

From: [PlanningCommissionClerk](#)
To: [Hawkes, Trevor](#)
Subject: FW: Update on status of low income/high density state mandated housing
Date: Tuesday, January 17, 2023 10:27:44 AM

Please see below.

From: glenn weckerlin <gwec3@hotmail.com>
Sent: Tuesday, January 17, 2023 10:22 AM
To: PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>
Cc: Bordona, Brian <Brian.Bordona@countyofnapa.org>; david.morrison@countyofnapa.com <david.morrison@countyofnapa.com>
Subject: FW: Update on status of low income/high density state mandated housing

[External Email - Use Caution]

Please forward this to the right person ...

Would like to know why we are not worthy of a response to questions?

From: glenn weckerlin <gwec3@hotmail.com>
Sent: Tuesday, January 17, 2023 10:06 AM
To: Conrad Hewitt <hewcon36@yahoo.com>; Robert Jasper <ebjasp@sbcglobal.net>; Maj-Britt Murdock <mbmurdock@aol.com>; dottie keller <dbkeller@coldwellbanker.com>; Suzie Stack <suziecation@comcast.net>; vince oleary <vinceoleary@gmail.com>; Maya and Farrok Yazdi <mfyazdi@msn.com>; Bill Keller Sr <dbkeller@cnapavalley.com>; Richard & Jim Buth/Schull <napavine@sbcglobal.net>; Zach Yates <woodyates@yahoo.com>; chad gennow <cgennow@gmail.com>; Andre kobylka <ackobylka@yahoo.com>; Ann Ossenberg <suntango4@aol.com>; Gerald Phelan <gwphelelan@pacbell.net>; Linda Sheehan <atomicproductions2001@yahoo.com>; James Lopez <jplopez@gmail.com>; chad gennow <e2gennow@gmail.com>; Bonnie Spillane <divaboni@comcast.net>; Tom Klyce <tom94559@gmail.com>; Allen <gretchen@usatlt.com>; Dane Ross <dane_ross@yahoo.com>; Philip Ossenberg <phil@argroth.com>; Hal & Patti Bennett <hal@buildzoom.com>; Mary Belli <marybelli@comcast.net>; Arlene Phelan <arlenephelan01@gmail.com>; Jim and Lindsay Keller <jfkeller33@yahoo.com>; Linda Hewitt <Lindajsweetpea@yahoo.com>; Jorgen Erting <totaltrans@juno.com>; Andrew Mazotti <andrewmazotti@gmail.com>; Nancy Niebling <nancyniebling@att.net>; Sondra and James Cluer <sondra@finevintagetld.com>; Kelly Fields <kellyfields@gmail.com>; John Colon <jfcolon@pacbell.net>; Erica Rabb <ericarabb18@gmail.com>; Kimberly and Terry Doyle <kimmidee@comcast.net>; Dane Ross <soph_ross@yahoo.com>; clay gregory <claygregory@sbcglobal.net>; Thomas O'Connor <toconnor@peckandhiller.com>; Andrea Gordon <andregosea@gmail.com>; Pattie Holman <pelholman@comcast.net>; Leandra Stewart <rayleandra@aol.com>; Joe Aita <joe.aita3805@gmail.com>; jay mall <jay.mall@sbcglobal.net>; Michael and Karen Obley <karen_oblely@comcast.net>; Ellie Ross <elliemross@yahoo.com>; Tom

McDonnell <tmcdonnell_99@yahoo.com>; Sharlene Yamaanka <suzuze@aol.com>; James Maciel <jmgmmmjm@sbcglobal.net>; Robin Yates <rolyates@comcast.net>; donna engmann <donna.engmann@gmail.com>; Ann Adams <ann.adams1991@gmail.com>; Erica Aronson <erica.aronson@gmail.com>; Ron Cataldo <ron-napa@prodigy.net>; Kyle Busald <kmbusald@gmail.com>; Christina and Mark Lesti <mlesti@comcast.net>; Gary Stack <g.stack@comcast.net>; William and Meredith Keller, Jr. <bkeller@cbnapavalley.com>; Michael and Karen Obley <mike_oble@comcast.net>; Luanne Tienney <luannetierney4@gmail.com>; Vicki O'leary <vicki.oleary@gmail.com>

Subject: RE: Update on status of low income/high density state mandated housing

Thanks for the update and agree 100% with the flaw in the system ... mandates without funding and/or not allowing consideration of state assets for state mandates! Wouldn't it be nice if we all could spend other people's money!

Beyond that, even more bothersome -- those that are being paid by us don't feel they have a responsibility to respond to their constituents, while at the same time, they have no problem in spending money with consultants and writing 300+ page reports that overcomplicate issues!

A sad state of affairs

From: Conrad Hewitt <hewcon36@yahoo.com>

Sent: Tuesday, January 17, 2023 9:45 AM

To: Robert Jasper <ebjasp@sbcglobal.net>; Maj-Britt Murdock <mbmurdock@aol.com>; dottie keller <dbkeller@coldwellbanker.com>; Suzie Stack <suziecation@comcast.net>; vince oleary <vinceoleary@gmail.com>; Maya and Farrok Yazdi <mfyazdi@msn.com>; Bill Keller Sr <dbkeller@cbnapavalley.com>; Richard & Jim Buth/Schull <napavine@sbcglobal.net>; Zach Yates <woodyates@yahoo.com>; chad gennow <cgennow@gmail.com>; Andre kobyłka <ackobyłka@yahoo.com>; Ann Ossenberg <suntango4@aol.com>; Gerald Phelan <gwphelan@pacbell.net>; Linda Sheehan <atomicproductions2001@yahoo.com>; James Lopez <jplopez@gmail.com>; chad gennow <e2gennow@gmail.com>; Bonnie Spillane <divaboni@comcast.net>; Tom Klyce <tom94559@gmail.com>; Allen <gretchen@usatlt.com>; Dane Ross <dane_ross@yahoo.com>; Philip Ossenberg <phil@argroth.com>; Hal & Patti Bennett <hal@buildzoom.com>; Glenn Weckerlin <gwec3@hotmail.com>; Mary Belli <marybelli@comcast.net>; Arlene Phelan <arlenephelan01@gmail.com>; Jim and Lindsay Keller <jfkeller33@yahoo.com>; Linda Hewitt <Lindajsweetpea@yahoo.com>; Jorgen Erting <totaltrans@juno.com>; Andrew Mazotti <andrewmazotti@gmail.com>; Nancy Niebling <nancyniebling@att.net>; Sondra and James Cluer <sondra@finevintageltd.com>; Kelly Fields <kellyfields@gmail.com>; John Colon <jfcolon@pacbell.net>; Erica Rabb <ericarabb18@gmail.com>; Kimberly and Terry Doyle <kimmidee@comcast.net>; Dane Ross <soph_ross@yahoo.com>; clay gregory <claygregory@sbcglobal.net>; Thomas O'Connor <toconnor@peckandhiller.com>; Andrea Gordon <andreaosea@gmail.com>; Pattie Holman <pelholman@comcast.net>; Leandra Stewart <rayleandra@aol.com>; Joe Aita <joe.aita3805@gmail.com>; jay mall <jay.mall@sbcglobal.net>; Michael and Karen Obley <karen_oble@comcast.net>; Ellie Ross <elliemross@yahoo.com>; Tom

McDonnell <tmcdonnell_99@yahoo.com>; Sharlene Yamaanka <suzuye@aol.com>; James Maciel <jmgmmmjm@sbcglobal.net>; Robin Yates <rolyyates@comcast.net>; donna engmann <donna.engmann@gmail.com>; Ann Adams <ann.adams1991@gmail.com>; Erica Aronson <erica.aronson@gmail.com>; Ron Cataldo <ron-napa@prodigy.net>; Kyle Busald <kmbusald@gmail.com>; Christina and Mark Lesti <mlesti@comcast.net>; Gary Stack <g.stack@comcast.net>; William and Meredith Keller, Jr. <bkeller@cbnapavalley.com>; Michael and Karen Obley <mike_oble@comcast.net>; Luanne Tienney <luannetierney4@gmail.com>; Vicki O'leary <vicki.oleary@gmail.com>

Subject: Update on status of low income/high density state mandated housing

Good morning neighbors,

Last Tuesday, the County Planning Commission that one of the six sites be eliminated-the Bishop site on Hedgeside Avenue.

There are 5 remaining sites including our Altamura site (vacant land corner of Atlas Peak Road and Monticello Road). This site is 6 acres with room for 58 units.

The State of California has mandated 106 units for the County of Napa. The Board of Supervisors has until January 31st to meet the State housing mandates. The Board of Supervisors meets this coming Tuesday at 9:00am to decide.

I am concerned that the Altamura site will be selected for 58 of the 106 mandated low income, high density housing which allow 48 units at another of the larger sites which could be used for an another later State mandate.

My original suggestion to the Planning Commission, Board of Supervisors and State Senator Bill Dodd to use 6 acres of the over 1,000 acres of the Napa State Hospital land owned by the State was not considered. This is an ideal site-local, public transportation, food markets across the street, sewers and water already available and the Queen's Urgent Care Center right there--plus, there would be no cost to the land if donated by the State to make the cost of construction lower. **I had no response to my suggestion.**

We need different State legislators who do not mandate State wide unreasonable housing requirements without State funding. All of the funding is required to be provided by the cities and counties in which we live and pay taxes. Also, the State does not care what this low income housing impact is on the neighbors-lower property values, traffic, fire evacuation routes, crime, sewage, water, etc.

Thanks for being a good neighbor

Your SPOA (Silverado Property Owners Association) for Kaanapali Dr

Con Hewitt

279 Kaanapali Dr

From: [Yahoo](#)
To: [Hawkes, Trevor](#)
Cc: [o: Robert Jasper](#); [Maj-Britt Murdock](#); [dottie keller](#); [Suzie Stack](#); [vince oleary](#); [Maya and Farrok Yazdi](#); [Bill Keller Sr](#); [Richard & Jim Buth/Schull](#); [Zach Yates](#); [chad gennow](#); [Andre kobyłka](#); [Ann Ossenberg](#); [Gerald Phelan](#); [Linda Sheehan](#); [James Lopez](#); [chad gennow](#); [Bonnie Spillane](#); [Tom Klyce](#); [Allen](#); [Dane Ross](#); [Philip Ossenberg](#); [Hal & Patti Bennett](#); [Glenn Weckerlin](#); [Mary Belli](#); [Arlene Phelan](#); [Jim and Lindsay Keller](#); [Linda Hewitt](#); [Jorgen Erting](#); [Nancy Niebling](#); [Sondra and James Cluer](#); [Kelly Fields](#); [John Colon](#); [Erica Rabb](#); [Kimberly and Terry Doyle](#); [Dane Ross](#); [Thomas O'Connor](#); [Andrea Gordon](#); [Pattie Holman](#); [Leandra Stewart](#); [Joe Aita](#); [jay mall](#); [Michael and Karen Obley](#); [Ellie Ross](#); [Sharlene Yamaanka](#); [James Maciel](#); [Robin Yates](#); [donna engmann](#); [Ann Adams](#); [Erica Aronson](#); [Kyle Busald](#); [Christina and Mark Lesti](#); [Gary Stack, Jr.](#); [Michael and Karen Obley](#); [Luanne Tienney](#); [Vicki O'Leary](#); [Shirl Deits](#); [Stuart & Kathleen Waters MacFarlane](#); [Gigi & James Maciel](#); [Patti & Hal Bennett](#); [meredithkeller@sbcglobal.net](#); [Suzie Stack](#); [Vince O'Leary](#); [Farrok & Maya \(Mavash\) Yazdi](#); [Dorothy Larson](#); [Bonnie Spillane](#); [Gretchen Allen](#); [Mary Belli](#); [Leandra Stewart](#); [Helen Madrid](#); [Rich & Sharlene Yamanaka](#); [Gigi & James Maciel](#); [Gigi & James Maciel](#); [Vicki O'Leary](#)
Subject: High Density Housing
Date: Wednesday, January 18, 2023 12:42:55 PM

[External Email - Use Caution]

Once again, I am requesting a NO vote on choosing Altamura site and hope you will eliminate this site and consider Con Hewitt's proposed alternative site by Napa State Hospital. It seems to be the perfect answer to this state mandate.

That site was not even considered. Why not? At least Mr. Hewitt is owed the courtesy of a reply as to why it was not considered and what reasons made it be rejected.

Please use common sense in making your decision.

Thank you.

Nancy Niebling
189 Kaanapali Drive

PS - I hate mandates - they are an erosion of our liberty and freedom!

HUDSON & LUROS, LLP

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January 18, 2023

VIA ELECTRONIC MAIL

Attention: Belia Ramos, Board Chair
Napa County Board of Supervisors
1195 Third Street, 2nd Floor, Suite 210
Napa, CA 94559
Email: Belia.Ramos@countyofnapa.org

**RE: Altamura Property at 1011 Atlas Peak Rd, Napa, CA 94558 (APN 039-320-016-000)
(the “Atlas Peak Property”)**

Dear Ms. Ramos:

We are writing on behalf of our client, the property owner of 1011 Atlas Peak Road, the Altamura Company LLC and its manager, George Altamura.

As has been known to the County of Napa and local residents, Mr. Altamura has had plans for the Atlas Peak property for 20 years, and over that period of time, has spent tens of thousands of dollars to pursue development of the Atlas Peak Property. Altamura Company LLC has been working consistently with architects, planners, designers, and representatives of local government agencies to pursue uses of the Atlas Peak Property pursuant to its current Planned Development (PD) zoning. This should come as no surprise to Napa County, since Mr. Altamura has kept this Board and affiliated government agencies updated as to efforts to develop the Atlas Peak Property. Recently, Mr. Altamura worked with the Napa Sanitation District at considerable cost and expense to “scope” the sewer lines to determine the condition of sewer service at and near the Atlas Peak Property. The anticipated uses that Altamura Company is pursuing would not be possible if the property were rezoned to Residential Multiple (RM), and Altamura Company has relied on the current zoning to pursue these development plans at considerable expense and inconvenience.

For the reasons stated above, Mr. Altamura respectfully requests that the Atlas Peak Property retain its PD zoning and that the Housing Element Draft be revised to remove consideration of rezoning the Altamura site to Residential Multiple (RM).

Very truly yours,

A handwritten signature in blue ink that reads "Jason Luross". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jason S. Luross
Partner
Hudson & Luross, LLP

Cc: Clerk of the Board of Supervisors, clerkoftheboard@countyofnapa.org; David Morison,
Interim County Executive Officer, david.morrison@countyofnapa.org

From: [Buth/Schull ButhSchull](#)
To: [Hawkes, Trevor](#)
Subject: Low Income/High Density Housing
Date: Wednesday, January 18, 2023 7:00:12 PM

[External Email - Use Caution]

Dear Mr Hawkes,

We respectfully request that those acting on behalf of the County do not vote in favor of the Altamura site on the corner of Atlas Peak Road and Monticello Road. Bringing high density housing to that six acres would change the lives forever of the residents of the Silverado community of which we are members. It's difficult to believe that any elected or appointed county official has actually given any serious consideration to what could be the resulting consequences.

The increased traffic from the additional number of residents could very well prevent our community from being able to evacuate promptly during a fire emergency resulting in possible loss of life. The fires of 2017 and 2018 will long be remembered by everyone here. The increased traffic alone would become a public nuisance and result in excessive pollution in the area. And the lack of public transportation would increase the need for even more traffic. The cost of new sewage, water services, and the basic utilities would need to be funded by the taxpayer in one way or another. And whether you want to admit it or not, higher density would more than likely result in a higher rate of crime in the entire neighborhood.

In other words, bringing low income/high density housing to the Altamura site would upend one of the finest and most content neighborhoods in Napa County. Your further consideration will be greatly appreciated.

Richard Buth &
James Schull
219 Kaanapali Dr