Fwd: Napa County Planning Commissioners May 1, 2024 Meeting Re: Foster Rd Rezoning

Bordona, Brian <Brian.Bordona@countyofnapa.org>

Wed 5/1/2024 7:33 AM

To:MeetingClerk <MeetingClerk@countyofnapa.org>;Hawkes, Trevor <trevor.hawkes@countyofnapa.org>;Darbinian, Silva <Silva.Darbinian@countyofnapa.org>;Parker, Michael <Michael.Parker@countyofnapa.org>;Barbara Kautz <Bkautz@goldfarblipman.com>

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From: Katherine Lambert <katherinelambert59@gmail.com>
Sent: Tuesday, April 30, 2024 9:32:36 PM
To: Bordona, Brian <Brian.Bordona@countyofnapa.org>
Subject: Napa County Planning Commissioners May 1, 2024 Meeting Re: Foster Rd Rezoning

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Dear Napa County Planning Commissioners,

I am writing to express significant reservations regarding the proposed re-zoning and up-zoning of Foster Road (D) in our community. For the sake of brevity, I will focus on the EIR underpinning the County'sproposal to re-zone/up-zone Foster Road.

The Environmental Impact Report (EIR) accompanying this proposal fails to acknowledges certain unavoidable environmental effects, despite mitigation efforts, raising both reasonable and serious concerns about the wisdom of proceeding with this project.

As stipulated in Section 15126.2(b) of the California Environmental Quality Act (CEQA) Guidelines, an EIR must delineate significant environmental effects that cannot be mitigated to a less-than-significant level. Regrettably, the EIR for the Foster Road project fails to concede that development and construction activities would yield both long-term and short-term impacts to air/water/light quality and noise-sensitive receptors, persisting despite any mitigation strategies that may be in place.

The report's assessment of alternative scenarios is basically nil and fails to inspire confidence. I did not see any alternatives that demonstrate potential to ameliorate air/water/light quality and noise-related concerns, let alone other serious considerations. They appear to have been summarily dismissed from further consideration due to purported long-term inadequacies in projections. This dismissal raises legitimate questions about the rigor and impartiality of the analysis itself.

In light of the persistent environmental concerns highlighted in the EIR, I implore you to reconsider the proposed re-zoning and up-zoning of Foster Road. Instead, I advocate for the

designation of Greenbelt status, a measure that would safeguard the area's ecological integrity and preclude irreversible harm stemming from unchecked urban expansion.

The perils of urban sprawl, which have plagued communities in California since the 1950s, cannot be overstated. This unchecked development pattern imperils natural habitats, exacerbates pollution, strains infrastructure, and intensifies traffic congestion. Urban sprawl and its accompanying multi-layered devastation is writ large over this entire Foster Road proposal.

The presence of the West Napa Fault (an Alquist Priolo zone), FEMA floodplains, and landslide-prone terrain only heightens the risks associated with hasty development schemes. Napa cannot afford to indulgence any of these.

Moreover, the fairly recent revelations regarding the prime agricultural zoning and subsequent value of these lands (targeted for re-zoning and up-zoning) underscore the imperative of preservation as Greenbelt. Concentrating low-income and affordable housing in only select locales not only perpetuates socio-economic segregation but also deprives underserved communities of essential amenities and resources.

In conclusion, I urge you to prioritize environmental stewardship and community well-being by eschewing the proposed re-zoning and up-zoning of Foster Road. Let us embrace a future that respects our natural heritage and fosters inclusive, economically viable, sustainable growth.

Thank you for your attention to this matter.

Sincerely,

Katherine Lambert

Comments on Public Hearing on the Housing Element

Carol Kunze <cakunze17@gmail.com>

Tue 4/30/2024 1:01 PM

To:MeetingClerk <MeetingClerk@countyofnapa.org>

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I live in Berryessa Highlands in the hills above the southern end of Lake Berryessa. The Lake Berryessa community once had various businesses and other services, mostly as a result of visitors to the lake, but also serving residents. There were restaurants, cafes, lunch counters, bars, general stores, an antique store, a laundry, motels, even a post office in one of the stores, inns, convenience stores, gas stations, churches operating out of former retail buildings, a hairdresser, a grocery and hardware store and an elementary school. There were likely more businesses that disappeared before I moved to the area in 1996.

The only retail outlet today is Turtle Rock – a bar that also sells some grocery items. I am not certain everything in the Spanish Flat Village Center, is closed but there is certainly no place to buy food, or get gas. There is a boat rental business nearby.

The Berryessa economy failed because the concessions at the lake turned into private trailer parks instead of serving the general public. The recreational opportunities included in the 1959 Public Use Plan - more than 30 swimming areas – campgrounds including primitive campsites in remote areas reached by boat or on foot, along with trails for hikers and equestrians - never materialized.

The last of the five trailer park concessions on the main body of the lake closed in 2009, 25 years ago. The Bureau of Reclamation was unsuccessful in finding new concessionaires, and Napa County, which took over that task a few years ago, has yet to be successful in finding new operators. The expense of installing infrastructure – most likely the cost of a water/sewer plant – may have been why the proposal to develop three concessions was eventually withdrawn last year.

So, the Lake Berryessa area is currently an economic desert. Driving to Napa takes an hour and a half round-trip from the south end of the lake. If you run out of gas, it is a crisis.

Now is not the time to be developing affordable housing in the Lake Berryessa area. <u>There are no services!</u> We cannot even rely on fire fighters to protect our homes. The business structures (many no longer operating) in Spanish Flat Village Center were saved in the 2020 fire, but the residences in Spanish Flat and Berryessa Highlands were left to burn as the fire crews left to protect more urban areas. Add to this the loss of insurance that many local residents are experiencing.

Changing zoning to allow the development of affordable housing in the Lake Berryessa area at this time seems like a sham. It is the equivalent of putting affordable housing in a desert, miles from anywhere, with inadequate residential fire protection, no gas, food, health clinics, schools, public transportation and no jobs.

Even if gas and food were available, it will cost more than it does in an urban area. Has an economic study been done to determine whether the cost of living at Lake Berryessa - which currently has no job opportunities - outweighs the economic benefit that "affordable" housing is supposed to provide?

The future of the Lake Berryessa economy is - at this stage – completely unknown. If a sustainable economy develops at some point in the future, it might be different. It is not possible to say whether it would ever be suitable for affordable housing so far from urban centers. But it is clear that now is not the time.

Carol Kunze
Berryessa Highlands