“F”

Public Comments received subsequent to Draft Housing Element Update

From: Gay Sherman
To: Hawkes, Trevor
Subject: Hedgeside Avenue Housing Development Proposal
Date: Friday, June 10, 2022 6:06:42 PM

[External Email - Use Caution]

Mr. Hawkes:

We request that this letter to be included in the 2022 Housing Element Update record.

-We were not notified about this project; had to learn from the newspaper and neighbors. We are neighbors, and within 1000 ft of the project and consider this a violation of County Code for proper notification about significant projects. To date we have still not received any official notification about this site being included in the recently publish DEIR.
-As such, we was not able to participate in this important process and missed the opportunity to comment during the May Board of Supervisors Meeting
-Since this type of project seeks to circumvent the CEQA process, we object to the "bulk zoning changes" put forth in the DEIR. The DEIR is inadequate and do not address specific site concerns for the Bishop property.

-We have major concerns about:
-Traffic, 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.
-Our speed limit was recently raised despite serious opposition
-Concern about sensitive 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.
-This site has numerous cultural resources, as creek adjacent properties were important areas for indigenous populations. Ample evidence of indigenous people's camps exist on or near this site including arrowheads, grinding bowls and other native American artifacts.
-Access to hedgeside avenue is dangerous, as there is no left-hand turn lane from Monticello ave.
-sightlines at Monticello Rd. do not accommodate safe ingress and egress onto hedgeside avenue or onto Monticello rd. due to being at the bottom of a hill
-the intersection of Monticello Rd and Hedgeside avenue 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.

-the intersection of Hardman and Estee is dangerous due to limited sightlines and high traffic speed. adding 1250 or more trips per day in this area creates a clear danger to drivers.
-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.
-Napa County is experiencing negative population growth, and currently has many vacant units at any of the recently developed "low-income projects" along Soscol avenue and the former Napa Register site; this project is not simply not needed.
-We are currently experiencing major drought conditions. Where will the water come from for this project? I am being mandated by the state to reduce my water usage, yet this project requires extremely high-water demand from an already over-allocated system.
-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.
-This development creates a visual eyesore and disrupts valuable greenspace in Napa County.
-This development will contribute significantly to the greenhouse gas inventory of Napa County, counter to other state mandates to reduce greenhouse gasses.
<u>-This development will have growth inducing impacts that are not adequately addressed in the DEIR and would violate CEQA under normal circumstances.</u>
-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.
-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.
-Fire resources in this area are currently unable to support additional development. While this are 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.
-This area is routinely evacuated due to fire risk. Increasing development in this area puts all

neighbors at risk of increased fire incidents and decreased response to emergency services.
-Some neighbors put out small fires in their yards 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 Fountaingrove, with similarly ill planned urban sprawl, are evidence of this problem.
-Crime: increase in crime is a concern, as Sherriff 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.

As native Napans and long time residents on McKinley Road, we have major concerns and are strongly opposed to the proposed development of housing on the Bishop property on Hedgeside Avenue and Monticello Road. With many acres of land in unincorporated areas in Southern Napa between the airport and American, where utilities are already available, it seems particularly absurd to propose congesting a rural but populated area on such a small plot of land. We feel this proposal is entirely inappropriate for the neighborhood, residents and proposed residents.

Respectfully,

Gay and Robert Sherman
McKinley Road

June 14, 2022

I am writing because I have serious concerns about the proposed 125 unit housing development on Hedgeside Avenue at the “Bishop” site.

I live on McKinley Road just around the corner from where Hedgeside meets McKinley Road.

I am concerned that I was not notified about this project, I read about it in an article in the Napa Register. Shouldn’t nearby neighbors have been notified by the county? If I had been notified in time I would have liked to have had the opportunity to comment at the May Board of Supervisors meeting.

I see that this project seeks to circumvent the CEQA process, and I don’t approve of the “bulk zoning changes” mentioned in the DEIR. The DEIR does not address specific site concerns for the Bishop property.

Having been a resident of this neighborhood since 1994 some of my concerns are:

-The site is in the 100-year flood plain and I have seen it flood several times in my 28 years in the area. The Milliken Creek bridge floods regularly and has been damaged in some of the floods.

-Milliken Creek is a year-round waterway and it is a spawning habitat for several species of fish including but not limited to Steelhead and Salmon. The Creek is also home to the western pond turtle. This high-density development should not be near such an important natural resource.

-My neighbor when I moved here was Peggy Meister and she educated me about how Milliken Creek and its surrounding area were habituated by indigenous populations and how artifacts of these populations are evident in the area of the creek.

-The roads in the area that surrounds the project (Hedgeside, Estee and McKinley in particular) are a valuable resource for the residents of the neighborhood and beyond. In the mornings we see a high number of families and individuals walking or cycling the roads for exercise and relaxation. This would not be happening with the much higher level of traffic that the development of the Bishop site would cause, walkers and cyclists would be risking life and limb while hiking and biking the roads.

-I am hearing that this development would add around 1,000 additional vehicle trips per day. This will cause dangerous driving conditions because of many blind corners and challenging sight lines. Increasing traffic at this level on rural roads cannot help but endanger pedestrians, cyclists and drivers.

-It seems obvious that a much better location for a high-density development such as this would be one with direct access to a major thoroughfare instead of hidden down a narrow, rural road. Many of the other sites on the list of six have access to better, more directly connected roads (think Atlas Peak and Monticello, Big Ranch Road and Trancas, Foster Road and even Skyline Park).

-There is a risk of wildfires in the area of this project, we have been evacuated in past wildfires. Although the actual fires didn't reach properties in the area I heard of people on nearby properties finding burning embers in their yards that required extinguishing.

- With 125 possible residences in the proposed project one could easily expect and additional 250 residents and possibly more. This might easily double the number of residents in the neighborhood of Hedgeside, Estee and McKinley Road. This is extreme and would negatively impact the character of the entire area.

-When I read the Public Notice referring to the “notice of availability of a draft update to the Napa County general plan housing development” and I look at the section that refers to the DEIR and the “potentially significant impacts” many of my concerns and some others are mentioned:

1. aesthetics/recreation: this quiet, rural, heavily agricultural, low density neighborhood will be changed forever. These kinds of neighborhoods are becoming rare and are enjoyed not only by residents of the neighborhoods but by others who walk, cycle and visit the area.

2. agricultural resources: This development will remove 5 acres of land that have been used for agricultural purposes and should remain in that use.

3. Air Quality and Greenhouse gas emissions: Because of the huge increase in vehicle traffic this is a serious concern.

4. Biological resources: Think about Milliken Creek and the surrounding riparian habitat.

5. Noise: This is a very quiet and peaceful area and there will be a large increase in noise caused by a huge increase in the number of people and vehicles.

6. Land use and planning: There are so many reasons that this is not the best planning decision (placing such a high density project in a location with so many challenges and that is so out of character for the neighborhood).

7. Cultural and historic resources: Milliken Creek and its history of population by indigenous tribes and the fact that artifacts of these tribes are found in the area of the proposed development.

8. Transportation and traffic: The nature of the roads in the area does not recommend any possible increase in traffic and the increase will be huge if this development is approved.

In closing I will say that this project in this neighborhood would be a problem for current residents of the neighborhood because it would severely change the character of the area and there would be problems of access for the new residents. I know that I would see it as a tragedy for residents who moved here because of the peaceful, rural atmosphere.

Please consider removing the Bishop property on Hedgeside Avenue from the list of possible sites.

Thank you for your time,

Dan Hurst

1617 McKinley Rd.

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.

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

June 22, 2022

Mr. Trevor Hawkes
Napa County Planning Director
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.

-Some neighbors put out small fires in their yards 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 Fountaingrove, with similarly ill planned urban sprawl, are evidence of this problem.

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,

Teri W. Stevens

Teri W. Stevens
1819 McKinley Road
Napa, CA 94558
Email: teriwstevens@gmail.com
707-224-8616

June 27th, 2022

Napa County Planning, Building and Environmental Department

1195 Third Street, 2nd Floor, Suite 210, Napa, CA, 94559

Attention: Trevor Hawkes, Project Planner

Dear Mr. Hawkes:

It has recently come to my attention that the City and County are considering designating a portion of Skyline Park for the construction of Housing. I read the Housing Element Update available on your website and I am really appalled.

The proposal is to establish a high-density housing project next to a school, lack of pedestrian access in a highly transited road without any provision for signage, traffic lights or regard for congestion.

The project will also impinge on the availability of space at Skyline Park, a place that was designed to be a public use open space by law and where many of our neighbors use to ride their horses. This is one of the last open spaces left for people to enjoy.

The parks and recreation areas by Napa College (as well as the surrounding areas) have been taken over by homeless encampments and drug abusers. To the point that I cannot take my grandkids to play there anymore, as syringes and broken glass are common findings on the grounds as well as human excrement.

The project at Skyline Park will generate disruption during construction, potential contamination to underground drinking water (which we all use from wells) and chemical pollution.

Hard to understand why this is a location being considered while others like the VA hospital in Yountville is not. That site for example has all the infrastructure in place.

It appears that this will be another attempt by the County to bypass citizen's concerns and well-being, for political gain.

I strongly oppose this development and will gather our neighbors to do the same in a written fashion. I know they are opposed to it also.

Sincerely,

H. Daniel Perez, MD

2160 Imola Avenue

Napa, CA 94559

From:	Jessica Schiff McDonald
To:	Hawkes, Trevor
Cc:	savehedgesideavenue@gmail.com
Subject:	Draft Housing Element Update, Hedgeside Ave
Date:	Monday, June 27, 2022 4:15:17 PM
Attachments:	Hedgeside Ave. 2022 Housing Element Update.docx

[External Email - Use Caution]

Attention Trevor Hawkes,
Project Planner

Mr Hawkes,
This email is in addition to the previous email to you sent on June 16, 2022, which is included.

As I become more familiar with this project I have more concerns and questions that were not mentioned in my prior email.

Dangerous Blind Curve: Besides general concern of traffic, I would like to bring to your attention the very real concerns regarding the blind curve on Hedgeside Avenue. This curve is very dangerous and it is an obvious indicator when you see the high number of dead wildlife hit by vehicles. In addition, some neighbors have lost their pets who were hit and killed there as well.

This is because drivers can't see the animal in the road due to the blind curve….what if that is a small child walking to school or bike riding on Hedgeside Avenue from the high density dwelling project?

It is not safe for our family to walk Hedgeside due to this blind curve so we avoid that area.

Our driveway sits just at the peak of the first curve before you get to the second more potentially deadly blind curve so our line of sight is manageable. However, some of my neighbors have to back into the blind curve to leave their homes. As a reminder when this road came into existence it was for a small community around Hedgeside, Estee and McKinley roads so traffic was not a big issue back then. Anyone that lives near this blind curve has to take extra caution to avoid a collision.

This blind curve is clearly not safe, especially when you consider the potential increase in traffic of both vehicles, families and specifically children coming together at that very dangerous curve on Hedgeside. Clearly, this curve was not engineering and design with high density dwelling in mind. I ask that this is an important consideration when choosing a site because it is literally a matter of life or death for the people (& animals) who reside here.

Will this blind curve be an important consideration when choosing the site? Why or why not?

How would this blind curve be addressed?

What safety precautions would you put in place for our children as well as those who would reside at the new development and utilize this deadly blind curve?

How would you mitigate the higher risk of injury increased traffic would create?

At our section of Hedgeside the speed limit is 40 mph on the county road. Cars race by our house while we get our mail from the mailbox. It's concerning to send my son out to get the mail even with the current amount of traffic, but increase that by possibly 1200+ more vehicles passing by is frightening. Please see the photo of how close he is to the road when at the mailbox.

Can you ensure that the speed limits along ALL of Hedgeside will be adjusted to reflect a safe speed due to the increase in traffic?

Would that high density housing development allow for a 25mph speed limit in front of my home?

Can you ensure that the speed limit will be enforced? How will the speed limits be enforced?

Post construction water containment and treatment in a Flood zone : Due to the flooding nature of this area how would the developer handle post construction water containment and treatment in a flood zone? It's my understanding that they need to manage the flow off of impervious surfaces to prevent toxins from going into creeks and rivers. How can that be done in an area that floods frequently? It is predicted with sea level rising that more flooding will occur how will that be addressed?

As I think of other concerns I will be back in touch.

Thank you for including this in the public comments for the draft housing element update.

Thank you,
Jessica McDonald
1023 Hedgeside Ave, Napa

Begin forwarded message:

> **From:** Jessica Schiff McDonald <jess.salesrep@gmail.com>
> **Date:** June 16, 2022 at 10:08:17 AM PDT
> **To:** Trevor.hawkes@countyofnapa.org
> **Cc:** Jessica Schiff <jess.salesrep@gmail.com>
> **Subject: Hedgeside Avenue location, 2022 housing element update**
>
> Dear Mr Hawkes,
>
> 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.
>
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these indigenous cultural sites where Native Americans lived.

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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?

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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:	Maureen Hewitt
To:	Hawkes, Trevor
Cc:	joellegPC@gmail.com; Whitmer, David; anne.cottrell@lucene.com; andrewmazotti@gmail.com; Dameron, Megan
Subject:	Fwd: Bishop development
Date:	Tuesday, June 28, 2022 12:08:10 PM

[External Email - Use Caution]

From: Maureen Hewitt <hewster1@hotmail.com>
Date: June 28, 2022 at 11:45:55 AM PDT
Cc: mhewster@gmail.com
Subject: Bishop development

Dear Trevor Hawkes,

My name is Maureen Hewitt and I am the homeowner of 1145 Hedgeside Ave, Napa California 94558. My family and I live within 1000 feet of the proposed Bishop housing development. Unfortunately, we were never notified of this proposed development until just recently. This isn't normally how a transparent and collegial process would take place. Community relationships are important, and this was completely over looked and under communicated. This particular development site, should it occur, will create many negative impacts in our neighborhood. I strongly oppose this particular site for development. To be clear, I am not opposed to affordable housing and have developed and built both tax credit and HUD housing in my career. This location, however, is counter intuitive for a very low income and multi-story development. From my professional experience, for an affordable housing develop to be successful, it should be well planned, carefully studied with regard to needed services, access, and safety. Additionally, consideration of the impacts to the current community both environmentally and financially should be examined.

I will summarizes below my concerns as well requests for Q&A

1. I believe that Napa county has traffic reduction goals as well as a climate action plan.
Increasing traffic in a rural area that doesn't have city services appears to violate the
policies of the General Plan. Can you provide a study that has analyzed traffic conditions and patterns?

2. Safety concerns currently exist on Hedgeside Avenue, to include an allowable speed limit of 40 MPH, narrow road, lack of sidewalks, a bridge and a significant blind curve as it is a rural road. Many residents on Hedgeside include
children and seniors. What is the plan to address these safety risks that will only be

compounded by the Bishop development? Is there is a plan for analysis and resident review prior to any decision being made?

3. This particular site is in a high risk area for fire. Has this been analyzed, and what is the plan to ensure adequate resources to include police and fire personnel, as well as how will the markedly increased volume of residents safely evacuate in the event of a fire on a narrow country road?

4. Environmentally the state of California/Napa continue to experience drought conditions. This particular project will require high usage of water from an already over allocated system. What's the plan for this, and can you provide any analysis to show otherwise?

5. This development infringes on the agricultural operations in the area. What will be the impact, and what studies have been provided for the community to review? To date, I haven't seen any reports. Additionally, are environmental reports available to residents that assess the impact to and protection of the wildlife and near by Milliken Creek?

I encourage you and the Napa County Planning Commission to reconsider any approvals on this project. While affordable housing is an important component in communities, these projects require much diligence and vigilant planning to be efficacious. I look forward to a response to my questions and joining you at the next public meeting.

Sincerely,

Maureen L. Hewitt.
1145 Hedgeside Ave
Napa, Ca 94558

Sent from my iPad

From: Laura Gholson
To: Hawkes, Trevor
Subject: Re: Rezoning of Hedgeside Avenue to Residential Multiple
Date: Saturday, June 25, 2022 2:14:06 PM

[External Email - Use Caution]

Dear Mr. Hawkes,

We have been residents of Hedgeside Avenue since 1985 and were dismayed to hear about the possible rezoning of the Bishop property to be considered as a potential site for high density housing. There was no notification regarding this project prior to a letter we received earlier this month. We learned about it from our fellow Hedgeside neighbors. We missed the opportunity to voice our strong opposition to this project during public comment at the May, Board of Supervisors meeting because we were unaware.

We feel there are many obstacles to this site that render Hedgeside Avenue an inappropriate street for this type of project. This rural country road was never intended to handle the traffic that drastically increasing the number of homes would create. Our home is located at the corner of Hedgeside and McKinley and has been here since 1924. In the last thirty-seven years, we have seen an increase in traffic with very little growth on our street. Adding hundreds of cars to this street would exacerbate an already dangerous situation, both at the Hedgeside/McKinley corner and the Hedgeside/Monticello intersection.

After reading the Housing Element Update, we are convinced that the Bishop property is not an acceptable location for many reasons. The site is not accessible to mass transit, jobs, or commercial services (such as shopping and schools), by foot or bicycle. The sewer system, from what we understand, is already close to maximum capacity, with even existing homes in the Monticello Park area unable to access these services as their systems fail.

There are environmental issues that are also of concern to us. Milliken Creek, which dissects Hedgeside Avenue, is a critical habitat for threatened or endangered fish. Additionally, there are many nocturnal and other animals in this area that will be negatively impacted by high density buildings and the lights, traffic and noise associated with them. We are used to seeing or hearing coyotes, skunks, possums, racoon, deer, hawks, quail and owls in our yard. With the proposed housing, that will be a thing of the past.

As we are all aware, we are experiencing extreme drought. Our well is dangerously low. What will an extra 100 housing units do to an already water starved area?

We have other concerns, regarding fire safety, crime, flooding and the preservation of our agricultural neighborhood, to name a few.

We respectfully ask that you choose another site that will follow your goals of accessibility to services and jobs, while retaining the country lane that we have called home for thirty-seven years.

Please include this letter in the 2022 Housing Element Update.

Sincerely,

Laura and James Gholson

1150 Hedgeside Avenue

From: Molly Mausser
To: Hawkes, Trevor
Subject: Possible rezoning for High Density Housing
Date: Monday, June 27, 2022 12:55:08 PM

[External Email - Use Caution]

Dear Trevor,

We were sickened to hear about the possibility of the County rezoning rural properties for high density use, specifically, the Bishop Ranch site on Hedgeside. It appears to us, this is a loophole on the Bishop's part to increase the value of their land at the cost of the entire neighborhood.

There are many open areas in Napa and we can't understand why this would be the site that would break the long standing tradition that Agricultural lands can convert into Residential. Where would you draw the line for future projects that want to check the State's box for increasing housing? Any vineyard could be considered or what about smaller 5 acre parcels can just decide that they want to be subdivided? We think this would turn into a nightmare for the Planning and Building Departments with an onslaught of property owners trying to increase the values of their land by re-zoning all in the name of "high density housing".

We had to "lend" our neighbor water for their land last fall because their well was no longer producing enough and the wait time for the Well Contractors to dig deeper was about 6 months. This means that many homeowner's in our neighborhood and probably others are experiencing this problem, hence the wait time. This along with fire danger, and the flooding that regularly occurs at the bridge should render this site unacceptable.

If this project goes any further, we would insist that a fire study, water supply study, sewer study, traffic study and flooding study all be completed before any vote could occur.
We intend to make our voices heard at the meeting July 6th.

We would respectfully ask to be informed as to any meetings or information going forward.

Thank you,

Chris and Molly Mausser
1551 Estee Ave.
Napa, Ca
650-245-7856

Curtis McDonald
1023 Hedgeside Avenue
Napa, CA 94558

June 29, 2022

Attention: Trevor Hawkes
Napa County, 1195 Third Street, Napa, CA 94559
trevor.hawkes@countyofnapa.org

Subject: **2022 High Density Dwelling / Bishop Property Re-Zoning**

Dear Minh:

Please know, we support the effort of adding High Density Dwelling housing in Napa, but it must be in the right location, with close access to doctors, shopping, and city transportation.

On behalf of the Hedgeside residences, I want to go on record **"objecting the proposed zoning changes"** put forth by the DEIR for the Bishop property on Hedgeside Avenue in Napa.

We are disappointed in our Napa County Representatives for not notifying us regarding the possibility of the location of this project! We consider it a violation of County Code for proper notification about significant projects.

CONCERNS

- **Traffic Safety** - The intersection of Monticello Road and Hedgeside Avenue is very dangerous**.** We've noticed that once some people finally turn on Hedgeside, they speed past our home causing a risk to our child and pets, into the dangerous blind curve.
- **Fire Safety** - Increased development and population puts all neighbors at risk of increased fire incidents and decreased response to emergency services
- **City Water and Sewer Service** – Not available.
- **No lighting along Hedgeside** – None, very dark at night and increased crime.

QUESTIONS

1. **What is the deciding factor of where the development will be built?** As the further away from downtown, the higher cost to taxpayers.
2. **What is the budget $$ for this project?** Including the cost of needed Infrastructure and all other county services.
3. **Has an environmental impact study been performed at the Bishop Property?**
    - For endangered species that live in this area near the creek.
    - Was this a Native American burial site? Adjacent properties have ample evidence of this area being inhabited by Native Americans.
4. **Project Notification** – Has the entire Silverado Residential Community been informed?

Thank you and we look forward to your reply.

Curtis McDonald - 707.310.1569