

“E”

Public Comments received prior to Draft
Housing Element Update

From: [Brenda Burke](#)
To: [Hawkes, Trevor](#)
Subject: FW: for CLC distribution - Housing Element
Date: Tuesday, January 11, 2022 7:25:35 PM
Importance: High

[External Email - Use Caution]

Hello Trevor,

Please consider housing to accommodate the many community members who have animal companions; housing is not much help unless the community can have their 4-legged family member(s) with them.

The number of people who have an animal companion or more face one of the biggest challenges when finding a place to live; housing will accept well-behaved animal(s), as children are known to do more damage than an animals in the home.

Brenda Burke
Community Investment Manager
(707)322-4563
brenda@jamesonhumane.org
www.jamesonhumane.org

Jameson Humane
connecting animals, humans, and our planet

"One lives not just for oneself, but for one's community; That's what a meaningful life is."

Justice Ruth Bader Ginsburg

From: dorothee@clcnapavalley.org [mailto:dorothee@clcnapavalley.org]
Sent: Tuesday, January 11, 2022 5:19 PM
To: dorothee@clcnapavalley.org
Subject: FW: for CLC distribution - Housing Element
Importance: High

Dear Community Leaders,

Please see below on the Napa County Housing Element

Dear Napa County Residents, Stakeholders, and Interested Parties;

The following notification is being sent out to solicit public participation in the Napa County 2022 Housing Element Update process to gather input on how to help shape the Draft Housing Element for the next eight years (2022 through 2031). As part of this process, Napa County staff and consultants would like to facilitate dialogue and gather community feedback via a **virtual community workshop**:

When: January 20th at 6:00 p.m. PDT

Where: Remote Zoom Workshop (a link to the meeting will be sent next week)

Website: <https://www.countyofnapa.org/3250/2022-Housing-Element-Update>

The Housing Element is part of the County's General Plan and sets forth the policies and programs to address the housing needs of all households in Napa County. State law (Government Code Sections 65580-65589.8) requires that every city and county in California adopt a Housing Element, subject to State approval, as part of its General Plan. It is the County's 8-year housing strategy and commitment for how it will meet the housing needs of everyone in the community. The Housing Element establishes specific goals and policies to guide the development of housing in the County. Your input will help to inform the Housing Element update process.

Please help us by providing input and participating in the workshop to learn about what happens when the County updates its Housing Element, why the County is required to do so, and with an opportunity for community members to provide feedback during a public discussion.

Input is requested on:

- Housing needs and services within Napa County
- Opportunities to provide housing at all income levels in the community
- Identifying constraints to building and accessing housing
- Introduction of the Housing Element Advisory Committee
- Upcoming community engagement opportunities

To submit written input, or for more information, please contact or submit comments to:

Trevor Hawkes, Planner III,
Napa County Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Email: trevor.hawkes@countyofnapa.org
Phone: 707-253-4388

From: [cass walker](#)
To: [Hawkes, Trevor](#)
Cc: jmcdowell@countyofnapa.org
Subject: Re: Housing Element Process - Potential Sites - Stonebridge School
Date: Wednesday, January 12, 2022 4:21:05 PM

[External Email - Use Caution]

Hi Trevor

Thank you for your response. Having worked for the City of Napa for a number of years, I know how difficult it is to find affordable sites that meet all the requirements and have a likelihood of development. I reviewed the list of previous sites and GP map (difficult to tell sites) in the Powerpoint Presentation that was given to the Planning Commission and The Housing Element Committee. Hilary pointed out that the County may need to come up with sites not previously used. Here is a list of some sites and ideas we came up with. We will also send this as a correspondence for the January 20th Housing Element Committee meeting.

The following two sites may also be constrained by water and sewer service. However, I think they are more viable than the Stonebridge site, but could still have earthquake fault line constraints. Carneros Resort is extending a water line via **Congress Valley Water District with City water service:**

Old Sonoma Road Sites

1. Site off Old Sonoma Road that the Stonebridge School was looking at is located at 5266 Old Sonoma Road and is 7.8 acres
2. Site off Old Sonoma Road owned by Vine Village and is for sale - 4059 Old Sonoma Road.

Other previous Commercial sites in the Carneros area:

1. Former Commercial Site on the SW corner of Cuttings Wharf and Hwy 12 - 1003 Cuttings Wharf #047-220-012-000 and is 3 acres. This site is close to the earthquake fault and may have water and sewer access issues.
2. Former Moores Landing site at the end of Cuttings Wharf Rd. The County had to take action against some "unsafe/dilapidated" housing units adjacent to the site about 15 years ago. This site might have water and sewer issues, and is pretty remote.

Other sites

1. NE corner of Big Ranch Road and Trancas
2. Corner of NE Corner of Silverado Trail and Trancas - owned by George Altamura.
3. Is it possible to develop sites in County Islands and get RHNA Credit

We know this is a long and involved process and we were hoping to provide some other potential site for consideration.

Sincerely,
Cass

On Tue, Jan 11, 2022 at 5:13 PM Hawkes, Trevor <trevor.hawkes@countyofnapa.org> wrote:

Hello Cass,

Apologies I haven't returned your call. I am currently tele-working and not able to access my office line.

I appreciate the heads up on the environmental constraint at the Stonebridge school. I don't have any additional background or reasons behind the site selection reference to provide to you at this time. In your previous email you correctly identified the reasons the site would be added to the potential sites list, and considering the size of the county's RHNA allocation for this housing cycle, hopefully you can understand the our interest in casting a broad net with initial considerations. Not all sites included in this early phase are of equal value, and part of the process of explaining why certain sites and policies were chosen in our update will undoubtedly include why other sites could not be selected.

From: cass walker <casswalkerco@gmail.com>
Sent: Friday, January 7, 2022 12:10 PM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Cc: jmcdowell@countyofnapa.org
Subject: Housing Element Process - Potential Sites - Stonebridge School

[External Email - Use Caution]

Hi Trevor

I left a voicemail message and am following up with some questions regarding the potential Housing Element site at Stonebridge School. I represent a group of neighbors who have been watching with interest the School District process regarding the Stonebridge School site and its potential reuse. We noticed that at the November Housing Element Committee meeting the Stonebridge School was listed as a potential site. We also listened to the December Planning Commission's Housing Element discussion. We also reviewed the potential sites and selection criteria.

We noted that the Stonebridge school site does not meet some of the criteria recommended including:

- 1) existing or planned water or sewer service to the site
- 2) close proximity to services or on a transit line
- 3) proximity to the Airport Land Use Compatibility Zones A-D were very difficult to determine based on the maps and current overflights.

The criteria it does meet is Agriculture Resources zoning which would allow farmworker housing and it is owed by a public agency.

What was not mentioned in the Housing Element presentation or the Planning Commission discussion, and you may not know from your preliminary research, is that the Stonebridge school site has an earthquake fault (2014 quake) running through the site and is adjacent to a high-pressure PG&E gas line. Similar to the one that ruptured in San Bruno several years ago. These were the major reasons why Stonebridge School was relocated from this site. Having recently found out about these two constraints, the neighbors are concerned about increasing residential development in the area.

We had expected the site to reposition into some type of agricultural activity because of its size and the reasons mentioned above. If it is going to continue to be considered as a housing site can you please provide additional background and the reasons behind the site selection given these additional constraints to development of multifamily housing.

Sincerely,

Cass Walker

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Cassandra Walker

Gasser Foundation, Grants and Housing Consultant

Mobile: 707-888-0222

Email: casswalkerco@gmail.com

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Cassandra Walker
Gasser Foundation, Grants and Housing Consultant
Mobile: 707-888-0222
Email: casswalkerco@gmail.com

From: [Randy Gularte](#)
To: [Hawkes, Trevor](#)
Cc: [Randy Gularte](#)
Subject: housing element comments or questions for 1/20 meeting
Date: Tuesday, January 18, 2022 11:32:29 AM

[External Email - Use Caution]

Trevor some comments and questions if they could be addressed during meeting I would appreciate it.

1. Does SB 8, SB 9 and/or SB 10 have any affect on housing in the unincorporated areas or do these 3 bills, individually, only apply to Cities like Napa, American Canyon, St. Helena, Calistoga or Yountville?
2. If yes on #1 then could the county zoning of RC work for this- like Silverado Country Club since it has sewer , water and all utilities to name an example, or could housing be located at the corner of Monticello and Atlas Peak next to the Fire Station since there are all utilities nearby? Or any other RC zoned properties?
3. If Yes or no to #1, then will the County owned properties inside the City limits count for housing if the County shows that, for example the Assessor office building on First street be used for housing and the county offices there move back to Kaiser Road where they were after the earthquake? Or the County Corporation Yard on California Blvd. be used for County housing needs and move the Corporation yard out to the New Jail location? Or other Napa City properties owned by the County. Same question with the other Cities that the County may own land inside the City limits that can be used for Housing?

Thanks

Randy A. Gularte

Golden Gate Sotheby's International Realty

Broker Associate

LIC #00458347

707.256.2145

From: [cass walker](#)
To: [Hawkes, Trevor](#)
Subject: Housing Site Input for January 20 Housing Element Committee
Date: Tuesday, January 18, 2022 8:04:56 AM

[External Email - Use Caution]

Trevor

Thank you for the opportunity to provide input to the Housing Element Committee. I represent a small group interested in this process. We would like to provide additional information that may not have been known at the time the former Stonebridge School was put on the potential site list. You and your consultant team may not be aware from your preliminary research that the Stonebridge school site has an earthquake fault (2014 quake) running through the site and is adjacent to a high-pressure PG&E gas line. Similar to the one that ruptured in San Bruno several years ago. These were the major reasons why Stonebridge School was relocated from this site and new school facilities were not built. We know that there may be some amenities on the site like a larger septic system and well because of the previous school use however these may not accommodate a full time use of the site.

The following sites may also be constrained by water and sewer service. However, they may be more viable than the Stonebridge site. They could still have earthquake fault line constraints. Carneros Resort is extending a water line via **Congress Valley Water District with City water service.**

Old Sonoma Road Sites

1. Site off Old Sonoma Road that the Stonebridge School was looking at is located at 5266 Old Sonoma Road and is 7.8 acres
2. Site off Old Sonoma Road owned by Vine Village and is for sale - 4059 Old Sonoma Road
3. Unknown address but a new CalFire station is being built along Old Sonoma Road a joint fire station and housing project may be viable.

Other previous Commercial sites in the Carneros area:

1. Former Commercial Site on the SW corner of Cuttings Wharf and Hwy 12 - 1003 Cuttings Wharf #047-220-012-000 and is 3 acres. This site is close to the earthquake fault and may have water and sewer access issues.
2. Former Moores Landing site at the end of Cuttings Wharf Rd. The County had to take action against "unsafe/dilapidated" housing units adjacent to the site about 15+ years ago. This site is pretty remote.

Other sites

1. NE corner of Big Ranch Road and Trancas
2. Corner of NE Corner of Silverado Trail and Trancas - owned by George Altamura.
3. Is it possible to develop sites in County Islands and get RHNA Credit

We know this is a long and involved process and we were hoping these additional sites may prove helpful.

Sincerely,
Cass Walker

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Cassandra Walker
Email: casswalkerco@gmail.com

From: [David Dunlap](#)
To: [Hawkes, Trevor](#)
Subject: Farmworker Housing
Date: Wednesday, January 19, 2022 1:37:04 PM

[External Email - Use Caution]

Good afternoon Trevor,

I had a discussion about potential farmworker housing with Doug Hill, who owns Oak Knoll Farming and farms not only our vineyard here in Carneros but many other vineyards up and down the valley. He has participated in the Migrant and Seasonal Farmworkers Program for the past several years and his observation was that the location of housing which he was required to provide, needed to be close to three services. First was close to a grocery. Second was to have a laundry nearby. Third was to have transportation or public transportation available to get to the grocery, laundry and a pharmacy to get medicines and medical supplies. He said that he learned the hard way that places which he envisioned to be excellent locations, ended up being difficult because they weren't located near or all of the above listed services. He did think that the Vine Village location had a lot of potential as it was near the shopping center at Old Sonoma and Foothill, where Lola's Market, which caters to the Hispanic cuisine, and a laundromat are both located. A little further down Old Sonoma Rd. is Food City Pharmacy at the intersection of Jefferson.

I though his observations were relevant to the search for farmworker housing.

Sincerely,
David Dunlap
Owner,
Una Palma Vineyard

From: [Carol Kunze](#)
To: [Hawkes, Trevor](#); [Tom Gamble](#)
Subject: map for housing at Berryessa
Date: Friday, February 11, 2022 10:49:49 AM
Attachments: [Maps Structure Damage.pdf](#)

[External Email - Use Caution]

Nice speaking with you yesterday.

As promised, this email will list some of the current housing issues for Lake Berryessa that we discussed. It will also describe the type of map that may help housing element committee members better understand the Lake Berryessa area, including its residential and commercial areas.

Sorry it took so long. Urgent work came up.

There are 3 residential areas in the immediate Lake Berryessa area - Berryessa Pines, Spanish Flat and Berryessa Highlands. The greater watershed has two additional residential areas - Berryessa Estates and Circle Oaks.

Berryessa Estates, a residential area 6 miles up Putah Creek, while considered part of the Pope Valley area, shares a lot of issues, particularly with Berryessa Highlands.

Issues

Fire - we lost a lot of homes in the 2020 fire. I've attached a CalFire map showing the residences that were lost in Berryessa Highlands and Spanish Flat.

I understand that Berryessa Estates, Berryessa Pines and Circle Oaks did not lose any homes.

Berryessa Highlands and Berryessa Estates have only one road access.

All residential areas have issues with their water district.

Map

As we discussed, it might help those on the advisory committee who are not familiar with the Lake Berryessa area to have a map showing the land use and zoning types for the commercial and residential areas, along with definitions.

The old map I have has the definitions beside the map, and call outs showing the parcels and zoning for the residential and commercial areas with multiple zoning types.

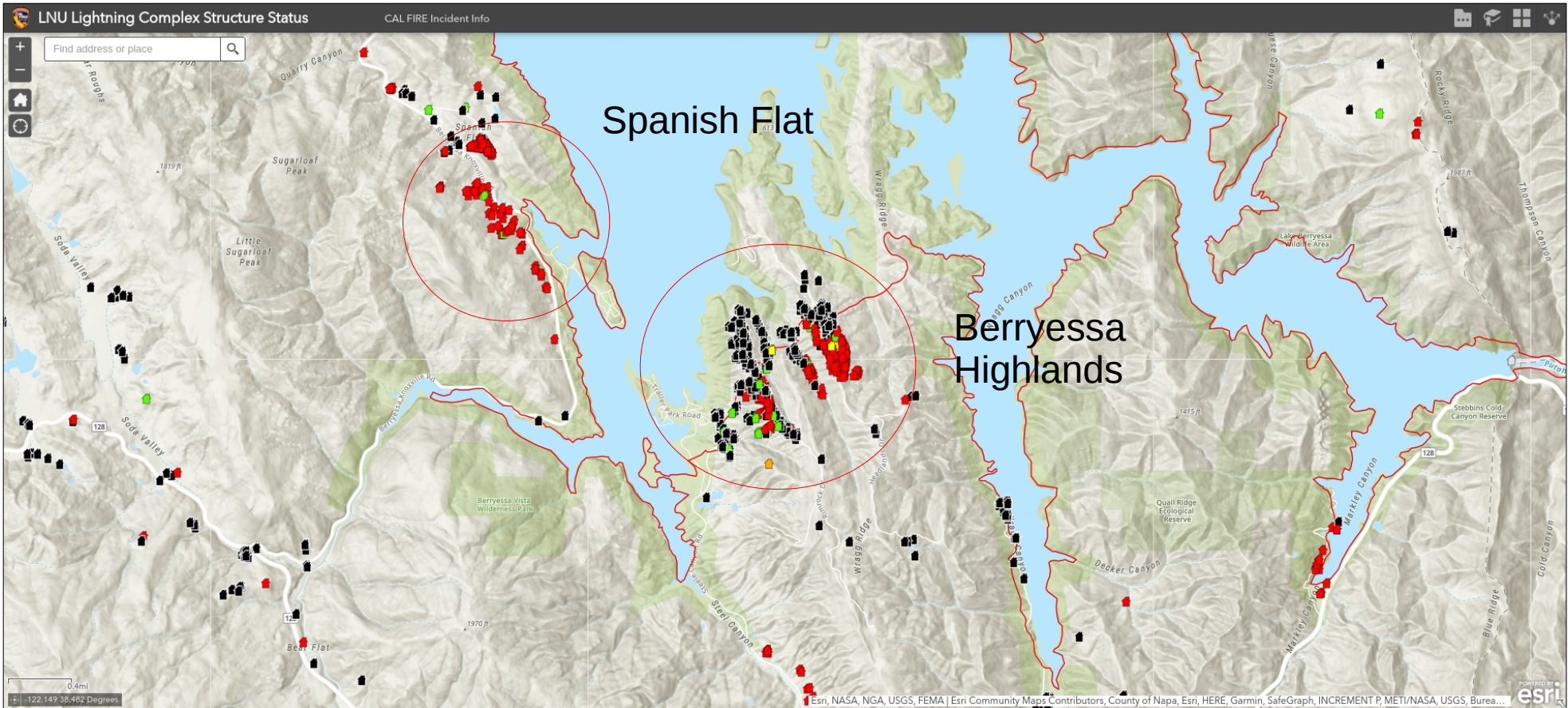
I find initials (CN, MC, etc.) easier to identify zones than different colors.

There are two or three residential areas that appear to be legal, nonconforming

- Berryessa Pines (homes), what used to be the Turtle Rock motel (apartments and rental homes), and the former site for Spanish Flat Mobile Villas (trailer park).

Feel free to call.

Carol Kunze
707.345.6755



From: [PlanningCommissionClerk](#)
To: [Hawkes, Trevor](#)
Subject: FW: Napa County Planning Commission Meeting Agenda
Date: Tuesday, February 15, 2022 11:49:56 AM
Attachments: [image001.png](#)

Please see below public comment.

Thank you,

Alexandria Quackenbush
Administrative Secretary I
Planning, Building and Environmental Services
County of Napa 1195 Third Street, Suite 210 Napa, CA 94559
Alexandria.Quackenbush@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

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From: Jake Ruygt <jruygt@comcast.net>
Sent: Tuesday, February 15, 2022 9:56 AM
To: PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>
Subject: RE: Napa County Planning Commission Meeting Agenda

[External Email - Use Caution]

Dear Planning Commissioners,

I am replying as a representative of the Napa valley Chapter of the California Native Plant Society. My comments are perhaps more in line with a personal concern. The range of topics to be covered by the EIR include biological resources and air quality issues that apply impacts on natural resources. In the face of declining annual rainfall it is imperative that the study also include impacts on overall water use and availability. Continued urban and agricultural growth is placing greater demands on water supplies, wetlands and streams. I include agriculture as part of my comment because they are directly linked in this county.

Thank You.

Jake Ruygt
jruygt@comcast.net
3549 Willis Drive,
Napa

From: PlanningCommissionClerk [<mailto:planningcommissionclerk@countyofnapa.org>]
Sent: Tuesday, February 08, 2022 4:27 PM
Subject: Napa County Planning Commission Meeting Agenda

The Napa County Planning Commission Meeting Agenda For *February 16, 2022 is now available*

You can access the link below, which will take you to the page where the individual agendas and minutes are listed.

[Napa County - Calendar \(legistar.com\)](#)

HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:

To participate in the Napa County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

The Napa County Planning Commission will continue to meet pursuant to the [2022 PC Regular Meeting Schedule.pub \(countyofnapa.org\)](#).

IN-PERSON ATTENDANCE AT THE PLANNING COMMISSION MEETINGS ARE VERY LIMITED. IN-PERSON ATTENDEES MUST WEAR A FACE MASK COVERING THE NOSE AND MOUTH INSIDE THE BOARD CHAMBERS AT ALL TIMES.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Planning Commission meetings in one of the following recommended ways:

- Watch on your TV - Napa Valley TV Channel 28.
- Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
- Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
- Via Granicus by http://napa.granicus.com/ViewPublisher.php?view_id=21

You may submit public comment for any item that appears on the agenda or general public comment for any item or issue that does not appear on the agenda, as follows:

1. Via email - send your comment to the following email address: PC@countyofnapa.org.

Please provide your name and indicate the agenda item upon which you are commenting. EMAILS WILL NOT BE READ ALOUD. Emails received by 9:00 AM on Wednesday will be posted online. Emails received during Commission meetings will be posted after the meeting. All emails become part of the permanent record.

2. Online

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.

2. Enter an email address and following naming convention;

Item #, First Name Last Name Ex: 7A John Smith

3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.

4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

3. By Phone

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645

2. When the Chair calls for the item on which you wish to speak, press *9 to raise a hand. ****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

3. When called, please state the item in which you are calling for followed by your name.

4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order AB 361. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to planningcommissionclerk@countyofnapa.org.

Planning Commission Clerk

Planning, Building and Environmental Services

County of Napa 1195 Third Street, Suite 210 Napa, CA 94559



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From: [jillalexgolfs](#)
To: [Hawkes, Trevor](#)
Subject: High density housing
Date: Thursday, February 17, 2022 5:54:35 PM

[External Email - Use Caution]

My thoughts are that many Napa county residents and other communities in California have gotten the message that our concerns are futile and not important to the end goal of federal and state funds/mandates. My husband and I attended an early meeting of the planning commission on this issue. The sense I had from Mr. Morrison was that 1) we don't care about citizen concerns and 2) so what if you can't evacuate in a fire like 2017. And 3) spending tax payers money to make it happen was not an issue.

So with a feeling of futility, I continue to protest the county adding so many souls to a high risk fire area. At Silverado and Atlas Peak, we have only one two lane road to evacuate on or for other emergencies. There's no way to expand this country road, there's no access to municipal transportation or immediate accessibility to essential shopping. There's no city sewer currently available.

Some residents are still rebuilding their lives and homes from the fire of 2017 How could you put these new residents in this position? Will they have enough insurance to provide housing while theirs is rebuilt? We know how devastating it is to lose everything that one owns. Even worse, I would hope that you don't want people to face loss of life because they can't out run a fire.

It doesn't make sense that you'd put so many souls at risk for state and federal funds and political mandates.

With regards and strong concerns,
Jill Alexander

Sent from my iPhone



BLUE ZONES PROJECT

February 17th, 2022

Napa County Planning Division
1195 Third Street, 2nd Floor
Napa, CA 94559

Re: Housing Element Update

Dear Planning Division Staff,

Blue Zones Project is writing to urge your consideration of adding tobacco and secondhand smoke recommendations in the County's updated housing element, including comprehensive smoke-free multi-unit housing protections.

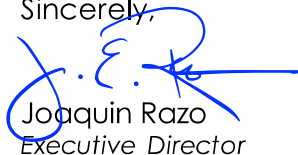
According to the U.S. Surgeon General, there is no safe level of exposure to secondhand smoke. Secondhand tobacco and marijuana smoke or vaporized aerosols can easily drift from unit-to-unit through vents, pipes and electrical outlets and through windows and doors from neighbor balconies, patios and other outdoor areas. Individuals who are exposed to secondhand smoke can suffer from serious adverse health effects including chronic health problems.

Updating the housing element is a chance to ensure equitable health opportunities for all residents while encouraging a productive community with economic stability. Health starts in our communities and is shaped by where we live, work, and play. As such, housing is a vital component to one's health. The inclusion of tobacco control restrictions to prevent secondhand smoke and aerosol exposure will provide profound health benefits to all residents so they can have healthy and productive lives.

As you work on updating your housing element, we would ask that you consider incorporating the following language into your goals and policies:

To reduce secondhand and thirdhand smoke death and disability, adopt and enforce a comprehensive smoke-free ordinance for multifamily housing properties that covers all exclusive-use areas, both exterior areas (such as private balconies and decks) and interior unit spaces, as well as common areas not already covered by state law.

Sincerely,


Joaquin Razo
Executive Director



Kelly Bond
Public Policy Advocate

1422 Main Street
Saint Helena, CA 94574
unv.bluezonesproject.com

POWERED BY:



From: [Renee C](#)
To: [Hawkes, Trevor](#)
Subject: Housing survey and questions from public
Date: Monday, February 21, 2022 8:55:39 AM

[External Email - Use Caution]

Hello Trevor, good morning.

I am writing in regards to the desire for the County of Napa to hear from us.

I read that some people feel adding more housing to Upvalley will cause more traffic, and I feel the opposite is true as long as the housing is for workers in Napa County. I believe the automatic assumption is the housing will be second homes and vacation homes and while this is likely it should not have to happen.

Having housing inventory Upvalley for instance would get me and my entire family off the road everyday. It would also get 10 of my employees off the road everyday. In other words we all commute up and down Silverado Trail or Hwy 29 every single day of the week. Multiply this by hundreds of people who work Upvalley.

First time home owners competing with out of town buyers. Somehow we have to have incentives for first time home buyers and penalties for second time home buyers. We can build and build but as long as the homes are scooped up by second home buyers, we will never succeed in making a dent in our local housing crisis. While we are a first world travel destination, we are becoming a third world country with the division of rich vs poor.

These are some of my thoughts and thank you for reading.

Sincerely,

Renee Mortell Cazares
707.339.9905

From: [susann evans](#)
To: [Hawkes, Trevor](#)
Subject: EIR report for affordable housing in Napa
Date: Tuesday, February 22, 2022 2:33:11 PM

[External Email - Use Caution]

To: Trevor Hawkes , County of Napa

From: Susann Evans, Napa resident

RE: EIR for housing areas in Napa County

The area off Foster road is such a delightful entry to Napa – the vineyards on one side of 29 and the rolling hills and grassland with cattle are a refreshing gateway to Napa wine country. Foster road is used each day by many people for biking and walking for exercise. The chance to walk with the natural world next to you is a treasure we all enjoy. It would be a real tragedy to turn this bucolic area into tract housing as an entry point to Napa.

Stonebridge School area would have sewer and water connections available for housing as would the Napa state hospital site. These seem to be good candidates for housing. Carneros Spa area would be another good site since the recent development there has made access to water and sewer enhanced.

The Silverado area would be a good site to have housing stock that is more affordable for families. I hope the EIR report will consider placement of affordable housing in multiple areas of Napa not just south Napa.

From: [Hultman, Debbie@Wildlife](mailto:Hultman,Debbie@Wildlife)
To: [Hawkes, Trevor](mailto:Hawkes,Trevor)
Cc: [OPR State Clearinghouse](#); [Culpepper, Amanda\(Mandy\)@Wildlife](mailto:Culpepper,Amanda(Mandy)@Wildlife); [Day, Melanie@Wildlife](mailto:Day,Melanie@Wildlife); [Weightman, Craig@Wildlife](mailto:Weightman,Craig@Wildlife); ifeyk-miney@esassoc.com
Subject: Napa County Housing Element Update-SCH2022010309
Date: Wednesday, February 23, 2022 4:35:55 PM
Attachments: [Napa County Housing Element Update-SCH2022010309-Hawkes-CULPEPPER022522.pdf](#)

[External Email - Use Caution]

Good Afternoon,

Please see the attached letter for your records. If you have any questions, contact Amanda Culpepper, cc'd above.

Thank you,

Debbie Hultman | Assistant to the Regional Manager
California Department of Fish and Wildlife – Bay Delta Region
2825 Cordelia Road, Ste. 100, Fairfield, CA 94534
707.428.2037 | debbie.hultman@wildlife.ca.gov



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



February 22, 2022

Mr. Trevor Hawkes
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559
trevor.hawkes@countyofnapa.org

Subject: Napa County Housing Element Update, Notice of Preparation of a Draft Environmental Impact Report, SCH No. 2022010309, Napa County

Dear Mr. Hawkes:

The California Department of Fish and Wildlife (CDFW) has reviewed the Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) from the County of Napa (County) for the Napa County Housing Element Update (Project).

CDFW is a **Trustee Agency** with responsibility under the California Environmental Quality Act (CEQA) for commenting on projects that could impact fish, plant, and wildlife resources (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15386). CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as a California Endangered Species Act (CESA) Incidental Take Permit (ITP), a Native Plant Protection Act (NPPA) Permit, a Lake and Streambed Alteration (LSA) Agreement, or approval under other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources. Pursuant to our authority, CDFW has the following concerns, comments, and recommendations regarding the Project.

PROJECT DESCRIPTION AND LOCATION

The Project would update the Housing Element within the County's General Plan, as well as limited amendments and updates to other portions of the General Plan and zoning map. The Housing Element would identify locations in unincorporated Napa County to meet the need for a maximum of 1,014 housing units and a minimum of 106 housing units. The County has identified that a portion of the housing units will be transferred to nearby cities and incorporated jurisdictions, if approved by the Association of Bay Area Governments. The timeframe for the Housing Element update would be 2023 through 2031. The Project is located in unincorporated Napa County.

The CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) require that the draft EIR incorporate a full project description, including reasonably foreseeable future

Mr. Trevor Hawkes
County of Napa
February 22, 2022
Page 2 of 11

phases of the Project, that contains sufficient information to evaluate and review the Project's environmental impact (CEQA Guidelines, §§ 15124 & 15378). Please include a complete description of the following Project components in the Project description, as applicable:

- Footprints of permanent Project features and temporarily impacted areas, such as staging areas and access routes.
- Land use changes that would reduce open space or agricultural land uses and increase residential or other land use involving increased development.
- Area and plans for any proposed buildings/structures, ground disturbing activities, fencing, paving, stationary machinery, landscaping, floodwalls or levees, and stormwater systems.
- Operational features of the Project, including level of anticipated human presence (describe seasonal or daily peaks in activity, if relevant), artificial lighting/light reflection, noise, traffic generation, and other features.
- Construction schedule, activities, equipment, and crew sizes.

Based on the broad scope of the Project, it appears that the draft EIR may be a program EIR (CEQA Guidelines, § 15168). In this case, while program EIRs have a necessarily broad scope, CDFW recommends providing as much information related to anticipated future activities as possible. CDFW recognizes that, pursuant to CEQA Guidelines section 15152, subdivision (c), if a Lead Agency is using the tiering process in connection with an EIR or large-scale planning approval, the development of detailed, site-specific information may not be feasible and can be deferred, in many instances, until such time as the Lead Agency prepares a future environmental document. This future environmental document would cover a project of a more limited geographical scale and is appropriate if the deferred information does not prevent adequate identification of significant effects of the planning approval at hand. The CEQA Guidelines section 15168, subdivision (c)(4) states, "Where the later activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR." Based on CEQA Guidelines section 15183.3 and associated *Appendix N Checklist*, and consistent with other program EIRs, CDFW recommends creating a procedure or checklist for evaluating subsequent project impacts on biological resources to determine if they are within the scope of the program EIR or if an additional environmental document is warranted. This checklist should be included as an attachment to the draft EIR. Future analysis should include all special-status species and sensitive natural

Mr. Trevor Hawkes
County of Napa
February 22, 2022
Page 3 of 11

communities including but not limited to species considered rare, threatened, or endangered pursuant to CEQA Guidelines, section 15380.

When used appropriately, the checklist should be accompanied by enough relevant information and reasonable inferences to support a “within the scope” of the EIR conclusion. For subsequent Project activities that may affect sensitive biological resources, a site-specific analysis should be prepared by a qualified biologist to provide the necessary supporting information. In addition, the checklist should cite the specific portions of the draft EIR, including page and section references, containing the analysis of the subsequent Project activities’ significant effects and indicate whether it incorporates all applicable mitigation measures from the draft EIR.

REGULATORY REQUIREMENTS

California Endangered Species Act and Native Plant Protection Act

Please be advised that a CESA ITP must be obtained if the Project has the potential to result in take¹ of plants or animals listed under CESA or NPPA, either during construction or over the life of the Project. If the Project will impact CESA or NPPA listed species, including but not limited to those identified in **Attachment 1: Special-Status Species**, early consultation with CDFW is encouraged, as significant modification to the Project and mitigation measures may be required to obtain an ITP. Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program.

CEQA requires a Mandatory Finding of Significance if a Project is likely to substantially restrict the range or reduce the population of a threatened or endangered species (Pub. Resources Code, §§ 21001, subd. (c), 21083; CEQA Guidelines, §§ 15380, 15064, & 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The Lead Agency’s FOC does not eliminate the Project proponent’s obligation to comply with CESA.

Lake and Streambed Alteration

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for Project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, drainage ditches, washes,

¹ Take is defined in Fish and Game Code section 86 as hunt, pursue, catch, capture, or kill, or attempt any of those activities.

Mr. Trevor Hawkes
County of Napa
February 22, 2022
Page 4 of 11

watercourses with a subsurface flow, and floodplains are subject to notification requirements. In addition, infrastructure installed beneath such aquatic features, such as through hydraulic directional drilling, is also subject to notification. CDFW, as a responsible agency under CEQA, will consider the EIR for the Project. CDFW may not execute the final LSA Agreement until it has complied with CEQA as the responsible agency.

Nesting Birds

CDFW also has authority over actions that may disturb or destroy active nest sites or take birds. Fish and Game Code sections 3503, 3503.5, and 3513 protect birds, their eggs, and nests. Migratory birds are also protected under the federal Migratory Bird Treaty Act.

Fully Protected Species

Fully Protected species, including those listed in **Attachment 1**, may not be taken or possessed at any time (Fish & G. Code, §§ 3511, 4700, 5050, & 5515).

ENVIRONMENTAL SETTING

The draft EIR should provide sufficient information regarding the environmental setting (“baseline”) to understand the Project’s, and its alternative’s (if applicable), potentially significant impacts on the environment (CEQA Guidelines, §§ 15125 & 15360).

CDFW recommends that the draft EIR provide baseline habitat assessments for special-status plant, fish, and wildlife species located and potentially located within the Project area and surrounding lands, including but not limited to all rare, threatened, or endangered species (CEQA Guidelines, § 15380). The draft EIR should describe aquatic habitats, such as wetlands, vernal pools, and/or waters of the U.S. or State, and any sensitive natural communities or riparian habitat occurring on or adjacent to the Project site (for sensitive natural communities see: <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive%20natural%20communities>). Fully protected, threatened or endangered, and other special-status species that are known to occur, or have the potential to occur in or near the Project area, include but are not limited to, those listed in **Attachment 1**.

Habitat descriptions and the potential for species occurrence should include information from multiple sources, such as aerial imagery; historical and recent survey data; field reconnaissance; scientific literature and reports; the U.S. Fish and Wildlife Service’s (USFWS) Information, Planning, and Consultation System; findings from positive occurrence databases such as the California Natural Diversity Database (CNDDDB); and

Mr. Trevor Hawkes
County of Napa
February 22, 2022
Page 5 of 11

sensitive natural community information available on the Napa County vegetation map². Based on the data and information from the habitat assessment, the draft EIR should adequately assess which special-status species are likely to occur on or near the Project site, and whether they could be impacted by the Project.

CDFW recommends that prior to Project implementation, surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at: <https://wildlife.ca.gov/Conservation/Survey-Protocols>.

Botanical surveys for special-status plant species, including those with a California Rare Plant Rank (<http://www.cnps.org/cnps/rareplants/inventory/>), must be conducted during the blooming period for all species potentially impacted by the Project within the Project area and adjacent habitats that may be indirectly impacted by, for example, changes to hydrology, and require the identification of reference populations. More than one year of surveys may be necessary given environmental conditions. Please refer to CDFW protocols for surveying and evaluating impacts to rare plants, and survey report requirements (<https://wildlife.ca.gov/Conservation/Plants>).

IMPACT ANALYSIS AND MITIGATION MEASURES

The draft EIR should discuss all direct and indirect impacts (temporary and permanent), including reasonably foreseeable impacts, that may occur with implementation of the Project (CEQA Guidelines, §§ 15126, 15126.2, & 15358). This includes evaluating and describing impacts such as:

- Encroachments into riparian habitats, drainage ditches, wetlands, or other sensitive areas.
- Potential for impacts to special-status species or sensitive natural communities.
- Loss or modification of breeding, nesting, dispersal, and foraging habitat, including vegetation removal, alteration of soils and hydrology, and removal of habitat structural features (e.g., snags, rock outcrops, overhanging banks).
- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic, or human presence.

² The Napa County vegetation layer is available on CDFW's Biogeographic Information and Observation System (BIOS). The layer title is "Vegetation – Napa County Update 2016 [ds2899]." <https://apps.wildlife.ca.gov/bios/?bookmark=940>

Mr. Trevor Hawkes
County of Napa
February 22, 2022
Page 6 of 11

- Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.

The draft EIR should also identify reasonably foreseeable future projects in the Project vicinity, disclose any cumulative impacts associated with these projects, determine the significance of each cumulative impact, and assess the significance of the Project's contribution to the impact (CEQA Guidelines, § 15355). Although a project's impacts may be less-than-significant individually, its contributions to a cumulative impact may be considerable; a contribution to a significant cumulative impact, e.g., reduction of habitat for a special-status species, should be considered cumulatively considerable.

Based on the comprehensive analysis of the direct, indirect, and cumulative impacts of the Project, the CEQA Guidelines direct the Lead Agency to consider and describe all feasible mitigation measures to avoid potentially significant impacts in the draft EIR, and mitigate potentially significant impacts of the Project on the environment (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.4 & 15370). This includes a discussion of impact avoidance and minimization measures for special-status species, which are recommended to be developed in early consultation with CDFW, USFWS, and the National Marine Fisheries Service. Project-specific measures should be incorporated as enforceable Project conditions to reduce impacts to biological resources to less-than-significant levels.

Fully protected species such as those listed in **Attachment 1**, may not be taken or possessed at any time (Fish & G. Code, §§ 3511, 4700, 5050, & 5515). Therefore, the draft EIR should include measures to ensure complete avoidance of these species.

ENVIRONMENTAL DATA

CEQA requires that information developed in EIRs and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish & G. Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

Mr. Trevor Hawkes
County of Napa
February 22, 2022
Page 7 of 11

If you have any questions, please contact Amanda Culpepper, Environmental Scientist, at (707) 428-2075 or Amanda.Culpepper@wildlife.ca.gov, or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erin Chappell

.B77E9A6211EF486

Erin Chappell
Regional Manager
Bay Delta Region

Attachment 1: Special-Status Species

ec: State Clearinghouse (SCH No. 2022010309)

Jillian Feyk-Miney, Environmental Science Associates, jfeyk-miney@esassoc.com

Mr. Trevor Hawkes
 County of Napa
 February 22, 2022
 Page 8 of 11

Attachment 1: Special-Status Species

Scientific Name	Common Name	Status
Birds		
<i>Rallus obsoletus obsoletus</i>	California Ridgway's rail	CESA and Endangered Species Act (ESA) listed as endangered; California Fully Protected species
<i>Buteo swainsoni</i>	Swainson's hawk	CESA listed as threatened
<i>Laterallus jamaicensis coturniculus</i>	California black rail	CESA listed as threatened; California Fully Protected species
<i>Strix occidentalis caurina</i>	northern spotted owl	CESA and ESA listed as threatened
<i>Agelaius tricolor</i>	tricolored blackbird	CESA listed as threatened
<i>Riparia riparia</i>	bank swallow	CESA listed as threatened
<i>Haliaeetus leucocephalus</i>	bald eagle	CESA listed as endangered; California Fully Protected species; Bald and Golden Eagle Protection Act
<i>Charadrius nivosus nivosus</i>	western snowy plover	ESA listed as threatened; California Species of Special Concern (SSC)
<i>Athene cunicularia</i>	burrowing owl	SSC
<i>Aquila chrysaetos</i>	golden eagle	California Fully Protected species; Bald and Golden Eagle Protection Act
<i>Progne subis</i>	purple martin	SSC
<i>Circus hudsonius</i>	northern harrier	SSC
<i>Geothlypis trichas sinuosa</i>	saltmarsh common yellowthroat	SSC
<i>Melospiza melodia samuelis</i>	San Pablo song sparrow	SSC
<i>Elanus leucurus</i>	white-tailed kite	California Fully Protected species

Mr. Trevor Hawkes
 County of Napa
 February 22, 2022
 Page 9 of 11

<i>Falco peregrinus anatum</i>	American peregrine falcon	California Fully Protected species
Fish		
<i>Spirinchus thaleichthys</i>	longfin smelt	CESA listed as threatened; candidate for ESA listing
<i>Oncorhynchus mykiss irideus</i> pop. 8	central California coast steelhead	ESA listed as threatened
Amphibians		
<i>Rana draytonii</i>	California red-legged frog	ESA listed as threatened; SSC
<i>Rana boylei</i>	foothill yellow-legged frog, northwest/north coast clade	SSC
<i>Dicamptodon ensatus</i>	California giant salamander	SSC
Mammals		
<i>Reithrodontomys raviventris</i>	salt-marsh harvest mouse	CESA and ESA listed as endangered; California Fully Protected species
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	SSC
<i>Antrozous pallidus</i>	pallid bat	SSC
<i>Lasiurus blossevillii</i>	western red bat	SSC
<i>Taxidea taxus</i>	American badger	SSC
<i>Sorex ornatus sinuosus</i>	Suisun shrew	SSC
Reptiles		
<i>Emys marmorata</i>	western pond turtle	SSC

Mr. Trevor Hawkes
 County of Napa
 February 22, 2022
 Page 10 of 11

<i>Invertebrates</i>		
<i>Syncaris pacifica</i>	California freshwater shrimp	CESA and ESA listed as endangered
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	ESA listed as threatened; California Terrestrial and Vernal Pool Invertebrate of Conservation Priority (ICP) ³
<i>Desmocerus californicus dimorphus</i>	valley elderberry longhorn beetle	ESA listed as threatened; ICP
<i>Bombus caliginosus</i>	obscure bumble bee	ICP
<i>Bombus occidentalis</i>	western bumble bee	ICP
<i>Plants</i>		
<i>Lasthenia burkei</i>	Burke's goldfields	CESA and ESA listed as endangered; California Rare Plant Rank (CRPR) ⁴ 1B.1
<i>Chloropyron molle</i> ssp. <i>molle</i>	soft salty bird's-beak	NPPA listed as rare; ESA listed as endangered; CRPR 1B.2
<i>Astragalus claranus</i>	Clara Hunt's milk-vetch	CESA listed as threatened; ESA listed as endangered; CRPR1B.1
<i>Castilleja affinis</i> var. <i>neglecta</i>	Tiburon paintbrush	CESA listed as threatened; ESA listed as endangered; CRPR 1B.2
<i>Limnanthes vinculans</i>	Sebastopol meadowfoam	CESA and ESA listed as endangered; CRPR 1B.1
<i>Plagiobothrys strictus</i>	Calistoga	CESA listed as threatened; ESA listed as

³ The list of California Terrestrial and Vernal Pool Invertebrates of Conservation Priority was collated during CDFW's Scientific Collecting Permit rulemaking process:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=157415&inline>

⁴ CRPR 1B plants are considered rare, threatened, or endangered in California and elsewhere while CRPR 4 plants are considered watch list plants that have a limited distribution in California. Further information on CRPR ranks is available in CDFW's *Special Vascular Plants, Bryophytes, and Lichens List* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>) and on the California Native Plant Society website (<https://www.cnps.org/rare-plants/cnps-rare-plant-ranks>).

Mr. Trevor Hawkes
 County of Napa
 February 22, 2022
 Page 11 of 11

	popcornflower	endangered; CRPR 1B.1
<i>Poa napensis</i>	Napa blue grass	CESA and ESA listed as endangered; CRPR 1B.1
<i>Lilaeopsis masonii</i>	Mason's lilaeopsis	NPPA listed as rare; CRPR 1B.1
<i>Navarretia leucocephala</i> ssp. <i>pauciflora</i>	few-flowered navarretia	CESA listed as threatened; ESA listed as endangered; CRPR 1B.1
<i>Lasthenia conjugens</i>	Contra Costa goldfields	ESA listed as endangered; CRPR 1B.1
<i>Sidalcea keckii</i>	Keck's checkerbloom	ESA listed as endangered; CRPR 1B.1
<i>Trifolium amoenum</i>	two-fork clover	ESA listed as endangered; CRPR 1B.1
<i>Amorpha californica</i> var. <i>napensis</i>	Napa false indigo	CRPR 1B.2
<i>Amsinckia lunaris</i>	bent-flowered fiddleneck	CRPR 1B.2
<i>Carex lyngbyei</i>	Lyngbye's sedge	CRPR 2B.2
<i>Polygonum marinense</i>	Marin knotweed	CRPR 3.1
<i>Rhynchospora californica</i>	California beaked- rush	CRPR 1B.1
<i>Sagittaria sanfordii</i>	Sanford's arrowhead	CRPR 1B.2
<i>Sidalcea hickmanii</i> ssp. <i>napensis</i>	Napa checkerbloom	CRPR 1B.1

From: [Yvonne Baginski](#)
To: [Hawkes, Trevor](#)
Subject: Fwd: Draft of letter for the housing plan
Date: Friday, February 25, 2022 4:52:07 PM

[External Email - Use Caution]

I am especially concerned about the effects of drought, hotter/drier weather and wildfire risks in Napa County. As streams, creeks and reservoirs turn to dust, and water becomes a fought after commodity, I am especially concerned about the impact of any further residential development in county, rural areas. Frankly, the water and dedicated utility services are not available.

We have already lost a significant amount of rural forested and grassland property due to two devastating wildfires in the past three years. .The designation of the Ag Preserve further limits options, and most of the rural land is now owned privately.

Public county lands are limited and the development costs would be significant.

Low income family housing would also need to be near bus lines, schools and shopping centers. We are very restricted in where building is even possible.

The property in the Carneros Region is near enough to a fault line that the Stonebridge School had to relocate. It is also a too far from services. That property would simply be not feasible for building.

Lake Berryessa is also a significant distance from city services, and would be a hardship for low-income families to live so far away from hospitals, schools, etc. The cost of gasoline, for example, and the driving time alone would be difficult to afford.

Other properties need to be looked at for their environmental impact in an ever-shrinking scenario of open space and wildlife land use. I would support that any proposed property be thoroughly evaluated with an Environmental Impact Report and serious examination of such issues as grassland destruction, automobile pollution, infrastructure, services and water needs be considered.

I would also like to propose that ANY new development in Napa County would be required to do a landscape review, so that all installed landscaping be drought tolerant, and native vegetation. Landscaping would need approval from a Native/drought tolerant landscaping committee. I believe this is extremely important in any future plantings. I would include this requirement for all commercial and residential buildings.

Thank you for this opportunity to comment.

Yvonne Baginski, Napa
3205 Montclair Ave.
yvonnebaginski@gmail.com

