecure. Healthy People reports identified barriers to food access, some include:

- Neighborhood conditions may affect physical access to food.[17](#) For example, people living in some urban areas, rural areas, and low-income neighborhoods may have limited access to full-service supermarkets or grocery stores.[18](#)
- Convenience stores and small independent stores are more common in food deserts than full-service supermarkets or grocery stores.[20](#) These stores may have higher food prices, lower quality foods, and less variety of foods than supermarkets or grocery stores.[18](#) [20](#) [21](#)
- Access to healthy foods is also affected by lack of transportation and long distances between residences and supermarkets or grocery stores.[18](#)
- Residents are at risk for food insecurity in neighborhoods where transportation options are limited, the travel distance to stores is greater, and there are fewer supermarkets.[18](#)
- Lack of access to public transportation or a personal vehicle limits access to food.[18](#)
- Groups who may lack transportation to healthy food sources include those with chronic diseases or disabilities, residents of rural areas, and some minority groups.[17](#) [18](#) [22](#)

Based on the barriers identified above, I would urge the Planning Department to fully assess whether this proposed rezoning and high-density building site is carrying out the legislative intent of SB 330 and SB 8 considering that it poses serious limitations to social wellbeing for residents who are car dependent, including directly limiting their access to food. I ask that you please provide the Housing Element Update solutions to the issues I raised above referencing the legislative intent and the questions I have posed.

Second, in addition to my concerns outlined above, the legislature was very specific in GC 65589.5 (c) to state, (in part),*that premature development of agriculture lands for urban uses have adverse effects on the availability of those lands for food and fiber production and on the economy of the state and...development should be guided away from agriculture lands.*

- Has the Planning Department done an extensive site search to evaluate other potential sites, including those that are underutilized, available for

repurposing, and/or formerly zoned for housing development, yet the project(s) weren't completed?

- Has the Planning Department taken into consideration that the Bishop property site serves as an important natural and working land in Napa County? Specifically, the Bishop site is flanked on one side by Milliken Creek, which serves as an important year-round tributary, species habitat, and watershed, and is flanked on the west side by agriculture land (vineyards)? Working lands such as Bishop's site provide key benefits such as erosion control, carbon sequestration, and provides waterway buffers, especially during flooding events. The Bishop ranch has served as a working cattle ranch and grazing pasture for many decades.

Natural and Working lands play an important role to meet California's ambitious goals of reducing greenhouse gas emissions needed to avoid the most catastrophic impacts of climate change. In order to do this, the State (of which, Napa is a predominate agricultural county) must increase its efforts to conserve, restore, and manage California's rangelands, farms, urban green spaces, wetlands, forests, and soils. As such, consideration must be given to the proposed rezoning of the Bishop site on Hedgeside Avenue along with the high-density housing plan that would follow.

I am asking for the Bishop's site along Hedgeside to be removed from the Housing Element Update and not rezoned RM. This is not an appropriate location for a high-density housing project.

Thank you,

Natalie Greenberg  
Resident, 1033 Hedgeside Avenue

Sent from my iPhone

**From:** [john diana](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Sunday, July 3, 2022 5:02:39 PM

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[External Email - Use Caution]

Trevor,

Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because there is already traffic that is problematic in this area. This area is also very close to a high risk fire area (Atlas Peak) with limited ability for entry and exit.

Please do all you can to stop this potential construction.

Sincerely,

John Diana, MD  
1019 Ross Circle  
Napa, CA

Sent from my iPhone

**From:** [Parry Murray](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** NO to "Bishop Site" proposal on 2022 Housing Element Plan  
**Date:** Friday, July 1, 2022 10:55:45 AM

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[External Email - Use Caution]

The letter below is, in fact, from WILLIAM MURRAY, who resides at 1055 Hedgeside Avenue, although he is using his wife's ("Parry Murray's") email address.

Trevor,

Please include my below comments for the 2022 Housing Element Update regarding rezoning for the Bishop site. I am opposed to the Bishop site choice as a suitable location for high density development.

I have resided at 1055 Hedgeside Ave since 1947, and I firmly believe this is an entirely inappropriate site for rezoning (for high density affordable housing) for many reasons, only a few of which follow below:

TRAFFIC- Road and pedestrian areas are grossly insufficient to accommodate the increased traffic that would ensue. The BLIND CURVE in front of my home already makes it difficult for me to exist my property. This dangerous curve has been the scene of many accidents over the years, which have damaged both the Bishop's and my property on numerous occasions (and has also been the location where animals/ pets have been killed). It poses a constant danger to pedestrians, animals and families with young children who live across the street or in the vicinity.

Questions:

How will the County mitigate for this?

Will the County improve the roadway? (The pedestrian areas are already non-existent along many sections of Hedgeside Ave).

How will traffic be impacted at the intersection of Hedgeside and Monticello Rd?

To mitigate traffic on Hedgeside Ave, could egress and ingress to the project be accessed via the CURRENT Bishop road residential road (ie. From Monticello Rd) as opposed to immediately beyond the already blind curve on Hedgeside Ave?

Given existing limited fire evacuation routes of the region, how would increased traffic affect safety during such emergencies, including problems posed by traffic bottlenecks from both residential and fire-fighting/ emergency services?

How will safety of the area be addressed for the entire region due to urban-like development in a rural community that's already experiencing the effects of climate change-related emergencies?

FLOODING- The site has an existing historical water course located midway through the project running roughly North to South with a depression in the landscape in the corner closest to Hedgeside Ave at the blind curve, where much of the rainwater/ floodwater drains, impacting the roadway... and is further evidenced by the depression in the roadway as it passes through Hedgeside Ave.

Questions:

How and where will anticipated (more frequent than) "100 year flood" water be diverted?

How and where will regular rainwater from the site be diverted?

How specifically would any diverted water affect my property, which is directly across the street from the project?

Will the culvert under my property be enlarged?

Will drainage on my eastern boundary be significantly improved? How exactly?

The bridge on Hedgeside Ave is already under significant strain during heavy rains and presents an obstacle to free-flowing waters, often creating an impasse often during these heavy rainfalls. There are many videos attesting to this fact. Water is often seen flowing directly under (and sometimes over) the roadway and bridge themselves, so...

Will the bridge, which is old and currently inadequate to channel heavy water (and traffic), be rebuilt/ replaced?

Are there studies/ reports existing indicating that Milliken dam is not an existing threat to downstream residential areas? Will these be provided to the public? (The dam is under intense scrutiny for existing cracks and deficiencies already known to be concerning, and holes have had to be drilled in the dam to alleviate water flow and lower overall capacity. There is no "clean bill of health" in reality, to our knowledge, and this subject alone warrants closer study and focused investigation. This site sits at a "choke point" for serious water flow between Atlas Peak and the Longwood Ranch location along Monticello Road and Silverado trail).

SETBACKS and the WATERSHED- There exists an ephemeral riparian area on the eastern boundary of the project. During winter rains, it fills with water which helps recharge the groundwater. As a child, I saw stickleback fish in the water and other aquatic life there and in Milliken Creek on the northern side of the site. The existing watershed is already over-taxed and cannot sustain any further major impact via excessive development. This is a rural area in the County, not an urban site for high density housing.

Questions:

What are the development setbacks for this project as well as for any development along the Creek, which would additionally be impacted.

To what degree would excessive run-off from added sq footage of pavement impact the already strained drainage areas and the creek, especially at the bridge and nearby home sites?

What are the GHG factors being considered and taken into account, given new climate change predictions and currently experienced impacts in the way of both fires and floods? To what degree are the GHG's being accounted for vis a vis this project?

Will Watershed and Climate Change science, truly attesting to species and overall watershed impact, be applied, as it should be when rezoning in a critical watershed is being contemplated?

The above represent only a few of the many concerns and questions I have regarding the rezoning of this area and very real GROWTH-INDUCEMENT potential it poses. This is the wrong site for what is being proposed and is quite simply contrary to good planning.

Sincerely,

William/ Bill Murray





**From:** [James SHAPIRO](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Opposition to proposal to increase housing density in Silverado Country Club neighborhood  
**Date:** Monday, July 4, 2022 5:32:20 PM

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To whom it may concern:

I am opposed to the considered proposal of building high density residencies in the area of Silverado. The increased traffic will add to congestion in the area. Silverado itself could have increased its capacity in the past and declined. I can imagine the commercial properties to follow which will only add to the problem.

Register me as opposed to this proposal.

Respectfully,

James Shapiro  
17 Tamarack Drive  
Napa, Ca. 94558

[Sent from AT&T Yahoo Mail for iPad](#)

**From:** [Ryan G](#)  
**To:** [Morrison, David](#)  
**Cc:** [MeetingClerk](#); [Hawkes, Trevor](#); [tkscottco@aol.com](#); [1kerirealtor707@gmail.com](#); [Dameron, Megan](#); [anne.cottrell@lucene.com](#); [tzimny62@gmail.com](#); [tom@gablefamilyvineyards.com](#); [heatherstanton3@gmail.com](#); [rcr@interx.net](#); [jbolyarde@adobeservcies.org](#); [joellegPC@gmail.com](#); [Whitmer, David](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Pedroza, Alfredo](#); [Ramos, Belia](#)  
**Subject:** Protect Skyline PARK - Affordable Housing Development Location  
**Date:** Saturday, July 2, 2022 12:39:52 PM

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Dear All,

Sending a brief note for your consideration regarding potential development activity at Skyline PARK.

Problem:

I do not believe this is a good site for ANY Residential development because:

1. Infrastructure can not support:

- A. There are no sidewalks down the entire Imola road on this section. Walking is hazardous on Imola because there are also many cars travelling 45 miles per hour down this road. Unsafe.
- B. The road is already fairly high traffic. I can not believe adding 500+ round trips a day on this road would end well. Surely there will be many more accidents, including possibly within the School Zone.

2. We are blessed to have this park and open space available to the community. This is the only park within Napa that I visit on a weekly basis. The lower area that is up for proposal is the income generating area that further supports the maintenance and the EXISTENCE of the entire park. I believe the park will not be able to exist as we know it if this development is to proceed.

Suggestion:

Please consider building affordable housing much closer to City Center. There is still a lot of undeveloped land, like the Gasser Land that was recently developed for beautiful apartment buildings (Stoddart West Apartment Development). Such an area provides a much more walkable and appropriate place for people to live, close to services, resources, grocery, etc. These thoroughfares can easily support more traffic and walkers.

This makes more sense. For illustration, there is a saying in Hawaii; "Keep City City, and Country Country" which I believe is very appropriate for this important decision. A location closer to City Center makes more sense.

So this plot of land is "free," a gift from the State.... If this decision is being made purely from a financial perspective, I would personally donate to help fund purchase of more appropriate land, and I believe other Napans would do the same. I do understand our treasury has had great financial success under investments that James Hudak led. This surplus could also be used to fund a more appropriate location.

Thank you for your consideration,

Ryan Georgian  
105 Willowbend Ct., Napa, CA 94559

Supplemental points:

- **It's a Park. It's not unused.** It's surplus only in a legal sense, but in a community sense, it's the best park around. A beneficial use. Its use is increasing, demonstrating the importance and value of Skyline to the Napa community.
- We need affordable and low income housing. We need parks. Those should not be a conflict. **Just don't put housing in the park.**
- **The park is community.** It's where community happens. It is home to several activity and sports communities and is the best, sometimes, only, location for large group gatherings. Revenue from some parts (flat areas) fund the maintenance of trails for bikers, hikers, and equestrians. Large group activities expose visitors to other areas of the park and stimulate repeat visits.
- **It's for our health.** For healthy getaways, people from the Bay Area come to Napa for the wine experience. Napans get away to Skyline. During the pandemic lockdown, napa went to skyline park.
- **It's about equity:** There are few places where people of all backgrounds and wealth come to enjoy nature, together. Income, language, interest, age are all mixed and healthy visits engender positive encounters with neighbors.
- **Skyline Wilderness park is an environmental asset.** It is home to wildlife and fauna that deserves conservation. Being close to Napa City, it is an educational asset; school children come to learn about plants and animals native to our area.
- **Destroying Skyline is easy.** It's an easy decision to put housing in the park. **Protecting it will take vigilance.** it will take the voices of the community and strong leadership to protect it. It's easy because the state makes it free. It's easy because it doesn't have affluent NIMBY neighbors. It's easy because it's basically an extension of Napa City.
- **We expect our leaders to step up and protect what is valuable to Napans.**
- **It is in the wildland urban interface,** though the state has designated it not to be (you can't change reality with committee votes.)
- **It is in a fire hazard area.** Recent wildfires came well into the park. The park was a buffer to protect the Napa City neighborhoods on the north side of Imola. Placing housing in the buffer zone puts those residents at heightened risk.
- The listing of Skyline Wilderness Park as a housing site would attract attention. It was, instead, listed as "State property on Imola." That does raise some questions about the intent.
- Some think of Skyline as just the hiking trails in the hilly areas. They pass through the flat areas to get to what they consider the park. The flat areas host a great many groups and activities for large numbers of people. In fact, the flat areas financially support maintenance of the trails.
- "When I drive by, the western area along Imola is empty". Sometimes it is. Other times it teams with activity. When you drive by the county fairgrounds, most of the time there is nothing going on. Does that make it eligible for housing development? No. It has many beneficial uses.

CC:

[david.morrison@countyofnapa.org](mailto:david.morrison@countyofnapa.org)

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**From:** [Kendall Heckendorn](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Save Skyline Wilderness Park  
**Date:** Monday, July 4, 2022 8:53:41 AM

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[External Email - Use Caution]

Dear Mr. Hawkes,

I am an avid hiker and have logged many happy miles at Skyline Wilderness Park over the last twenty years. I was dismayed when I found out recently that the County of Napa is considering designating five acres in the park for housing. While housing is very important, so is the park. Skyline Park is a unique treasure and should be protected for the use and benefit of the community now and into the future.

The park provides healthy opportunities for the community. The options include hiking, biking, horseback riding, archery, disc golf, and camping. The flat, open space provides a rare location for large community gatherings for a variety of groups and events such as 4H shows, bike races, and tribal meets. This area also provides key adjacent revenue from camping. This synergy allows the Park to be self-sufficient and continue its legacy of financial sustainability.

Skyline Wilderness Park is a critical resource and valuable environmental asset, home to a variety of wildlife and native plants. Once lost, Skyline can never be replaced. Please help save this one of a kind park for all Napers to enjoy.

Best,

Kendall Heckendorn  
707-815-3046  
4076 East 3rd Avenue  
Napa, CA 94558

**From:** [Ann West](#)  
**To:** [MeetingClerk](#)  
**Cc:** [Hawkes, Trevor](#); [Morrison, David](#)  
**Subject:** Skyline Park / housing development  
**Date:** Sunday, July 3, 2022 10:08:59 PM

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[External Email - Use Caution]

Good morning decision makers regarding the affordable housing development possibility at Skyline Park Napa.

I am a local resident here in Napa and have been for 12 years. I come to Skyline park a few times a week to be in nature and hike.

I would like you to please take into consideration that this is one of our last beautiful parks we have around us and it should really be treasured and kept as safe as possible from being destroyed.

The flat areas are being used constantly for the well being of our community. A place for us all to gather in groups and enjoy the outdoors and introduce nature to those who don't get to see it enough. Friends bring their horses and use this area to teach and share with others important equestrian information and tools.

Building in this area is the worst idea and can only lead to the destruction of a fine park that deserves to be protected. We have lost so much of nature already and many animals depend on what is left especially Skyline Park.

Please consider the long term effect loosing part of Skyline will have on our community at large and the wellbeing of the voiceless creatures. We need to protect more of Nature not destroy it!

Thank you

Ann West Ph.D  
224 Cardwell Court  
Napa  
CA 94559

**From:** [diane slade](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Skyline Wilderness Park Proposed Housing Site-Housing Element Advisory Committee Meeting 7/14/22  
**Date:** Saturday, July 2, 2022 1:50:53 PM

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[External Email - Use Caution]

Please share this with the Housing Element Advisory Committee

From: Diane Slade  
15 Belvedere Ct.  
Napa, CA 94559  
[dianeslade@att.net](mailto:dianeslade@att.net)

Re: Skyline Wilderness Park Proposed Housing Site

First of all I want you to know that I understand the need for low income housing more than most. My work history includes Progress Foundation, six years at Napa Emergency Women's Services and fifteen years with Napa County Health and Human Services-Adult Mental Health. I live in a condo in southeast Napa that I was able to purchase through the first time homebuyers program otherwise I would not be able to continue living here on my retirement income. So yes, I definitely support affordable housing.

I also want to tell you that Skyline Park has been my island of sanity for the twenty nine years that I have been living in Napa. While hiking there I have been lucky enough to spot a beautiful mountain lion, a pair of cavorting foxes, golden mantled squirrel, coyote and of course the beautiful deer. This past week I was thrilled to see my first Northern Pygmy Owl on the Manzanita trail. I would not miss the wild flowers in spring. This land is not only a sanctuary to the humans who travel the trails to find health and peace of mind but home to many species of birds and animals. The proposed building site is an integral part of this amazing park.

I am respectfully asking that you please first consider the other locations that are not currently being used as a park to build affordable housing. Skyline Wilderness Park is too valuable to the health and well being of the community to lose.

Thank you for your time,

Sincerely, Diane Slade



**From:** [Janice Woods](#)  
**To:** [PlanningCommissionClerk](#)  
**Cc:** [Hawkes, Trevor](#)  
**Subject:** STOP THE DEVELOPMENT  
**Date:** Monday, June 27, 2022 11:44:00 AM

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TO WHOM THIS MAY CONCERN,

I WAS HORRIFIED TO LEARN RECENTLY THAT SEVERAL SITES HAVE BEEN IDENTIFIED FOR POSSIBLE REZONING FOR RURAL HIGH DENSITY HOUSING. MY HUSBAND AND I MOVED TO NAPA TO GET AWAY FROM THE TRAFFIC & OVER BUILDING ON THE PENINSULA.

AFTER WORKING HARD FOR 40 YEARS, WE RETIRED AT THE END OF 2019 AND BUILT OUR HOME AT 1093 Hedgeside Avenue BECAUSE OF THE QUIET SERENITY OF LIVING IN A RURAL NEIGHBORHOOD THAT FILLED OUR HEARTS AS WE LOOKED OUT AT BISHOP RANCH AND ALL AROUND US. IF BISHOP RANCH IS REZONED AND MULTIPLE UNITS BUILT, IT WILL CHANGE THE AESTHETICS THAT WE ALL LOVE SO MUCH NOT TO MENTION THE MYRIAD OF INFRASTRUCTURE PROBLEMS.

PERSONALLY, I ALSO THINK THE BISHOPS HAVE A CONFLICT OF INTEREST IN THAT THEIR SON IN LAW IS A DEVELOPER SO I'M SURE THERE ARE DOLLAR SIGNS IN THEIR EYES.

I DO NOT FEEL THAT WE WERE PROPERLY NOTIFIED ABOUT THIS AND HAVE TALKED TO MY IMMEDIATE NEIGHBORS IN SURROUNDING STREETS TO HEDGESIDE AS WELL AS SILVERADO MEMBERS, HOME OWNERS IN THE SPRINGS, THE HIGHLANDS AND SURROUNDING AREAS. YOU SHOULD NO THAT NO ONE IS HAPPY ABOUT THIS. WE ARE GATHERING TOGETHER AND WE WILL FIGHT THIS AS WELL AS CONSULTING LEGAL REPRESENTATION. SURELY THERE IS ANOTHER PLACE TO PUT THIS TYPE OF DEVELOPMENT THAT DOES NOT IMPACT ALL OF THESE HOMEOWNERS? MY HUSBAND AND I ARE IN OUR 70'S AND NEVER DREAMT SOMETHING LIKE THIS WOULD EVER BE CONSIDERED. WE URGE YOU TO THINK WHAT THIS WILL DO TO NOT ONLY OUR QUIET ENJOYMENT BUT THE EFFECT SUCH A PROJECT WOULD HAVE ENVIRONMENTALLY, INCREASED TRAFFIC AND SO MUCH MORE.

JANICE AND TODD BALLARD  
1093 Hedgeside Avenue  
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650-315-4090