

FINAL DRAFT

# 2023-2031 Housing Element County of Napa



A Tradition of Stewardship  
A Commitment to Service

bae urban economics



January 24, 2022

# ACKNOWLEDGMENTS

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# 1. INTRODUCTION

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This is Napa County's Sixth Cycle Housing Element, which provides a policy framework and implementation plan for addressing housing needs in Napa County over the 2023 to 2031 Housing Element planning period. The Housing Element is a required component of the County's General Plan and must be completed in accordance with requirements under State law, and is also a reflection of local needs and priorities related to housing.

Napa County's Housing Element functions within the context of the broader San Francisco Bay Area and North Bay setting, where a dynamic economy and robust job growth create strong demand for housing, while a constrained supply of land, high construction costs, and other factors constrain the supply of housing. This creates challenges for providing an adequate supply of housing that is accessible to all economic segments of the community.

## Public Participation and Input

### *Overview*

California Government Code (Section 65583[c][7]) requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. As part of the community outreach and stakeholder engagement effort for Napa County's Housing Element, the County engaged the public and key stakeholders in several dialogues about the Housing Element.

This section summarizes the County's public engagement activities, with Appendix A containing a more detailed compilation of the outreach plan developed for this project, the materials provided at each meeting, and meeting recaps for each outreach event, including the community workshop and the Housing Element Advisory Committee (HEAC) presentations. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. At each meeting, the County discussed the purpose and contents of the Housing Element, state requirements, and initiated dialogue regarding specific housing needs to gather stakeholder public input on issues, housing sites, and potential policy solutions. The feedback received from each outreach and engagement process is incorporated into the Housing Element update and is used to guide new policies and programs for housing in Napa County. This public participation summary outlines the methods used to engage with community members and representatives as part of the Housing Element Update process, as well as provide a narrative of the feedback received and how it was incorporated. The topics covered in this summary include an overview of the County's participation with:

- The Napa Sonoma Collaborative
- Housing Element Advisory Committee (HEAC) Meetings
- Community and Stakeholder Engagement including:

- Community Workshop
- Spanish Language Workshops and Survey
- Stakeholder Interviews
- Meeting with Spanish-Speaking Community Members
- Public Engagement Strategy
- Public Review of the Draft and HCD Draft Housing Element Update Documents

### **Inclusive Outreach Efforts**

The County’s community outreach process targeted input from a wide spectrum of participants, and targeted efforts were made to reach and engage with underrepresented groups, members from the Spanish-speaking community, people with disabilities, and individuals experiencing homelessness. The engagement process aimed to give people as many different options to participate as possible. Inclusive outreach efforts, which are described in more detail within this chapter, consisted of the following strategies:

- An Equity Working Group (EWG) was created through County collaboration with the Napa Sonoma Collaborative. Over the course of six sessions the EWG discussed issues faced by low-income and underrepresented communities. Community representatives who participated in the EWG were chosen for their knowledge of community needs. The EWG ensured that community members from hard-to-reach communities were represented in public participation proceedings.
- Stakeholder engagement was conducted with organizations who work directly with underrepresented groups, people with limited English proficiency, people with disabilities, and individuals experiencing homelessness. These stakeholders include Abode Services, Buckelew Programs, California Human Development, Commission on Aging, Puertas Abiertas, UpValley Family, and affordable housing organizations (see Table 3 for organization descriptions).
- Housing Element Advisory Committee (HEAC) Meetings and Community Workshops had translation options available to ensure the participation of community members with limited English proficiency. Meeting notices were also distributed in Spanish, encouraging participants from the Spanish-speaking community to participate.
- On May 9, 2022, County staff held a meeting with a group of community members who requested additional information about the Housing Element. The community members had limited English language proficiency so an interpreter was provided. The group was able to engage directly with County staff and provide input outside of the larger public participation process. The meeting topics were related to the experiences of low-income and underrepresented community members. See the “Meeting with Spanish-Speaking Community Members” subsection below for additional information.
- The Housing Element website provided community members access to recordings of Community Workshops and HEAC meetings, drafts of the Housing Element document, public hearing dates, and avenues to provide public comment. The County sent emails to a distribution list that contained presentation materials and meeting recaps to keep

community members up to date. The Housing Element website ensured that community members who were unable to attend meetings could still participate and have their voices heard.

- As a result of public comment and HEAC recommendation, the County of Napa conducted two Spanish language workshops and a Spanish language survey. Staff held a virtual Spanish language Housing Element workshop on October 13, 2022, and an in-person Spanish language Housing Element workshop on October 16, 2022. Additionally, an online survey, available in both Spanish and English, was distributed by community-based organizations. A total of approximately 24 attendees participated in this additional outreach (virtual, in-person, survey). The Spanish language workshops and survey were an additional resource, beyond interpretation, that ensured that people with limited English proficiency could engage in public participation. See the “Spanish Language Workshops” subsection below for additional information.
- To assist in the message distribution effort, the following strategies were used to reach the public and underrepresented communities: online engagement, social media, phone, email, public media (English/Spanish) and strategic partnerships with local community-based organizations.

## **Napa Sonoma Collaborative**

The Napa Sonoma Collaborative (NSC) is a shared effort among the region’s jurisdictions to help address the region’s housing challenges. As part of an Association of Bay Area Government (ABAG/MTC) effort, participating jurisdictions are able to work together collaboratively as part of a Regional Housing Technical Assistance program and save money, time, and resources by sharing information. The overall goal of the NSC has been to maintain and facilitate relationships with non-profits, affordable housing advocates, and key governmental organizations to solicit and gather input throughout the Housing Element Update process. The NSC is made up of staff from Napa County and Sonoma County jurisdictions to work together on addressing housing policy. For this Housing Element update, Napa County engaged with NSC to utilize a more extensive form of regional outreach by working together and creating a “Let’s Talk Housing” effort. The goal of this effort is to expand who is heard in the community, and to hear from as many people as possible so that the final planning process for Housing Elements can adequately match the housing needs of all community members. Participation by Napa County via the NSC provided resources and community input at a regional level as well as for use within Napa County and the Housing Element update process. This includes participation by Napa County with the Equity Working Group (EWG) as an advisory group organized by the NSC to provide a direct connection between underserved communities, trusted community partners, and jurisdictional representatives in Napa and Sonoma Counties. Over the course of six sessions the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa-Sonoma region as well as developed recommendations for how to address these issues. The findings of the EWG meetings and other regional AFH analysis documents prepared as part of the NSC can be found in Appendix A.

## Housing Element Advisory Committee (HEAC) Meetings

In 2021, County staff established the Housing Element Advisory Committee. This working group was formed to vet and gather feedback throughout the Housing Element update process on housing-related planning and policy projects. The HEAC is comprised of 12 individuals representing a wide range of perspectives, including the real estate industry, housing advocacy groups, housing developers, Planning and Design Commissioners, and local non-profits. A total of six (6) HEAC meetings have been conducted or have been identified to occur over the course of the Housing Element update schedule beginning in autumn of 2021 through summer 2022. In response to COVID-19 and the shelter-in-place orders, the County transitioned all in-person meetings related to the Housing Element to virtual meetings, which is how all HEAC meetings have been conducted with members of the public. In addition, the County provided notification to members of the public about the meetings and informed potential attendees about on-demand Spanish translation services being available upon request for the first four HEAC meetings, with the last two HEAC meetings having scheduled Spanish translation services available by default. The following section provides a summary of the topics covered at each HEAC meeting, and the feedback received from both HEAC members and members of the public.

### *Summary of HEAC Meeting Feedback*

Discussion and feedback received during HEAC meetings are summarized by topic below. The feedback received at each HEAC meeting has been incorporated into the relevant chapters of the Housing Element for reference. The meeting recaps for each HEAC meeting leading up to publication of the Public Review Draft Housing Element and recordings can be found at the project website, in Appendix A, and can also be accessed from the following link:

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

**Table 1: HEAC Meeting Feedback Summary**

Meeting	Date	Topic	Feedback Received
1	10/26/21	HEU Intro	<ul style="list-style-type: none"><li>- Attendees made note of the unique challenges that Napa County faces in comparison to other counties in California.</li><li>- Attendee feedback focused on clarification for the constraints and environmental considerations as well as comments on the need to consider housing and jobs growth in association with the site selection process.</li><li>- Attendees also advised staff on public outreach strategies and provided input on specific community-based organizations for the County to reach out to.</li></ul>
2	11/15/21	RHNA / Sites	<ul style="list-style-type: none"><li>- Attendee feedback pertained to general clarifications on the State Housing Element requirements and how water and</li></ul>

			<p>utility availability is considered.</p> <ul style="list-style-type: none"> <li>- Attendees provided commentary and questions on the types of housing that are counted towards a jurisdiction's RHNA, the RHNA transfer process, and provided discussion on specific sites and development projects occurring in Napa County. Feedback on site selection considerations was provided and clarification was requested on the property owner outreach process.</li> <li>- Attendees commented on suggestions for specific sites and requested clarification on requirements for housing types and programs, including preservation of affordable housing stock, incentivizing housing development, redevelopment of government owned sites, and rebuilding housing after natural disasters.</li> </ul>
3	03/15/22	Goals, Policies, and Programs; Site Inventory	<ul style="list-style-type: none"> <li>- Attendee feedback was provided on which goals, policies, and programs should be included as part of the Housing Element update and the overall areas of focus to consider. Areas of focus for goals, policies, or programs that were mentioned by HEAC members, and the public, included those listed below which were incorporated into the Housing Element update: <ul style="list-style-type: none"> <li>o Local employee preference for rent or workforce housing (possible ordinance).</li> <li>o Further addressing a better jobs and housing balance.</li> <li>o Facilitate opportunities for farmworker housing and workforce housing.</li> <li>o Improved tracking of progress with regards to meeting housing goals.</li> <li>o Specific and inclusive policies to directly address AFFH.</li> <li>o Improved marketing of affordable housing developers/opportunities for affordable housing.</li> </ul> </li> <li>- Attendee feedback pertained to the methodology of the sites inventory and requests were made as to which information and justifications would be incorporated into Housing Element's sites inventory analysis.</li> </ul>
4	04/20/22	HNA and AFH; Goals, Policies, and Programs; Site Inventory	<ul style="list-style-type: none"> <li>- Attendee feedback was provided on the draft Housing Needs Assessment (HNA) and Assessment of Fair Housing (AFH) documents. Areas of focus are listed below and were incorporated into the analysis: <ul style="list-style-type: none"> <li>o Review current and future areas of proposed annexation by LAFCO; including Browns Valley areas and other County islands.</li> <li>o Demographic statistics.</li> </ul> </li> </ul>

			<ul style="list-style-type: none"> <li>○ Opportunity areas and low resource areas.</li> <li>○ Information related to CalEnviroScreen data.</li> <li>○ Displacement issues related to mobile home parks.</li> <li>○ Proximity to services and amenities.</li> </ul> <p>- Attendee feedback pertained to the methodology behind the sites inventory and how the County's RHNA will be addressed using estimates for single family housing units and Accessory Dwelling Units (ADUs) as well as discussion on farmworker housing. Areas of focus are listed below and were incorporated into the analysis:</p> <ul style="list-style-type: none"> <li>○ ADUs.</li> <li>○ Farmworker Housing.</li> <li>○ City of Napa Rural Urban Limit (RUL) and Sphere of Influence (SOI) and the provision of services to identified sites.</li> <li>○ Fire Hazard Severity Zones and Insurance.</li> <li>○ Affordability Assumptions for sites.</li> <li>○ The use of previously identified sites in the last Housing Element Cycle.</li> <li>○ Mobile Home Parks.</li> <li>○ Further clarifications on specific sites via coordination with different agencies/jurisdictions on services and number of housing units potentially accommodated.</li> </ul> <p>- Attendee feedback pertained to the selection of specific sites and the methodology behind that selection process.</p>
5	07/14/22	Public Review Draft	<p>- The Committee members made note that they had received 90 emails with individual public comments from various organizations and members of the public.</p> <p>- Attendees discussed specific sites in the inventory, following a summary on the Sites Inventory Analysis and an overview of the criteria considered when assessing a site for inclusion in the inventory.</p>
6	08/12/22	Final Housing Element	<p>- Attendees discussed outreach efforts related to low-income populations. Committee members assigned three members to assist the County in identifying agencies that would be involved in low-income population outreach.</p>



7	09/27/22	Housing Impact Fund, Community Outreach Plan Modification Proposal, Draft HEU Discussion	- Committee members approved the modification to the Community Outreach Plan and request a Farm Worker representative from each Farm Center be present at Spanish Language Workshops.
8	11/04/22	HUE EIR, Spanish Language Workshops	- Attendee discussed the Housing Element Update Draft Environmental Impact Report.  - Attendees discussed the Spanish Language Workshops that were held on 10/13/22 and 10/16/22.
9	12/12/22	Review HCD Comments and Discuss Approach to Revisions	<ul style="list-style-type: none"> <li>- Committee members recommended the removal of the Imola Site from the sites inventory.</li> <li>- Committee members recommended specifying preparation of a Master Plan along with the Spanish Flat Site.</li> </ul>

## Community and Stakeholder Engagement

The process for preparing the County's Housing Element update included a multifaceted approach to obtain input from the community, a broad range of stakeholders, and County decisionmakers. Community focused engagement opportunities are summarized in the sections below which included a virtual community workshop, stakeholder interviews, and general public outreach activities.

### *Community Workshop*

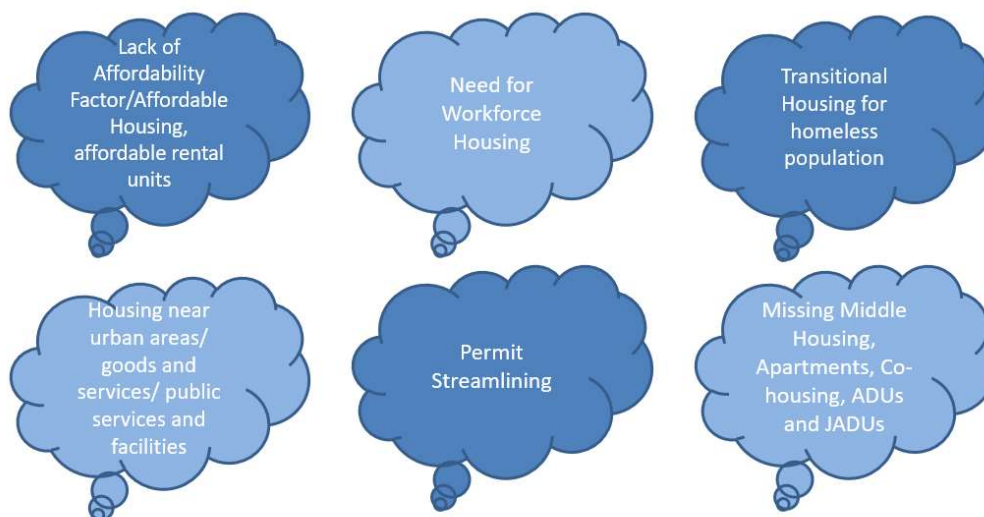
In addition to the HEAC meetings used as virtual meetings for public engagement, the County also conducted a virtual community workshop for general members of the public in January of 2022 using an online platform to provide an interactive and informational summary of the Housing Element process and to provide background and gather public input on housing issues within the County. The workshop was conducted in English, with Spanish translation, and a recording was provided of the workshop and posted to the Housing Element webpage. During the interactive workshop, members of the public were asked about what they like about housing in their community, what housing challenges they have faced in their community, and what the County could do to meet the community's housing needs. Attendance for the workshop was consistent with attendance at other County public events, with roughly 40 participants. In response to COVID-19 and the shelter-in-place orders, the County transitioned all in-person workshops with members of the public to virtual workshops. In order to receive additional feedback, County staff added a recording of the interactive webinar to the County



website along with County contact information to allow members of the public to provide additional input.

The County made several changes to the outreach strategy during the Housing Element update process in January 2022 to solicit more participation. For the originally planned hybrid approach to the meeting format was adapted to utilize the County’s Zoom platform, which emerged as the most popular meeting platform during the COVID-19 pandemic. The change to Zoom made providing live Spanish interpretation at the community workshop easier as well as via an on-demand Spanish Translation option at HEAC meetings. The County advertised these workshops through the County Housing Element listserv and website, and in partnership with Community Based Organizations and the HEAC. Instead of the originally planned in-person stakeholder interview process (scheduled to occur in parallel with the community workshop), the County switched to an emailed questionnaire format to allow for more participation and to give stakeholders time to consider the questions being asked and provide their feedback. These changes to the outreach strategy resulted in increased participation; there were 48 attendees at the January 20, 2022, workshop and an average of eight attendees at the HEAC meetings; with 10 out of 12 responses to the questionnaires provided. The County posted a recording of the workshop and the presentation materials, with the feedback received during the workshop incorporated live into the presentation slides in response to the workshop questions. The workshop included an education component to cover Housing Element basics, an interactive component using discussion questions to obtain feedback on housing constraints and needs, and opportunities for questions and answers.

*What do you think are the most critical housing issues in Napa County?*



NAPA COUNTY 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE



### *Summary of Feedback*

The feedback gathered from the participants at the community workshop included responses to guiding discussion questions designed to help solicit participation and engage attendees. While there were a variety of opinions and experiences shared during the workshop, the following summary provides an overview of those main topics addressed and how they were incorporated into the Housing Element update process.

As part of the community engagement effort, the virtual community workshop was used as an opportunity for public feedback on the main housing needs within the County as well as identification of any opportunities or constraints for housing production. Participation in the virtual community workshop included representatives from regional and local organizations, housing advocates, as well as government officials and general members of the public.

**Table 2: Community Workshop – Feedback Summary**

Topic/Question	Feedback Provided
General Comments	<p>Feedback considered in Goals, Policies, and Programs section:</p> <ul style="list-style-type: none"> <li>- Policy/action items for property owner outreach, retention, and preservation of low income/affordable units.</li> <li>- Lack of affordable housing for workforce.</li> <li>- Rent stabilization and preservation of mobile homes.</li> <li>- Consider farmworker housing to accommodate changing workforce.</li> <li>- Consider land use and policy changes for affordable housing.</li> </ul>
What do you think are the most critical	<p>Feedback considered in Constraints section:</p>

housing issues in Napa County?	<ul style="list-style-type: none"> <li>- Preservation of agricultural and open space and building in the more densely populated areas.</li> <li>- Lack of rental units. Balance between affordable rental units, below market rate housing units, and market rate housing units.</li> <li>- Limited residential zoning set for large, single family residential zones.</li> </ul>
What do you think Napa County should do to address housing needs or goals?	<p>Feedback considered in Housing Needs section:</p> <ul style="list-style-type: none"> <li>- Affordable dwelling units for large employer development approval.</li> <li>- Financial incentives/programs to preserve existing low-income units.</li> <li>- Public health priority/goal(s) for housing.</li> <li>- Rehabilitate and reuse sites not formerly utilized for housing.</li> <li>- Consider land use and policy changes for affordable housing and developer accountability.</li> <li>- Unincorporated islands within city limits as sites.</li> <li>- Additional infrastructure to areas that could be developed.</li> <li>- Mixed use conversion, higher density, co-op housing, tiny homes, and incentives.</li> </ul>
What characteristics do you want to see in housing over the next 10 years?	<p>Feedback considered in Goals, Policies, and Programs section:</p> <ul style="list-style-type: none"> <li>- Inclusive housing at a mix of income levels.</li> <li>- Walkability, access to services, and cultural elements.</li> <li>- Environmentally sensitive design – water resources.</li> <li>- Innovative housing types – cohousing and especially multigenerational housing.</li> <li>- Co-housing, aging in place.</li> <li>- European model/ Communal space.</li> </ul>
What do you think Napa County should do to protect existing renters and homeowners?	<p>Feedback considered in Goals, Policies, and Programs section:</p> <ul style="list-style-type: none"> <li>- Rent stabilization/control, ownership.</li> <li>- Private rehabilitation loans.</li> <li>- Essential workforce development/retention/aging population retention.</li> <li>- ADUs as a tool for protecting housing.</li> <li>- Homeowner assistance/information.</li> <li>- Rent stabilization/Control and preservation for mobile homes.</li> <li>- Zoning changes to preserve mobile home parks.</li> </ul>

	<ul style="list-style-type: none"> <li>- Collaboration with cities and the County/private sector to help people understand the home improvement process (i.e., window retrofit programs).</li> <li>- Permit Streamlining.</li> <li>- Implement and strengthen workforce retention program.</li> </ul>
Is there anything else that you would like to add?	<p>Feedback considered in Goals, Policies, and Programs section:</p> <ul style="list-style-type: none"> <li>- Indigenous involvement/cultural considerations – cultural easement.</li> <li>- Consider all demographic and housing needs – North Napa County and South Napa County.</li> <li>- Housing Impact Funds for rural property owners to support ADU development.</li> <li>- ADU housing impact fund information sharing.</li> </ul>

**Spanish Language Workshops** The County conducted additional outreach through an in person Spanish Language Workshop on October 13th, 2022 and an online Spanish Language Workshop on October 16th, 2022. The meetings were held following a recommendation from the HEAC and requests from the community. The workshops provided a summary of the Housing Element process and background. Participants had the opportunity to provide input on housing issues within the County. Spanish speaking community members were also able to provide feedback through an online survey that included the questions presented in the workshops.

#### Summary of Feedback

The feedback gathered from the participants at the community workshops and from the survey included responses to guiding discussion questions designed to help solicit participation and engage participants. While there were a variety of opinions and experiences shared during the in-person and online workshops and the survey, the following summary provides an overview of those main topics addressed. Participants were Spanish speaking community members.

**Table 3: Spanish Language Workshop – Feedback Summary**

Topic/Question	Feedback Provided
What were the most important reasons why you currently live where you do?	<ul style="list-style-type: none"> <li>- Napa is a safe community</li> <li>- Affordability of housing</li> <li>- Proximity to work</li> </ul>

<p>If you had to find new housing today, what would you do? What kind of housing would you look for?</p>	<ul style="list-style-type: none"> <li>- Relocate to another county or state</li> <li>- Get a home with enough space for the whole family</li> <li>- Find a place to live that is convenient, affordable, and safe</li> </ul>
<p>What makes it hard to find housing in Napa County?</p>	<ul style="list-style-type: none"> <li>- Finding homes within budget</li> <li>- Finding homes that have enough space</li> <li>- Understanding how to use existing resources to secure housing</li> </ul>
<p>What type of housing do you want to live in 2 years from now? What would be the biggest challenges to achieving that?</p>	<ul style="list-style-type: none"> <li>- Own a house</li> <li>- An affordable and stable home</li> <li>- A home near amenities</li> </ul>
<p>What are the most important features of a neighborhood that you'd like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you? What are the most important features of a neighborhood that you'd like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you?</p>	<ul style="list-style-type: none"> <li>- Schools</li> <li>- Grocery stores</li> <li>- Jobs</li> <li>- Access to transportation</li> </ul>
<p>Are there things that you don't want to have nearby your home?</p>	<ul style="list-style-type: none"> <li>- Wildfire zones</li> <li>- Homeless encampments</li> <li>- Pollution and freeways</li> </ul>

Housing Sites Inventory Discussion	Feedback Provided
Spanish Flat	<ul style="list-style-type: none"> <li>- There are no conveniences nearby and it is far from jobs, healthcare, stores, public transit, and activities</li> <li>- Traffic is not safe</li> <li>- There are concerns related to wildfire</li> <li>- The site has limited access</li> </ul>
Bishop and Altamura	<ul style="list-style-type: none"> <li>- Good locations for housing</li> </ul>
Imola Avenue	<ul style="list-style-type: none"> <li>- The park should be preserved</li> </ul>
Foster Road	<ul style="list-style-type: none"> <li>- Good location</li> <li>- Close to schools and jobs</li> </ul>

### *Stakeholder Interviews*

An important part of the Housing Element process is gathering adequate and inclusive feedback that includes a variety of opinions and experiences, especially those of traditionally underrepresented populations. As part of the community engagement effort, targeted stakeholder interviews were conducted in addition to the community workshop and HEAC meetings. Participation in the virtual stakeholder survey process involved twelve (12) regional and local organizations identified by the County, including organizations suggested by participants in the first HEAC meeting. These stakeholder representatives include professionals from the building industry, non-profit organizations, and advocacy groups, that are actively involved in addressing key housing issues such as housing development and management of affordable housing, housing advocacy, and organizations working directly with disadvantaged communities. The identified organizations and stakeholder groups are actively conducting work that serve as a bridge between the diverse populations in Napa County and their contributions to this Housing Element process. The input gathered has not only been incorporated into the Housing Element update process but has also been used to inform stakeholder groups and the public of the Housing Element update while working to gather targeted input on strategies to promote housing production in the County. Organizations selected as part of this process are detailed in Table 4 below.

**Table 4: Stakeholder Interviews – Selected Organizations**

Organization Name	Description
Abode Services	Abode Services has been working in Napa County since 2017. Services include operating an emergency shelter and providing outreach, housing

	support, and rental assistance. Abode Services also creates and manages affordable housing.
Buckelew Programs	Buckelew Programs is a provider of comprehensive mental health and addiction services in the North Bay. Main areas of impact include: Counseling, Recovery, Service Navigation, Suicide Prevention and Supported Housing.
California Human Development	CHD's services include workforce development and farmworker services, affordable housing development and resource distribution, disability services, immigration services, and substance recovery services. CHD's comprehensive human services programs are funded by federal, state, local, and private sources.
Commission on Aging, Coc, HAPi	The Commission on Aging serves as an advocate for the senior population by helping them to maintain a good quality of life and to remain independent by increasing awareness of the issues facing older adults in Napa County and by influencing public policy through regular reports to the Board of Supervisors.
Crosswalk Community Church	Crosswalk Community Church is an active partner with Napa County in outreach regarding housing development on church property.
Fair Housing Napa Valley	Fair Housing Napa Valley's primary programs include fair housing enforcement and investigation, landlord/tenant counseling and mediation, education and outreach, disaster- related housing counseling, and related assistance to mobile home parks.
Napa Housing Coalition	The Napa Housing Coalition is a group of residents and organizations, collaborating to create housing for all income levels of our community. Our methods include meeting with planning staff, developers, residents and public officials, and includes testifying in support of housing at public meetings
Napa Valley Community Housing	Napa Valley Community Housing is a nonprofit affordable housing developer. Additional programs include: preserve and manage affordable homes and teaching successful life and leadership skills.
Napa-Sonoma ADU Center	The Napa Sonoma ADU Center is a project sponsored by the Napa Valley Community Foundation with support from Community Foundation Sonoma County and provides resources about navigating the ADU permit process and successfully building ADU's.

Northbay Realtors	Professional association to support realtor success, promote community impact, and advocate for property rights and a sustainable housing economy in the North Bay Area.
Puertas Abiertas	Founded in 2005, Puertas Abiertas Community Resource Center provides a variety of all-encompassing services to Napa's most vulnerable communities by the following: education and self-sufficiency, legal and immigration navigation, CalFresh, Medi-Cal, EDD, Social Security and other services and referrals, as well as mental health services, informational workshops, food, and emergency/disaster relief rental assistance, and more.
UpValley Family Center	UpValley Family Centers takes a prevention-focused, community-responsive approach to providing support and resources to the community. UpValley Family Centers serves children, youth, adults, and seniors who live and/or work in the rural communities of Calistoga, St. Helena, Deer Park, Angwin, Pope Valley, Lake Berryessa, Oakville, and Rutherford.

The stakeholder interview questions included a set of general questions that were applicable to each stakeholder and unique questions that were created for each stakeholder organization as identified by Napa County Staff. The following general questions were asked of all organizations to prompt this discussion:

1. What do you think are the most critical housing issues in Napa County?
2. What do you see as the biggest challenges to housing production in Napa County?
3. What do you think Napa County should do to address housing needs or goals over the 2023-2031 time period?
4. What characteristics do you want to see in housing over the next 10 years?
5. What do you think Napa County should do to protect existing renters and homeowners?
6. Can you identify any specific actions that Napa County could take to remove barriers to housing production and equitable access to housing for all socio-economic segments of the population within the unincorporated area?

Responses were received from ten (10) out of the twelve (12) organizations that were provided questionnaires. The feedback received from each interview is incorporated into the Housing Element Update and will be used to guide new policies and programs for housing in Napa



County. Participants have been added to the project interest list and will be included on publicity efforts and project updates. The feedback received via targeted stakeholder interviews is included as an attachment to this summary and the feedback received is summarized below.

#### *Summary of Feedback*

The following is a summary of the major themes identified by participants and general conclusions drawn from the comments:

**Vision.** Overall, participants expressed the desire to see the following housing characteristics in Napa County over the next ten years:

- Mixed income and multi-generational housing opportunities in the community
- Sustainable construction practices such as zero net energy, or alternative energy sources
- Integration with transit centers, bicycle trails, foot trails, mass transit
- Proximity to food/grocery stores and services
- Connectivity and proximity to the places where residents live and where they work
- Additional opportunities for affordable housing
- Access to housing resources for all segments of the community, including opportunities for Spanish speaking communities

**Land Use, Zoning, and Regulatory Changes.** Participants suggested that the County explore removing regulatory barriers to housing development, including allowing higher density development, rezoning of commercial and industrial land, fee waivers for affordable housing developers to contain the cost of development, and allowing a mixture of land uses and zoning designations in the unincorporated area. Participants generally understand that there is limited land in the unincorporated area that is available for development, the existence of development standards within the Rural Urban Limit line, and the lack of utilities that service the unincorporated area. See Section 8 on Constraints and Section 3 on Goals, Policies, and Programs.

**Housing Affordability.** Participants expressed concerns regarding a lack of affordable housing in the unincorporated areas of Napa County for low-income families and individuals. In order to allow for housing affordability for different demographic groups, stakeholders identified the need for a variety of multifamily housing types that will allow people of all demographics to live and work in Napa County and fit the shifting needs of the community. One solution identified the rehabilitation of existing farmworker housing. Specific populations identified include the elderly, the individuals experiencing homelessness, low-income families, low-income individuals, teachers, hospitality workers, and farmworkers. See Section 3 on Goals, Policies, and Programs.

**Public and Private Partnerships (Schools, Churches, and Visitor Serving Entities).**

Participants suggested that the County engage with local public and private entities, such as schools, churches, nonprofit organizations, and resorts, to determine if property owners would be interested in redesignating and rezoning land for multifamily residential uses. Another solution suggested that Napa County learn from other destination and resort communities on how to effectively address workforce challenges so that more workers can become part of the community instead of commuters who pay with their time. Finally, stakeholders identified specific available resources produced by their respective organizations that the County could leverage in order to provide information to its constituents.

**Funding Programs.** Federal, state, and local programs stakeholders recognized that the County could leverage opportunities in areas such as rental assistance, housing rehabilitation, and affordable housing development. Some examples mentioned include:

- USDA federal rental assistance
- State and federal tax credits
- Farmworker tax credit set asides

Overall, participants expressed that there should be greater visibility of available funding sources for affordable housing development, as well as more rental assistance programs and protections available to those renters facing eviction due to income loss. See Section 3. Goals, Policies, and Programs.

***Meeting with Spanish-Speaking Community Members***

In addition to collecting feedback from community organizations representing various constituencies from Napa County and beyond, the County also engaged directly with residents who requested an opportunity to meet and give input. On May 9, 2022, County Staff held an informal meeting including translation services for five attendees of Hispanic origin who live and work in Napa County. This five-member group had reached out to County staff at the conclusion of the 4<sup>th</sup> HEAC meeting requesting translation assistance in understanding the proposed programs of the Housing Element Update and to speak with staff concerning the housing needs/constraints of the Napa County Hispanic community with limited English language proficiency.

All attendees were very interested in seeing the County promote more multigenerational housing, with all five expressing how important multigenerational housing can be to members of the Hispanic community with limited English proficiency. They also requested that the County not exclude undocumented migrant workers from living in multigenerational housing, which is a policy they mentioned Santa Rosa has in place (Napa County does not have a policy excluding undocumented migrant workers), citing the Generation Housing organization from

Sonoma County which developed a project in Santa Rosa with 60 percent federal funding, 30 percent state funding, and ten percent local funding.

Meeting participants noted that some rental assistance programs miss people because of income cut-offs, with one attendee indicating they were excluded from an assistance program due to making \$50 more than the program maximum income cap allowed.

Another central theme was the stress and hardship lower income persons experience in locating housing, with participants indicating that “stability of low-income housing is needed to support families,” “economic stress impacts families,” “income can act as modern form of segregation,” and “housing struggles cause trouble within the family unit.” One participant shared a listing of “available rentals” that they had obtained from a local affordable housing developer/operator which indicated units were available in certain complexes where, in fact, no units were available. Participants further shared that searching for housing is very time consuming and expensive, as property managers may charge an up-front application fee just to be placed on a waiting list.

Other concerns relayed by the meeting participants included landlords who raise rents when tenants request repairs and struggles with rents that are too high relative to low wages earned (e.g., with a minimum wage of \$15/hour a person living alone would bring home ~\$900 a week, for a 60-hour work week, which is not enough for rents in the \$3,000 - \$4,000 range in Napa).

While one participant was interested in seeing more assistance for single women who are heads of households, another attendee indicated assistance should not be gender-based. The group also discussed policy challenges associated with households that initially income-qualify for affordable housing but then do not move on to market rate housing as incomes rise, limiting availability for other lower-income households to fund assisted units. Feedback from the group indicated that they feel that housing assistance programs in Napa are complicated and it is difficult to find information about the programs, with many questions about what kinds of programs were available and where specific program information could be found.

Participants related how households are in some cases paying costs to rent housing that are as high as a mortgage; however, these same households cannot get a mortgage because their incomes are too low to qualify. Participants felt that this situation was emblematic of a perception that landlords are increasing rents to increase their wealth at the cost of their tenants. Several participants asked if the County could find a way to regulate rents.

Others expressed interest in a homebuyer assistance program that would allow a homebuyer to buy a house with a ten percent down payment and then allow only a modest increase in sale price when the house is sold to another buyer. Others were interested in a rent to own program where the homebuyer would pay according to income.

In terms of feedback on existing programs, participants asked if there is any oversight of housing organizations to grade whether they are doing their jobs or not. Participants felt the existing housing element's Program 2-i (financial assistance to property owners who will build deed-restricted ADUs for very low- or low-income tenants) was not very fair, since it is helping people who are already well-off in constructing a second unit for their property. County staff clarified that the financial assistance is only provided when the units are to be occupied by lower-income residents.

Meeting participants provided County staff with some feedback on Housing Element outreach activities. They indicated that information is not reaching the Hispanic community and the community does not feel included, that meetings are not set up to reach them, and that there is a generation gap in terms of who will participate. Second generation Hispanics will tend to be more responsive while older community members will be less likely to participate due to cultural issues (e.g., a perception that people are not really trying to solve their problems, so it is not worth it to put effort into participating). Participants suggested that school is one of the few institutions in the County where lower income and higher income families interact to some extent and that outreach through the schools could provide for more engagement.

### ***Public Engagement Strategy***

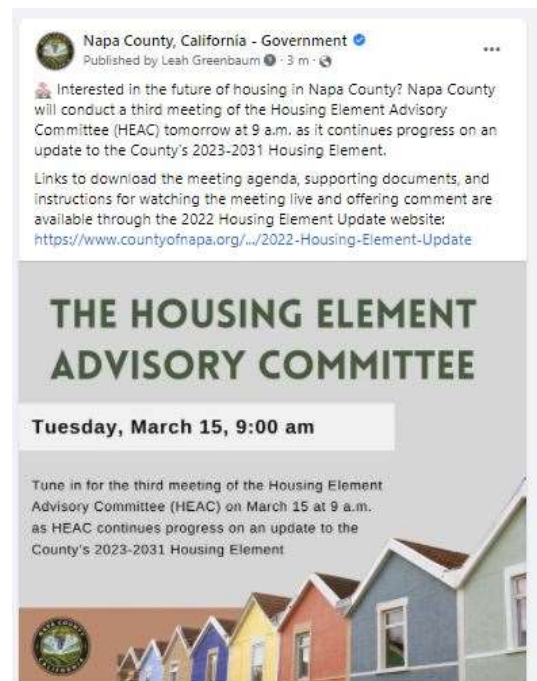
The County created a dedicated website for the Housing Element update and provided updates to the public via social media, and email list-serves. Following an established outreach plan for the project, the County's outreach process for the Housing Element update actively sought input from underrepresented groups and used the outreach plan as a living document that was updated throughout the process to adapt to the various changing needs of the project and community. Efforts to make the outreach process inclusive included either scheduled or on demand translation services during meetings and use of regional resources through the Napa Sonoma Collaborative, as well as via communications to community-based organizations representing non-English speaking communities to increase accessibility to members of the community with limited English proficiency. In addition, those organizations targeted for stakeholder interviews included some organizations that work with non-English-speaking populations, persons with disabilities, persons experiencing homelessness, and seniors. The outreach process also included a range of types of activities, including scheduled meetings and community workshop, County staff attendance at community events to involve members of the public that might not attend a community meeting, and opportunities to provide extensive feedback online. Providing a wide variety of mechanisms for members of the public to provide input was a key focus in the outreach process, with an emphasis on reaching broad segments of the community. Where the formal outreach process did not work well for interested parties, the County made efforts to meet with interested individuals in a setting that was comfortable to them, listened to their concerns and ideas, and solicited feedback on how to improve the outreach process.

Input from the public participation process was incorporated into the housing needs assessment; assessment of fair housing; analysis of governmental and non-governmental constraints on housing; goals, policies, and programs; and sites inventory portions of Napa County's Housing Element.

**Social Media.** The County used social media to publicize information about the Housing Element update, including information regarding opportunities for the public to provide input. Social media engagement included Facebook posts publicizing the third and subsequent HEAC meetings, as well as to announce the availability of the Public Review Draft Housing Element Update, and Planning Commission and Board of Supervisors meetings to review and adopt the Housing Element Update.

**Email Notifications.** The County utilized its "Interested Parties" listserv and its 'Housing Element Interested Parties' listserv to send e-mail blasts announcing Housing Element Update activities, including every HEAC meeting, the Community Workshop, availability of the Public Review Draft Housing Element Update, and Planning Commission and Board of Supervisors meetings. These lists include community-based organizations, agencies, and individuals who request inclusion on the lists. As of May, 2022, the County had sent notices to its interested parties list five times to provide notification of HEAC meetings and the community workshop. In addition, the County posted Housing Element update notices two times to its Facebook page.

**Housing Element Website.** At the outset of the Housing Element preparation process, the County created a website for the Housing Element Update at [countyofnapa.org/3250/2022-Housing-Element-Update](https://www.countyofnapa.org/3250/2022-Housing-Element-Update). The website has been continuously updated throughout the update process for all HEAC meetings to provide the public with Housing Element resources along with recaps of all HEAC meetings and any draft materials for public review. The website also provides information on Housing Element events and opportunities for public engagement. Public comments can be submitted via a community feedback form on the website or via email and enables the public to sign up for emails to receive information about important events and other updates related to the Housing Element update and is available in multiple languages. The County received a total of nine comments via the website leading up to the preparation of the Public Review Draft Housing Element Update.





**Planning Commission Meetings.** The County’s Planning Commission (PC) reviewed the Public Review Draft Housing Element Update on July 6, 2022. During the PC meeting, an overview of the update process was given by County staff and the consultant team, with information provided to the PC and the general public on the requirements, presentation of the draft goals and policies, and an opportunity for discussion on the draft Housing Element Update. The PC meetings are also an opportunity for the general public to comment on the Housing Element update.

**Board of Supervisors Meetings.** The County Board of Supervisors (BOS) addressed the Housing Element Update during a meeting held on May 3, 2022. During the BOS meeting, County staff provided information to the Board and the general public on the Housing Element update process and requirements, presented draft goals and policies, and discussed the draft Housing Element update. County staff and the consultant team responded to questions and received feedback and direction from the Board with opportunities for the general public to comment. At a Planning Commission meeting scheduled for January 11, 2023 to review the proposed Final Housing Element Update, the Planning Commission will consider any public comment provided at that meeting and will then be asked to make a recommendation to the Board of Supervisors regarding adoption of the Housing Element. The Board of Supervisors will consider the Planning Commission’s recommendation at a meeting on January 24, 2023 and it is anticipated that after considering any additional input provided by the public at the Planning Commission meeting and/or at the Board of Supervisor’s meeting, the Board of Supervisors will adopt the Housing Element Update. If necessary, the Housing Element Update may also be considered at a Board of Supervisors meeting on January 31, 2023. The update may be adopted as presented or the Board may direct some modifications to the Housing Element as part of their adoption action.

**NOP Scoping Meeting.** On January 24, 2022, the County held a Public Scoping Meeting to take comments regarding the scope and content of the Draft Environmental Impact Report (DEIR) for the Housing Element update. The Scoping Meeting was held in a virtual format due to COVID restrictions.

## **Public Review of the Draft and HCD Draft Housing Element Update Documents**

The Housing Element update is subject to the public review process, including environmental review in compliance with the California Environmental Quality Act (CEQA), a process which provides for community input.

Napa County issued the Public Review Draft Housing Element Update on June 10<sup>th</sup>, 2022. The availability of the Public Review Draft Housing Element was publicized on the County website, via electronic mail to the County’s ‘Interested Parties’ email list, Housing Element community-based organizations list, individuals who had requested notification list, individuals who had previously submitted comments list, a post on the County’s Facebook page, and an ad in the Napa Valley Register. Based on early feedback received on the distribution of the Draft Housing

Element Update for public review, Staff sent direct mail notice to properties within 1,000 feet of properties within the Sites Inventory on June 16<sup>th</sup>, 2022. The public review period for the Draft Housing Element was originally set at 30 days; however, in consideration of comments indicating that the public wanted more time to review and comment on the draft, the County extended the original public comment period by two weeks, to July 25, 2022. In addition to soliciting written comments on the Public Review Draft Housing Element Update, during the public comment period, Napa County hosted two public meetings to collect input on the Public Review Draft. This included a Planning Commission meeting on July 6, 2022 and a Housing Element Advisory Committee meeting on July 14, 2022.

Napa County received extensive feedback on the Public Review Draft Housing Element Update, from members of the public as well as Planning Commissioners and Housing Element Advisory Committee members. County staff and the consultant team have considered this input and made a number of revisions to the Housing Element Update in response to that input. Following is a high level summary of the input received during the public review period, followed by explanation of the revisions incorporated into this draft of the Housing Element Update.

#### ***Summary of Public Input Received on Public Review Draft and Changes Made***

Following is a summary of the key themes of input received on the Public Review Draft Housing Element update. Appendix B is a compilation of the written comments received through the end of the public comment period including comments received since the HCD Review Draft was submitted on August 9, 2022. Recordings of the July 6 Planning Commission hearing and the July 14 HEAC meeting, including oral comments received at the meetings can be accessed via the following web pages, respectively:

July 6, 2022 PC Meeting: <https://www.countyofnapa.org/1449/Planning-Commission>

July 14, 2022 HEAC Meeting: <https://www.countyofnapa.org/3250/2022-Housing-Element-Update>

#### ***Concerns About Site Suitability***

The overwhelming majority of the feedback given on the Public Review Draft related to the selection of sites to include in the Housing Sites Inventory related to concerns about site suitability. Commentors generally advocated that certain sites be excluded from the sites inventory, but typically did not suggest appropriate alternate sites. The comments included topics such as:

- Urbanization impacting rural lifestyles and agriculture
- Traffic impacts and roadway safety issues
- Loss of open space
- Adequacy of water supply

- Environmental impacts such as flora and fauna, natural habitats, flooding, noise, air quality and greenhouse gas emissions
- Wildfire safety issues
- Cultural and historic resources

In addition to these categories of comments which referenced many of the sites included in the Housing Sites Inventory, numerous comments received in reference to the Imola Site (also referred to as Skyline Park) expressed concerns for impacts to recreational opportunities currently provided at the larger (850-acre) Skyline Park as a result of the proposal to target five acres of the State-owned property for housing development to suitable for lower-income housing.

Although comments referenced most of the proposed Housing Sites inventory locations, the site receiving the largest number of comments was the site along Hedgeside Avenue, between Monticello Road and McKinley Road, for which traffic safety and fire safety were two of the most predominant concerns.

The owner of the Big Ranch Corner site contacted Napa County and indicated that the owner would not consider developing housing on the site during the 2023 to 2031 Housing Element planning period.

The City of Napa contacted Napa County to discuss the Foster Road Site in particular. The City requested that the Housing Sites Inventory consider a slightly larger area in the Foster Road area where a five-acre site could be rezoned to support housing development for lower-income households. In addition, the City of Napa submitted a comment letter with additional concerns relating to properties identified in the Housing Sites Inventory that are near the City of Napa, including sites 2 (Bishop), 3 (Altamura), 4 (Big Ranch Corner/Hedgeside), and 5 (Imola Road), as previously identified in the Public Review Draft Housing Element Update. The Big Ranch Corner/Hedgeside site has been removed from the Housing Sites Inventory.

- The Housing Element has been amended to include clarifications requested by the City of Napa in the section discussing Constraints of Other Government Agencies.
- The City of Napa letter suggested that site selection should not be constrained by access to City of Napa water or other municipal service providers. No changes have been made to the site selection in response to this comment, as availability of water and sewer services is a key determinant of housing site viability and provision of services by community water and sewer systems is preferable.
- The City of Napa letter requested edits to the discussion of the Bishop and Altamura sites in relation to City of Napa water and sewer services and the City's Rural Urban Limit and Water Service Area. The requested changes have been made.
- The City of Napa letter requested edits to the discussion of the Imola Road site in relation to City of Napa water and sewer services and the City's Rural Urban Limit and Water Service Area. The requested changes have been made.



- The City of Napa letter requested clarifications to text describing the targeted water and sewer services for the Bishop, Altamura, Big Ranch Corner, and Imola Road sites relating to Government Code Section 56133, a 4/5 vote of the Napa City Council, and LAFCO procedural requirements. These changes have been incorporated into the Housing Sites Inventory section as requested.
- The City of Napa letter noted that the Foster Road site is encumbered by a 20-foot wide water line easement adjacent to Foster Road which includes a 36-inch water transmission main operated by the City of Napa and that this should be disclosed as part of the evaluation of the site. This information has been included in the Housing Sites Inventory section discussing the Foster Road site.

Some commentators did suggest the Napa State Hospital property as an alternative site location; however, County staff have contacted the California Department of Health Services to inquire about the possibility of planning for housing development on the site and State officials have indicated that the State is not interested in considering housing at this site until it has completed a master planning process for the entire property. Unlike the Imola Road site included in the Housing Sites Inventory, this site is not included on the State's list of excess State property, per Executive Order N-06-19.

In consideration of the public input on sites suitability, as reflected in Section 9, the Housing Sites Inventory has been modified as follows:

- The Big Ranch Corner (Hedgeside) site has been removed from the inventory because the owner's unwillingness to consider housing development before 2031 makes the site non-viable for the 6<sup>th</sup> Cycle.
- The County has expanded the Foster Road site area to include a second parcel of 84.6 acres. The County will still only consider rezoning a total of five acres within the expanded Foster Road area.

The County has not made any other revisions to the Housing Sites Inventory in response to miscellaneous concerns expressed regarding site suitability. The County believes that these types of issues will be covered in any required environmental review for potential future residential development at these locations. If potential for significant impacts is identified at any of these sites, appropriate mitigation measures will be required before any development can proceed.

The Napa County Local Agency Formation Commission (LAFCO) submitted a comment letter that highlights various procedural requirements before certain agencies can provide water or sewer service to Sites 2 through 5 listed in the Housing Sites Inventory. The text of the Housing Element acknowledges these requirements, and the County is proposing Program H-4k which commits the County to initiating an application to LAFCO to obtain water and sewer service from the preferred public agencies. In the event that LAFCO denies these applications, Napa County will immediately begin work to identify alternative means of providing water and/or

sewer to the sites as necessary, such as use of wells or on-site sewage disposal. If these efforts prove infeasible, the County will immediately work to identify other housing sites as necessary to ensure that the County can fully accommodate its RHNA, as indicated in Program H-4d.

Responses to specific concerns raised in the letter from LAFCO regarding water and sewer availability to serve development at the Spanish Flat, Bishop, and Altamura sites follows. This information comes from the analysis conducted for the Draft Environmental Impact report (DEIR) for the proposed Housing Element Update.

- Based on current excess supply, Spanish Flat Water District (SFWD) would have sufficient water supplies available to serve the housing site at Spanish Flat.
- The housing site at Spanish Flat would obtain wastewater services from the SFWD. Extension of wastewater infrastructure to serve the site would be minimal in scale, given that the SFWD wastewater treatment plant (WWTP) is located adjacent to the site. As part of a recent SOI update in 2021, it was determined that SFWD's sewer systems appear to have adequate collection capacities to meet existing service demands within its jurisdiction under normal conditions. However, the SFWD does not have any records identifying the design capacities for its sewer system. This prevents SFWD from accurately estimating its capacity to service new growth for the Spanish Flat area (LAFCO, 2021). Additionally, the fire destroyed a portion of SFWD's wastewater facilities serving the community, including the wastewater pump station building and controls, and SFWD is working to rebuild these facilities (LAFCO, 2020).
- The housing site at Spanish Flat would represent a substantial portion of the available treatment capacity at the SFWD's WWTP. DEIR Mitigation Measure UTL-2 would require that the subsequent project sponsor for the Spanish Flat site submit evidence to the County that adequate wastewater treatment is available before any project approvals.
- The Northeast Napa housing sites (i.e., Bishop and Altamura sites) are outside the City of Napa's Rural Urban Limit, and within the City of Napa's Water Service area, where City water may be provided upon approval of the City Council.
- Water supply for the housing envisioned for the Northeast Napa sites could likely be accommodated in normal years. In dry years, the City of Napa expects to manage minor supply deficits via its Water Shortage Contingency Plan and the development projects at the Northeast Napa housing sites would be subject to the same demand reduction measures. DEIR Mitigation Measure UTL-1 would require that subsequent projects provide a determination from the City of Napa that adequate water supply is available to serve the projected project demand prior to the issuance of any project approvals.
- Implementation of the proposed Housing Element Update is not expected to result in wastewater treatment capacity issues for NapaSan. DEIR Mitigation Measure UTL-2 still applies for the NE Napa sites regardless.

In summary, Napa County expects that there will be capacity to serve the housing that would be enabled by the proposed rezonings and through the environmental impact analysis for the

Housing Element Update, the County will have mitigations in place to ensure that there will be water and wastewater utility services available to support housing at these locations.

#### *Housing Element Policy Input*

As mentioned above, almost all of the public input received on the Public Review Draft Housing Element Update involved expressions of concern regarding the particular properties that were included in the Housing Sites Inventory. The public provided a limited amount of input on other aspects of the Housing Element Update, which was limited to a few policy-related items, as follows:

- Request for a program to rehabilitate vacant residential units that have been “red-tagged” to prohibit occupancy due to unsafe conditions.
  - No changes have been made, as Programs H-1a and H-1b address this suggestion, for units that would house lower-income households.
- Request for a program to using housing impact fees or grant resources to rehabilitate and prevent the conversion of mobilehome parks to other uses, including a policy specific to Capell Valley Estate in Lake Berryessa area to provide access to rehabilitation funds and prevent conversion to other uses.
  - Program H-2j has been refined to call for study of potential to modify land use controls and also explore funding to preserve mobilehome parks as affordable housing.
- Request for a program to support rebuilding of mobilehome parks burned in wildfires.
  - No changes have been made, as Program H-2j provides for a density bonus incentive for redevelopment of mobilehome parks to include affordable housing.
- A comment that the Draft Housing Element Update does not address solutions to address displacement of seniors.
  - Program H-4b has been modified to include priority for senior housing (and farmworker housing).
- A request for programs that provide multigenerational housing and policy that the County not exclude undocumented migrant workers from living in such housing
  - No changes have been made, as existing policies, including ADU and JADU policies support inter-generational housing. In accordance with State law, the County does not place any restrictions on undocumented individuals living in subsidized housing.
- A comment that some rental assistance programs miss people because of income cutoffs

- No changes have been made. Income cutoffs are necessary because the limited affordable housing resources that are available do not make it possible to serve all households.
- A request for some sort of rent stabilization or control
  - No changes have been made; however, it should be noted that AB 1482 placed statewide limits on rent increases and also provides just-cause eviction protections for tenants.
- A request for more assistance for women who are single heads of households
  - No changes have been made, as women who are single heads of households are eligible for existing assistance programs and it could be discriminatory to restrict assistance only to female single heads of households.
- A request for a homebuyer assistance program that would allow homebuyers to make a ten percent down payment in exchange for a restriction to a ten percent increase in sales price upon resale.
  - No changes have been made, as there are existing homebuyer assistance programs, such as the employee proximity housing program referenced in Program H-2h, and there is limited funding to create new subsidy programs.
- A request for a “rent to own” program.
  - No changes have been made, as there are existing homebuyer assistance programs, such as the employee housing proximity program referenced in Program H-2h, and there is limited funding to create new subsidy programs.

### ***Summary of Input Received on HCD Draft Housing Element and Changes Made***

The following is a summary of the key themes of input received on the Draft Housing Element that the County of Napa submitted to HCD on August 9<sup>th</sup>, 2022. Input summarized below were provided by community members, neighboring jurisdictions, and HCD. Written comments are included in Appendix B.

**Comments related to housing needs, resources, and constraints** requested additional information and analysis for the following topics:

- Affirmatively furthering fair housing (AFFH) and racially Concentrated Areas of Affluence (RCAAs)
- Disproportionate housing needs and displacement risk
- Local data and knowledge that captures trends and issues
- Housing conditions
- Overpayment by lower-income households

- Homelessness and population in need of emergency shelters
- Farmworkers trends, characteristics, and needs
- Process and regulation for emergency shelters and supportive and transitional housing
- Fees, exactions, and local processing and permit procedures

**Comments related to programs** included requests for clarification and program modifications related to:

- Progress of 5th Cycle programs
- Timelines for identified 6th Cycle programs
- Annexation timelines and procedures
- Programs to mitigate/remove constraints
- Mobile home preservation steps and timelines
- AFFH analysis, goals, and actions
- Accessory dwelling Unit (ADU) production and affordability

**Comments related to the sites inventory** requested additional information regarding:

- Nonvacant uses on sites and vacant sites within larger nonvacant parcels that may impede development
- Suitability of large sites
- Availability of infrastructure
- Environmental constraints

**Comments related to public participation** requested additional information on the following topics:

- Efforts made to conduct an inclusive outreach process
- Mobile home preservation and multigenerational housing
- How the element considered and addressed comments

### *Changes Made to Address Comments*

Substantial edits were made to the Housing Element following receipt of comments from community members and HCD against the August 9, 2022 Draft Housing Element Update. Key changes made in response to these comments include the following:

- Additional background data, analysis, and findings in the Review of Prior Housing Element, Housing Needs Assessment, Assessment of Fair Housing, and Housing Constraints chapters.
- Updates to the sites inventory narratives, including additional analysis of nonvacant sites, infrastructure availability, and environmental constraints, as well as clarification on site size based on Government Code 65863.2(c)(2)(B).
- Additional discussion on site suitability within the “Summaries of Development Sites” subsection within the Housing Sites Analysis. This discussion included descriptions of site accessibility to public amenities.
- Additional discussion regarding mobile home park preservation and multi-generational housing. Program H-2j has been updated to include an exploration of funding

opportunities that would preserve mobile home parks as affordable housing. Program H-2j will also evaluate options to amend land use controls and explore funding opportunities to better retain mobile home parks as affordable housing. The revised program also includes Objective H-2j which reads “discourage conversion of existing mobile home parks to other uses.” The Housing Element has been updated to outline support for multigenerational housing. Policies that promote the development of accessory dwelling units and junior accessory dwelling units align with multigenerational housing by providing families the opportunity to live together without overcrowding.

- Expansion of Program H-5f to address additional governmental constraints acknowledged as part of the process of providing additional analysis requested by HCD.
- Provision of additional details in the Housing Element programs regarding program milestones and timing.

## **Organization of the Housing Element**

Following this Introduction, the Housing Element includes the following major components:

**Section 2. Review of Prior Housing Element.** A review of the 2014-2022 Housing Element, including an analysis of the effectiveness and appropriateness of each program established for the previous housing element planning period.

**Section 3. Housing Goals, Policies, and Programs.** A series of goals, policies, and programs to address the County’s housing needs.

**Section 4. Quantified Objectives.** An estimate of the anticipated and potential housing development during the planning period, including units assisted through programs.

**Section 5. Housing Needs Assessment.** Analysis of housing conditions and needs in Napa County.

**Section 6. Assessment of Fair Housing.** Analysis of Fair Housing Issues in Napa County.

**Section 7. Projected Housing Needs.** A summary of the Regional Housing Needs Allocation for the 2023 to 2031 planning period.

**Section 8. Housing Constraints.** An evaluation of Governmental and Non-Governmental constraints on housing.

**Section 9. Housing Sites Inventory.** Analysis and identification of sites to accommodate the County’s Regional Housing Needs Allocation.

## **Consistency with the General Plan**

State Law requires that General Plan elements be “integrated, internally consistent and compatible statement of policies.” This implies that all elements have equal legal status and no one element is subordinate to any other element. The Housing Element must be consistent with land use goals and policies set forth in the Land Use Element, and closely coordinated with other elements of the General Plan. Concurrent with the Housing Element Update, the County is conducting an update of the Safety Element. As part of the adoption of the Housing Element Update, the County will modify policies in other elements if needed to achieve internal General Plan consistency. In addition, Housing Element Program H-5g has been included in the Housing Element to ensure consistency on an ongoing basis moving forward via annual consistency reviews.



## 2. REVIEW OF PRIOR HOUSING ELEMENT

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Napa County adopted its 5<sup>th</sup> Cycle Housing Element for the 2015 to 2023 time period on December 16, 2014. The 2015 to 2023 Housing Element was built around eight goals, including:

### 5<sup>th</sup> Cycle Goals

**GOAL H-1:** Plan for the housing needs of all economic segments of the population residing in unincorporated Napa County.

**GOAL H-2:** Coordinate non-residential and residential goals, policies, and objectives with the cities and towns in Napa County to direct growth to urbanized areas, preserve agricultural land, and maintain a County-wide jobs/housing balance.

**GOAL H-3:** Support agricultural industries with a policy and regulatory environment that facilitates the provision of permanent and seasonal farmworker housing.

**GOAL H-4:** Maintain and upgrade the County's housing stock and reduce the number of housing units lost through neglect, deterioration, or conversion from affordable to market-rate or to non-residential uses.

**GOAL H-5:** Maximize the provision of new affordable housing in both rental and ownership markets within unincorporated Napa County.

**GOAL H-6:** Maximize housing choice and economic integration, and eliminate housing discrimination in unincorporated Napa County based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status.

**GOAL H-7:** Maintain an orderly pace of growth that helps the County preserve the public health, safety, and welfare and provide needed public services.

**GOAL H-8:** Increase energy efficiency and water conservation in new and existing residential structures in unincorporated Napa County.

### 5<sup>th</sup> Cycle Policies

The Napa County 5<sup>th</sup> Cycle Housing Element policies and corresponding implementation programs to support attainment of the County's housing goals. The policies were organized around to topics of Rehabilitation, Affordability, Special Housing Needs, Housing Development, Removal of Governmental Constraints, and Energy and Water Conservation, as follows:



### *Rehabilitation Policies*

**Policy H-1a:** Improve the quality of the County housing stock over time by ensuring that new units meet applicable codes and existing units found to be in violation are brought into compliance as opposed to removed, whenever possible.

**Policy H-1b:** Seek state and federal funding to assist qualified owners of rental properties with rehabilitation of identified substandard units, to the extent that these units are reserved for lower-income households.

### *Housing Affordability Policies*

**Policy H-2a:** Work to reduce the cost of housing to extremely low-, very low-, low- and moderate-income households through available local, state, federal, and private rental and homeownership assistance programs, including the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 15 miles of their place of employment, by providing local down payment assistance.

**Policy H-2b:** Encourage the construction of new affordable housing units within designated urban areas at densities that are commensurate with the availability of public or private water and sewer systems. These units shall be affordable to persons of extremely low-, very low-, low- and/or moderate-income.

**Policy H-2c:** Use inclusionary housing to promote development of a full range of housing types in the County and ensure that multifamily projects and subdivisions include onsite affordable housing components.

**Policy H-2d:** Continue to ensure that the Growth Management System does not constrain affordable housing production by allowing unused Category 4 permits to accumulate indefinitely. (Also see Policy AG/LU-119.)

**Policy H-2e:** Continue to use the Affordable Housing (:AH) combination zoning district as an incentive for affordable housing production.

**Policy H-2f:** Continue to cooperate with the incorporated municipalities in Napa County by using the Affordable Housing Fund to assist with the construction or rehabilitation of affordable housing units in suitable locations and at suitable densities consistent with the Affordable Housing Ordinance and criteria when funds are available.

**Policy H-2g:** Encourage the provision of second units, as described in Government Code Section 65852.2, in suitable locations.

**Policy H-2h:** Maximize the length of time that affordable housing units stay affordable, particularly when units are developed using Affordable Housing Fund monies, produced through the inclusionary housing program, built upon County-owned land, or receive other forms of County assistance. Typically such units shall be deed restricted as affordable for a minimum of 40 years.

**Policy H-2i:** Encourage the rehabilitation of mobile home parks to retain existing affordable units and/or provide new affordable units. To the extent allowed by law, prohibit the conversion of mobile home parks for replacement by housing for vacation use, second homes, or transient occupancy.

**Policy H-2j:** Support approaches to increasing funding for affordable housing that involve a range of industries that create demand for affordable housing units.

### *Special Housing Needs Policies*

**Policy H-3a:** Work with the agricultural industry, its trade organizations, non-profit organizations, and public agencies to assess, plan for, and meet the needs of permanent and seasonal farmworkers, including farmworker families and unaccompanied farmworkers.

**Policy H-3b:** Work to ensure that migrant farmworker housing meets applicable health and safety standards.

**Policy H-3c:** Work in cooperation with other public and private agencies to prevent and remedy instances of housing discrimination within the unincorporated County.

**Policy H-3d:** Give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled (including developmentally disabled), farmworkers (including increased emphasis on housing for farmworker families located near schools, retail, services, and transportation), and homeless, consistent with adopted funding criteria.

**Policy H-3e:** Support emergency and transitional housing programs through public and private service agencies.

**Policy H-3f:** Work with the cities to establish and operate adequate emergency shelters within the County and continue to provide adequate opportunity for the development of emergency shelters through County land use regulations.

**Policy H-3g:** Support design of residential structures to allow accessibility by all disabled and physically challenged residents and visitors to all future residential units (i.e., so called “Universal Design”).

### ***Housing Development Policies***

**Policy H-4a:** Permit multifamily housing within designated urban areas of the County where public services are adequate or can be made available. Individual single-family residences, legal accessory dwellings on commercially-zoned parcels, farm labor dwellings and farmworker housing, and second units may be located outside of designated urban areas.

**Policy H-4b:** Ensure that future housing growth continues to be consistent with the goals and policies of both the County’s Growth Management System (See Policy AG/LU-119 and the policies and programs in this Housing Element.

**Policy H-4c:** Explore housing transfer agreements and other collaborations with incorporated jurisdictions aimed at providing housing within urbanized areas of the County.

**Policy H-4d:** Consistent with Agricultural Preservation and Land Use Element Policy AG/LU-15.5, continue to promote planning concepts and zoning standards, such as coverage and separation/buffering standards, to minimize the impact of new housing on County agricultural lands and conflicts between future residences and agricultural uses, including wineries.

**Policy H-4e:** Support housing production and maintain appropriate zoning in areas where the land and location can support increased densities and development of additional affordable housing units.

**Policy H-4f:** Consistent with Agricultural Preservation and Land Use Action Item 45.1 continue to facilitate the provision of accessory housing within commercial areas when compatible with adjacent commercial uses.

**Policy H-4g:** Establish preferences for local workers in new affordable housing projects, and provide similar “proximity” preferences for multifamily market rate housing to the extent permitted by law. As funds are available, provide assistance to households with local workers.

**Policy H-4h:** Manage housing growth to maximize protection of agricultural lands and recognize the County’s limited ability to provide services.

**Policy H-4i:** To the maximum extent feasible, manage housing growth to keep pace with the creation of jobs.

**Consider New Policy H4j:** To the maximum extent feasible, promote the development of housing concurrent with new non-residential development.

### *Policies Regarding Removal of Governmental Constraints*

**Policy H-5a:** Reduce, defer, or waive planning, building, and/or development impact fees when non-profit developers propose new affordable housing development projects.

**Policy H-5b:** Expedite permit processing for projects that meet or exceed the County's inclusionary requirements by providing affordable units on-site.

### *Energy and Water Conservation Policies*

**Policy H-6a:** Encourage mixed-use development and appropriate housing densities in suitable locations within designated urban areas to facilitate access by foot, bicycle, and/or mass transit to and from commercial services and job locations, educational facilities and to minimize energy and water usage.

**Policy H-6b:** In site development standards for major projects, promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar energy and recycled water, through such means as mixed-use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.

**Policy H-6c:** Consistent with General Plan Policy CON-65 and CON-67, consider greenhouse gas emissions in the review of discretionary housing projects and promote "green building" design.

**Policy H-6d:** Use the County building code, including the County's implementation of the CalGreen code, to encourage and provide incentives for retro-fitting existing buildings and designing new buildings that reduce the use of fossil fuels and water through energy conservation and the utilization of renewable resources.

The County's 5<sup>th</sup> Cycle Housing Goals remain largely relevant today and the 6<sup>th</sup> Cycle Housing Element updates, rather than completely overhauls the housing goals and policy framework to reflect evolving challenges and priorities, including issues such as wildfire re-construction and embracing a new statewide emphasis on affirmatively furthering fair housing.

## **5<sup>th</sup> Cycle RHNA**

In addition to reflecting local needs and priorities, the 2015-2023 Housing Element also incorporated the County's 5<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA), which identified the number of new housing units for which the County was required to provide

sufficient sites for construction. The following summarizes the County's 5<sup>th</sup> Cycle RHNA as well as the housing production to date during the 5<sup>th</sup> Cycle:

**Table 5: 5<sup>th</sup> Cycle RHNA and Housing Production to Date**

Income Category	Very Low	Low	Moderate	Above Moderate	Total
5th Cycle RHNA (units)	51	30	32	67	180
5th Cycle Production through 2021	10	10	54	101	175

## 5<sup>th</sup> Cycle Quantified Objectives

Considering its available resources and the constraints in the local housing market, Napa County established the following quantified objectives for the construction, rehabilitation, and conservation/preservation of housing units for the 2015 to 2023 Housing Element:

**Table 6: 5<sup>th</sup> Cycle Quantified Objectives**

Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	26	25	30	32	67	180
Rehabilitation	4	8	7	0	0	19
Conservation	0	3 (a)	15 (b)	15 (b)	0	33

Notes:

(a) The objective was the conservation of the County's three farmworker housing centers.

(b) The objective was direct involvement in the conservation of 15 low- and 15 moderate-income mobile home units through assistance with code compliance, rehabilitation assistance and/or other financial assistance.

The County's 5<sup>th</sup> Cycle objectives for new housing unit construction mirrored the County's RHNA for the period, splitting the RHNA for the very low-income category roughly equally between the extremely low-income and very low-income construction objectives.

## Progress Implementing 2015 to 2023 Housing Element Programs

Napa County has made good progress in implementing its programs from the 5<sup>th</sup> Cycle Housing Element. Appendix C contains a summary of the implementation status of each of the 2015 to 2023 Housing Element's implementation programs, as reported in the County's 2021 Annual Progress Report to the State Department of Housing and Community Development.

## Evaluation of 5<sup>th</sup> Cycle Programs and Status for 6<sup>th</sup> Cycle Housing Element

As summarized in Appendix C, many of the Housing Element programs from the 5<sup>th</sup> Cycle remain relevant with updated housing goals and policies; however, some programs called for one-time actions that have been completed or are no longer relevant. The following is a discussion of 5<sup>th</sup> Cycle programs that are being eliminated or substantially modified for the 6<sup>th</sup> Cycle:

- Program H-2a focused on the affordable housing sites identified in the 5<sup>th</sup> Cycle Housing Element. Because the 6<sup>th</sup> Cycle Housing Element identifies different sites in the sites inventory, this program is updated to support the development of lower-income housing on those sites that are included in the sites inventory.
- Program H-2i will be expanded to provide financial assistance for deed-restricted JADUs as well as ADUs.
- Program H-2j had limited effectiveness in preventing the conversion of mobilehome parks to other uses. This program will be modified for the 6<sup>th</sup> Cycle Housing Element.
- Programs H-2l (inventory of surplus county land) and H-2m (water supply for Napa Pipe project) were completed but the program will be modified for the 6<sup>th</sup> Cycle to focus on facilitating development of the new County-owned Spanish Flat location that is include in the 6<sup>th</sup> Cycle housing sites inventory.
- Program H-3d which included a goal including at least 10 percent of households assisted with Affordable Housing Fund monies is expanded to also include a goal those assisted to include at least 10 percent senior households.
- Program H3-e to assist in the preservation of private farmworker housing is retained and expanded to include assistance for preservation of mobilehome parks.
- Program H-3i soliciting developer requests for Affordable Housing Fund monies for projects that will address unmet needs is retained and modified to include an emphasis on Affirmatively Furthering Fair Housing through funding criteria.
- Program H-3j which involved amendments to the County Code to align with state law was completed but is retained and modified to specify new County Code amendments necessary to align with new changes in state law.

- Zoning ordinance updates specified in Program H-3j were completed. A modified program to complete zoning ordinance updates needed to comply with recent State housing laws is included in the 6<sup>th</sup> Cycle Housing Element programs.
- Program H-4b which allocates Affordable Housing Fund monies to affordable housing development in the cities is retained but modified to include an emphasis on Affirmatively Furthering Fair Housing via funding criteria.
- Program H-4d (ADUs in commercial zones) is deleted from the programs list, but the County will continue this, consistent with the current Zoning Ordinance.
- Program H-4e (collaboration with Napa Pipe developers to support a 140-unit affordable housing project) was completed and will not be included in the 6<sup>th</sup> Cycle Housing Element.
- Program H-4f (SROs in zones that allow multifamily housing) is being deleted from the 6<sup>th</sup> Cycle programs list, but the County will continue to allow SROs in zones that allow multifamily housing, consistent with the current Zoning Ordinance.
- Program H-6d was completed and will be modified for the 6<sup>th</sup> Cycle Housing Element to focus on promoting the PACE program and helping property owners to make energy improvements to housing.

(Note that program numbering for programs to be carried over as 6<sup>th</sup> Cycle programs may be different than the 5<sup>th</sup> Cycle program numbers referenced above.)

## **Effectiveness of the 2015 to 2023 Housing Element**

On an overall level, the 2015 to 2023 Housing Element was effective in guiding achievement of Napa County's housing goals and objectives. In particular, the County issued building permits for 175 housing units between 2015 and 2021, just short of the total unit count for its quantified objective for new construction and overall RHNA (180).

Like most jurisdictions, the County is falling short of its objectives in the production housing units affordable to extremely low-, very low-, and low-income households. However, the County has already exceeded its objectives for production of housing units for moderate- and above moderate-income housing units. In addition, consistent with the objectives of the 5<sup>th</sup> Cycle Housing Element, the development of the Napa Pipe project for housing is proceeding and Mid-Peninsula Housing is in pre-development with the first phase of new affordable housing at that site, with \$750,000 in County funding committed to the project. The County is also helping to fund the Heritage House/Valle Verde project in the City of Napa that will



produce 90 new housing units affordable at the very low-/low-income level, including 27 units set-aside for farmworkers.

The overall production numbers reflect the strong demand for housing in Napa County and the County's ability to work with the developer community to deliver new housing units in response to that demand. At the same time, the fact that the permit activity for above moderate- and moderate-income units (i.e., market rate units) exceeds the RHNA targets and the County's own objectives and the permit activity for below market rate units reflects the limited resources available to develop subsidized housing that can meet the needs of moderate- and lower-income households. With respect to its housing rehabilitation objectives for the 5<sup>th</sup> Cycle, Napa County worked with Habitat for Humanity to assist two mobilehome owners whose unit were in need of replacement with obtaining new mobilehome units. Although this outcome is limited in relation to the stated objective of rehabilitating 19 units, the County's ability to work on this objective was limited by the competing demands of emergency response to wildfires and the COVID-19 pandemic. With the worst of those incidents behind the County, the County believes that it can re-focus on its more modest 6<sup>th</sup> Cycle Housing Element objective of assisting in the rehabilitation of ten housing units for lower-income households.

With respect to the County's housing conservation objectives, the County was successful in conserving and maintaining its three farmworker housing centers; however, it was not as successful with its objective of conserving mobilehome units. The County has lost a number of mobilehome units due to fire (58 units, including 44 units in Spanish Flat Mobile Villa, 13 units in Mund Mobile Home Park, and one unit in Capell Valley Mobile Homes Park).

#### ***Effectiveness of the 5<sup>th</sup> Cycle Housing Element in Meeting the Needs of Special Needs Populations***

Pursuant to 5<sup>th</sup> Cycle Housing Element goals, policies, and programs, the County made progress in meeting the needs of various special needs populations. The County replaced two mobile home units through a partnership with Habitat for Humanity, both of which are occupied by individuals at the extremely low income (30% AMI) threshold. The County also invested construction capital to rehabilitate five units in a home owned by Catholic Charities to preserve them for Permanent Supportive Housing units set-aside for individuals experiencing or at-risk-of-experiencing homelessness. In 2020 and 2021, the County invested in two projects of 14-units and 54-units, respectively, to convert dilapidated multifamily apartments and fair-condition motel rooms into housing for individuals at-or-below 30% AMI. The County has also provided \$750K in predevelopment funding for the affordable units at the Napa Pipe site. Overall, the deed restriction of 55 years of affordability in exchange for Affordable Housing funds has been an effective tool for the creation of long-term affordable units. The County has additionally, when available, layered State funding for homeless services investments into these projects to further create set-aside units for individuals and families exiting homelessness. This same strategy was utilized to create 27-set aside units for farmworkers earning between 20 and 60% of AMI in the most recent 88-unit affordable housing development. Finally, the County significantly increased the percentage of down payment assistance available to low- and moderate-income members of the proximity workforce for the purchase of a home, from ten



percent to 16.5 percent, and reduced the down-payment a low-income homeowner is required to contribute to one percent, from three percent. This has been a very effective change to assist low-income buyers with enough capital for a down-payment to both qualify for a mortgage and - in most cases - avoid having to purchase/finance private mortgage insurance.

The County has considered the effectiveness of the 5<sup>th</sup> Cycle Housing Element goals, policies, and programs in completing updates to incorporate into the 6<sup>th</sup> Cycle Housing Element Update, which are presented in the chapter that follows. As highlighted in the “Status of Program Implementation” column of Appendix C, Napa County has had its most significant success in facilitating new affordable housing production by partnering to develop housing in incorporated locations where there is good access to utilities, services, and amenities for future residents. For the 6<sup>th</sup> Cycle, the County’s revised goals, policies, and programs will continue with this strategy, through partnering with the cities to transfer a portion of its Regional Housing Need Allocation (RHNA) to cities, seeking further opportunities to collaborate with cities to develop housing that can help to address housing needs of the entire county, and seeking collaboration with the City of Napa and other agencies in facilitating housing that could be developed near the City. In Appendix C, the column “Status in 6<sup>th</sup> Cycle HE” includes information about how the review of the progress and effectiveness of the 5<sup>th</sup> Cycle programs has resulted in each 5<sup>th</sup> Cycle program being either discontinued (typically due to completion of a one-time action), continued, or continued with modifications to make them more effective during the 6<sup>th</sup> Cycle and/or to better address needs identified in the 6<sup>th</sup> Cycle 5. Housing Needs Assessment.

### 3. HOUSING GOALS, POLICIES, AND PROGRAMS

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This chapter is the core of the Napa County Housing Element, as it lays out the County’s housing goals; the policies that will guide County actions to achieving those goals; and the programs that the County will implement in the 2023 to 2031 Housing Element Planning period to work toward its goals.

#### **Housing Goals**

This section articulates each of Napa County’s housing goals. A series of supporting policies accompanies each goal. Along with other goals and policies contained in other elements of the General Plan, County decision-makers and County staff will use these goals and policies to guide their work in administering their duties. In particular, housing developments and other projects affecting housing within Napa County must be consistent with these goals and policies.

GOAL H-1: Plan for the housing needs of all economic segments of the population residing in unincorporated Napa County.

GOAL H-2: Coordinate non-residential and residential goals, policies, and objectives with the cities and towns in Napa County to direct growth to urbanized areas, preserve agricultural land, and maintain a County-wide jobs/housing balance.

GOAL H-3: Support agricultural industries with a policy and regulatory environment that facilitates the provision of permanent and seasonal farmworker housing.

GOAL H-4: Maintain and upgrade the County’s housing stock and reduce the number of housing units lost through neglect, deterioration, or conversion from affordable to market-rate or to non-residential uses.

GOAL H-5: Facilitate rebuilding of housing lost in wildfires.

GOAL H-6: Maximize the provision of new affordable housing in both rental and ownership markets within unincorporated Napa County.

GOAL H-7: Affirmatively Further Fair Housing by maximizing housing choice and economic integration, and eliminating housing discrimination in unincorporated Napa County based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status.

GOAL H-8: Maintain an orderly pace of growth that helps the County preserve the public health, safety, and welfare and provide needed public services.

GOAL H-9: Increase energy efficiency and water conservation in new and existing residential structures in unincorporated Napa County.

## **Housing Policies**

### ***HOUSING REHABILITATION POLICIES***

**Policy H-1a:** Improve the quality of the County housing stock over time by ensuring that new units meet applicable codes and existing units found to be in violation are brought into compliance as opposed to removed, whenever possible.

**Policy H-1b:** Seek state and federal funding to assist qualified owners of rental properties with rehabilitation of identified substandard units, to the extent that these units are reserved for lower-income households.

### ***HOUSING AFFORDABILITY POLICIES***

**Policy H-2a:** Work to reduce the cost of housing to extremely low-, very low-, low- and moderate-income households through available local, state, federal, and private rental and homeownership assistance programs, including the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 15 miles of their place of employment, by providing local down payment assistance.

**Policy H-2b:** Encourage the construction of new affordable housing units within designated urban areas at densities that are commensurate with the availability of public or private water and sewer systems. These units shall be affordable to persons of extremely low-, very low-, low- and/or moderate-income.

**Policy H-2c:** Use inclusionary housing to promote development of a full range of housing types in the County and ensure that multifamily projects and subdivisions include onsite affordable housing components.

**Policy H-2d:** Continue to ensure that the Growth Management System does not constrain affordable housing production by allowing unused Category 4 permits to accumulate indefinitely. (Also see Policy AG/LU-119.)

**Policy H-2e:** Continue to use the Affordable Housing (:AH) combination zoning district as an incentive for affordable housing production.

**Policy H-2f:** Continue to cooperate with the incorporated municipalities in Napa County by using the Affordable Housing Fund to assist with the construction or rehabilitation of affordable housing units in suitable locations and at suitable densities consistent with the Affordable Housing Ordinance and criteria when funds are available.

**Policy H-2g:** Encourage the provision of second units, as described in Government Code Section 65852.2, in suitable locations.

**Policy H-2h:** Maximize the length of time that affordable housing units stay affordable, particularly when units are developed using Affordable Housing Fund monies, produced through the inclusionary housing program, built upon County-owned land, or receive other forms of County assistance. Typically such units shall be deed restricted as affordable for a minimum of 40 years.

**Policy H-2i:** Encourage the rehabilitation of mobile home parks to retain existing affordable units and/or provide new affordable units. To the extent allowed by law, prohibit the conversion of mobile home parks for replacement by housing for vacation use, second homes, or transient occupancy.

**Policy H-2j:** Support approaches to increasing funding for affordable housing that involve a range of industries that create demand for affordable housing units.

### ***SPECIAL NEEDS HOUSING POLICIES***

**Policy H-3a:** Work with the agricultural industry, its trade organizations, non-profit organizations, and public agencies to assess, plan for, and meet the needs of permanent and seasonal farmworkers, including farmworker families and unaccompanied farmworkers.

**Policy H-3b:** Work to ensure that migrant farmworker housing meets applicable health and safety standards.

**Policy H-3c:** Work in cooperation with other public and private agencies to prevent and remedy instances of housing discrimination within the unincorporated County.

**Policy H-3d:** Give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled (including developmentally disabled), farmworkers (including increased emphasis on housing for farmworker families located near schools, retail, services, and transportation), and homeless, consistent with adopted funding criteria.

**Policy H-3e:** Support emergency and transitional housing programs through public and private service agencies.

**Policy H-3f:** Work with the cities to establish and operate adequate emergency shelters within the County and continue to provide adequate opportunity for the development of emergency shelters through County land use regulations.

**Policy H-3g:** Support design of residential structures to allow accessibility by all disabled and physically challenged residents and visitors to all future residential units (i.e., so called “Universal Design”).

**Policy H-3h:** Consistent with Agricultural Preservation and Land Use Element Policies AG/LU-20 and AG/LU-21 and Napa County Measure P, continue to allow the creation of parcels of two acres for the sole purpose of developing farmworker housing by a local government agency, as well as qualified non-profit organizations, authorized to own, operate, or develop such farmworker housing. Further subdivisions within any parcel created and maintained for farmworker housing, whether through a community land trust, tenancy-in-common, condominium plan, lease, or any other type of division, may be allowed to facilitate home ownership for farmworkers.

## ***HOUSING DEVELOPMENT POLICIES***

**Policy H-4a:** Permit multifamily housing within designated urban areas of the County where public services are adequate or can be made available. Individual single-family residences, legal accessory dwellings on commercially-zoned parcels, farm labor dwellings and farmworker housing, and second units may be located outside of designated urban areas.

**Policy H-4b:** Ensure that future housing growth continues to be consistent with the goals and policies of both the County’s Growth Management System (See Policy AG/LU-119 and the policies and programs in this Housing Element.

**Policy H-4c:** Explore housing transfer agreements and other collaborations with incorporated jurisdictions aimed at providing housing within urbanized areas of the County.

**Policy H-4d:** Consistent with Agricultural Preservation and Land Use Element Policy AG/LU-15.5, continue to promote planning concepts and zoning standards, such as coverage and separation/buffering standards, to minimize the impact of new housing on County agricultural lands and conflicts between future residences and agricultural uses, including wineries.

**Policy H-4e:** Support housing production and maintain appropriate zoning in areas where the land and location can support increased densities and development of additional affordable housing units.

**Policy H-4f:** Consistent with Agricultural Preservation and Land Use Action Item 45.1 continue to facilitate the provision of accessory housing within commercial areas when compatible with adjacent commercial uses.

**Policy H-4g:** Establish preferences for local workers in new affordable housing projects, and provide similar “proximity” preferences for multifamily market rate housing to the extent permitted by law. As funds are available, provide assistance to households with local workers.

**Policy H-4h:** Manage housing growth to maximize protection of agricultural lands and recognize the County’s limited ability to provide services.

**Policy H-4i:** To the maximum extent feasible, manage housing growth to keep pace with the creation of jobs.

**Policy H-4j:** To the maximum extent feasible, promote the development of housing concurrent with new non-residential development.

**Policy H-4k:** Expedite the permitting process for re-construction of housing units lost in wildfires.

#### ***POLICIES REGARDING THE REMOVAL OF GOVERNMENT CONSTRAINTS***

**Policy H-5a:** Reduce, defer, or waive planning, building, and/or development impact fees when non-profit developers propose new affordable housing development projects.

**Policy H-5b:** Expedite permit processing for projects that meet or exceed the County’s inclusionary requirements by providing affordable units on-site.

#### ***ENERGY AND WATER CONSERVATION POLICIES***

**Policy H-6a:** Encourage mixed-use development and appropriate housing densities in suitable locations within designated urban areas to facilitate access by foot, bicycle, and/or mass transit to and from commercial services and job locations, educational facilities and to minimize energy and water usage.

**Policy H-6b:** In site development standards for major projects, promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar energy and recycled water, through such means as mixed-use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.

**Policy H-6c:** Consistent with General Plan Policy CON-65 and CON-67, consider greenhouse gas emissions in the review of discretionary housing projects and promote “green building” design.

**Policy H-6d:** Use the County building code, including the County’s implementation of the CalGreen code, to encourage and provide incentives for retro-fitting existing buildings and designing new buildings that reduce the use of fossil fuels and water through energy conservation and the utilization of renewable resources.

### ***POLICIES TO AFFIRMATIVELY FURTHER FAIR HOUSING***

**Policy H-7a:** In discretionary decision-making on housing-related matters, prioritize decisions that promote equitable access to housing and opportunity for current and prospective residents.

**Policy H-7b:** In allocation of County resources for affordable housing, prioritize projects that promote integrating and diversifying the population within Napa County and provide lower-income households with access to housing in high resource areas.

#### **In addition, see AFFH-related policies in other sections:**

Policy H-3c: Work in cooperation with other public and private agencies to prevent and remedy instances of housing discrimination within the unincorporated County.

Policy H-3d: Give priority to providing assistance for housing targeted to those groups with demonstrated special needs such as the elderly, disabled (including developmentally disabled), farmworkers (including increased emphasis on housing for farmworker families located near schools, retail, services, and transportation), and homeless individuals and families, consistent with adopted funding criteria.

Policy H-3g: Support design of residential structures to allow accessibility by all disabled and physically challenged residents and visitors to all future residential units (i.e., so called “Universal Design”).

Policy H-5a: Reduce, defer, or waive planning, building, and/or development impact fees when non-profit developers propose new affordable housing development projects.

Policy H-5b: Expedite permit processing for projects that meet or exceed the County’s inclusionary requirements by providing affordable units on-site.

## **Housing Programs**

As mentioned previously, many 5<sup>th</sup> Cycle Housing Element programs remain relevant and have been carried forward for the 6<sup>th</sup> Cycle. As noted in Appendix C, modifications have been made to many of the retained programs to reflect current conditions and new emphasis for the 6<sup>th</sup>

Cycle, including Affirmatively Furthering Fair Housing. Table 7, on the following pages, contains the 6<sup>th</sup> Cycle Housing Element programs. For each program, the table includes a description, a statement of the program objective, the timing for implementation during the 2023 to 2031 planning period, and identification of the County department(s) that will be responsible for implementation.



**Table 7: 6<sup>th</sup> Cycle Housing Element Programs**

6th CYCLE HOUSING PROGRAMS	OBJECTIVE	TIMING	RESPONSIBLE DEPARTMENT
<b>Housing Rehabilitation Programs</b>			
<b>Program H-1a:</b> Continue to inspect housing in response to complaints, and work with property owners to bring units up to current housing code standards. Make property owners aware that financial assistance is available for properties housing lower-income households.	<b>Objective H-1a:</b> Through code enforcement efforts and funding assistance, the County will seek to facilitate the rehabilitation of 10 housing units in fair or dilapidated condition in the County or in the Cities that are occupied by low- (4 units), very low- (4 units), or extremely low-income (2 units) households during the planning period.	Offer assistance to lower income owners as complaints are received. Advertise availability of rehabilitation loans annually.	PBES Code Enforcement Division; CEO, Housing and Homeless Services Division
<b>Program H-1b:</b> To the extent permitted by law, implement a program to enable non-profit organizations to apply for the use of up to 10 percent of new funds annually to fund projects and programs designed to correct health and safety hazards in owner-occupied and renter-occupied housing that is reserved for low-, very low-, or extremely low-income households.	<b>Objective H-1b:</b> The County will seek to make available up to 10 percent of new Affordable Housing Fund money annually to leverage federal, state, and other public and private housing rehabilitation funds.	Annually, through NOFA process.	CEO, Housing and Homeless Services Division
<b>Program H-1c:</b> In addition to the priorities identified in Policy AG/LU-118, assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations.	<b>Objective H-1c:</b> Increase availability of housing by eliminating all illegal vacation rentals. Return ten illegal vacation rentals to permanent occupancy during the planning period.	Ongoing as illegal vacation rentals are reported to County or detected.	PBES, Code Enforcement Division
<b>Housing Affordability Programs</b>			
<b>Program H-2a:</b> Prioritize the use of funds for development of Affordable Housing Combination District (AH overlay) sites and other sites supporting affordable housing development and identified in the 6th Cycle Housing Site Inventory, and continue to work with interested parties to encourage their development of the sites under the AH provisions.	<b>Objective H-2a:</b> The County will seek to facilitate the development of lower income units by prioritizing its Affordable Housing Fund monies to assist affordable housing development on at least one housing site identified in the 6th Cycle Housing Sites Inventory, with the objective of permitting and assisting development of at least 25 affordable units during the planning period (10 moderate-, 8 low-, and 7 very low-income units, with a goal of half of the very low-income units serving the extremely low-income level).	Within the first year of the planning period the County will initiate a process to conduct outreach to the owners of sites in the 6th Cycle Inventory to initiate discussions about potential development. Within two years the County will seek to engage with an owner/developer on at least one site to begin conceptual planning for development consistent with the Sites Inventory assumptions. Within this same time period, initiate discussions with water and sewer providers to secure service commitments. Work with a site owner/developer with a goal of beginning to processing planning applications within four years.	CEO, Housing and Homeless Services Division; PBES
<b>Program H-2b:</b> Continue to encourage greater provision of affordable housing units in conjunction with market rate projects by implementing the Affordable Housing Ordinance. Conduct new nexus analysis to update inclusionary requirements (including addition of rental inclusionary component) and in-lieu fee rates, to strike a balance between market rate development feasibility and affordable housing needs.	<b>Objective H-2b:</b> Affirmatively further fair housing by encouraging provision of affordable housing units integrated with market rate housing units via onsite inclusionary requirements.	Complete ordinance updates by December, 2025.	PBES

<b>Program H-2c:</b> Continue to generate affordable housing funds in conjunction with new job-generating development via the commercial housing impact fee. Update the nexus and economic feasibility studies to determine if the fees may be increased given current economic conditions.	<b>Objective H-2c:</b> Generate commercial impact fees to mitigate the impact of commercial development on the need for affordable housing to the extent consistent with economic feasibility. Generate commercial impact fee funds sufficient to assist in the development of 10 below market rate housing units.	Complete nexus analysis and update fee schedule by December, 2025.	PBES
<b>Program H-2d:</b> Through a Notice of Funds Availability (NOFA) process, notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.	<b>Objective H-2d:</b> Provide the public with notice of available assistance programs at least every other year during the planning period.	Annually, through NOFA process	CEO, Housing and Homeless Services Division
<b>Program H-2e:</b> Continue program of exempting all secondary residential units from the Growth Management System (GMS).	<b>Objective H-2e:</b> The County will seek to facilitate the development at least 72 second units in zoning districts where they are allowed during the planning period.	Ongoing as applications are submitted.	PBES
<b>Program H-2f:</b> Continue to require new affordable housing development projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted low- and very low-income units for a minimum of 40 years.	<b>Objective H-2f:</b> Ensure long-term affordability of all new housing units receiving County assistance.	Ongoing as projects are funded.	CEO, Housing and Homeless Services Division; PBES
<b>Program H-2g:</b> Continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations.	<b>Objective H-2g:</b> For :AH sites established for 5th Housing Element Cycle or earlier, evaluate and modify the AH requirements to reduce the amount of affordable housing that must be provided for development under the :AH provisions as a way to better incentivize the development of housing on these sites.	Update :AH requirements by January, 2024.	PBES
<b>Program H-2h:</b> Continue to implement the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 20 miles of their place of employment, by providing local down payment assistance.	<b>Objective H-2h:</b> Provide downpayment assistance to 240 low- and/or moderate-income households during the planning period.	Ongoing as applications are received.	CEO, Housing and Homeless Services Division
<b>Program H-2i:</b> Continue to offer financial assistance to property owners who are interested in building second units, including ADUs and JADUs, that would be deed restricted for use by very low- or low-income residents.	<b>Objective H-2i:</b> Assist 45 property owners who commit to deed restrict ADU/JADUs for use by very low- or low-income residents.	Ongoing as applications are received.	CEO, Housing and Homeless Services Division
<b>Program H-2j:</b> Maintain the affordable housing provided in existing mobile home parks to the extent permitted by State law. Existing mobile home parks may be redeveloped, including adding up to 25 percent more units than the number of units allowed by their underlying zoning, provided that the adverse impact of such redevelopment on existing residents, including impact to housing affordability and displacement, is fully analyzed and mitigated. Develop an inventory of existing mobilehome parks; study their existing zoning controls, and evaluate options to amend land use controls and explore funding opportunities to better retain mobilehome parks as affordable housing.	<b>Objective H-2j:</b> Discourage conversion of existing mobilehome parks to other uses.	Conversion density bonus – Ongoing; Complete evaluation of mobilehome parks and potential land use modifications and funding by December, 2025.	PBES
<b>Program H-2k:</b> Continue to allow infrastructure improvements as an eligible cost under the Affordable Housing Ordinance, and work with affected agencies to pursue grant money to improve water and sewer infrastructure on the 6th cycle sites within the inventory and other sites that accommodate lower-income housing to address RHNA requirements.	<b>Objective H-2k:</b> Assist in application for at least one grant for water and/or sewer improvements on a site identified in the 6th Cycle Housing Sites Inventory.	Within the first two years of the planning period, work with an interested site owner/developer to pursue grant funding to assist at least one project during the planning period.	CEO, Housing and Homeless Services Division
<b>Program H-2l:</b> Study vacancy tax on housing units not used for permanent residences, to be directed to Affordable Housing Fund to determine effectiveness and feasibility of such a tax and determine whether to place on ballot in 2026.	<b>Objective H-2l:</b> Increase the number of housing units that are available for occupancy by year round residents.	Conduct study of potential tax by January 2025.	PBES

<b>Special Needs Housing Programs</b>			
<b>Program H-3a:</b> Continue the County's program of inspecting migrant farm labor housing to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities.	<b>Objective H-3a:</b> Ensure 100 percent of migrant farm worker units are maintained in sound condition throughout the planning period.	Inspect annually and follow-up as necessary.	PBES, Code Enforcement Division
<b>Program H-3b:</b> Continue to contract with Fair Housing Napa Valley or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complainants to the appropriate County, State, or Federal authorities for further investigation and action. At a minimum, presentations, materials, and announcements will be provided in English and Spanish.	<b>Objective H-3b:</b> Public outreach and education events in north, south, and mid-county locations (2 times during planning cycle)  Outreach and education events for rental housing property managers and Realtors (2 times during planning period)  Continuous distribution of fair housing information in publicly visible locations, such as libraries, bulletin boards in businesses, etc., throughout the county.  Public service announcements in newspapers, local television, radio targeting different demographic groups (at least twice a year during the planning cycle)	Incorporate objectives upon renewal of contract with FHNV or other appropriate provider.	CEO, Housing and Homeless Services Division
<b>Program H-3c:</b> Continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible.	<b>Objective H-3c:</b> Provide Affordable Housing Fund resources for the development and operation of emergency shelter and transitional housing facilities for 8 additional homeless families in a partnership between the County Department of Health and Human Services and a non-profit.	Ongoing; allocate funds annually as part of budget process.	CEO, Housing and Homeless Services Division
<b>Program H-3d:</b> To the extent permitted by law, continue to require a preference for local workers, including farm worker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farm worker households in at least 10 percent of the units assisted with Affordable Housing Fund money and seniors in at least 10 percent of units assisted with Affordable Housing Fund money. The County will monitor the percentage of farm worker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.	<b>Objective H-3d:</b> Encourage and facilitate development of 12 new farm labor dwellings on agriculturally-zoned properties and encourage; facilitate development of one new multifamily housing complex targeted to families with members who work within the County; include seniors as at least 10 percent of households assisted with Affordable Housing Fund monies.	Annually, as part of NOFA process.	CEO, Housing and Homeless Services Division
<b>Program H-3e:</b> Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farm worker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farm worker housing owners at the time it becomes aware of a potential closure of a private farm worker housing facility. The County's Division of Environmental Health monitors the status of private farm worker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost.	<b>Objective H-3e:</b> Provide financial assistance to incentivize owners to maintain existing supply of privately owned farm worker housing units.	Ongoing; conduct outreach to owners when County becomes aware of potential closures.	PBES, Environmental Health Division; CEO, Housing and Homeless Services Division

<b>Program H-3f:</b> Continue to monitor the need for farm worker housing throughout the harvest season.	<b>Objective H-3f:</b> Track the utilization of farm worker housing and determine if additional housing is needed.	Annually, during harvest season.	CEO, Housing and Homeless Services Division
<b>Program H-3g:</b> Work to identify a site and funding for a new farm worker family housing development and prioritize use of resources available to support new farm worker housing accordingly.	<b>Objective H-3g:</b> Identify at least one site and pursue funding to assist in new farm worker housing development during the planning period.	Identify at least one suitable site by July, 2024; conduct outreach and solicit developer interest by July, 2025; develop project plans and apply for available State or federal funding by July, 2026; provide project approvals by July 2029; issue building permits by July 2030.	PBES; CEO, Housing and Homeless Services Division
<b>Program H-3h:</b> Conduct an analysis to identify sites within the unincorporated area where up to 12 units of onsite farm worker housing could be developed, which are near cities and in locations where schools, transit, services, and shopping are relatively easily accessible. The County will provide owners of identified properties with information about opportunities to build farm worker housing on their sites, including potential County assistance.	<b>Objective H-3h:</b> Conduct outreach to at least 10 owners of suitable property during the planning period.	Conduct outreach to owners by December, 2023; follow up as necessary with interested owners.	PBES, Housing and Homeless Services
<b>Program H-3i:</b> In soliciting developer requests for Affordable Housing Fund monies, encourage developers to propose projects that can address unmet needs for housing with supportive services for the disabled (including the developmentally disabled) and projects serving other populations on sites in high resource areas through funding criteria that Affirmatively Further Fair Housing.	<b>Objective H-3i:</b> Encourage development of at least one project that targets special needs populations within a high resource area during the planning period.	Annually, as part of NOFA process.	CEO, Housing and Homeless Services Division
<b>Program H-3j:</b> Undertake County Code amendments to support farm worker housing development	<b>Objective H-3j:</b> Consistent with Napa County Measure P, create additional flexibility for housing providers to create farm worker housing developments, including homeownership opportunities for farm workers by amending NCC § 18.104.305 (Farm worker centers—Owned or managed by local government agency) to include non-profit organizations, in addition to local government agencies and by amending NCC § 18.104.010 (Schedule of zoning district regulations) subsection (D) to note that further divisions within any parcel created and maintained for farm worker centers area allowed to facilitate homeownership for farm workers.	Complete Code amendments within twelve months of Housing Element adoption.	PBES
<b>Program H-3k:</b> Implement Recommendations of REAP-funded Farm worker Housing Study	<b>Objective H-3k:</b> Following recommendations from the Farm worker Housing Study, develop plans and initiate work on developing housing for at least an additional 30 farm workers. Depending on the recommendations of the Farm worker Housing Study, this could include housing for single farm workers and/or farm worker family housing.	Complete Farm worker Housing Study by December, 2024. Initiate implementation of any recommended programs by July, 2025. Initiate work on developing new farm worker housing by January, 2026. Break ground on new farm worker housing by July 2030.	PBES/Housing and Homeless Services Division

<b>Housing Development Programs</b>			
<b>Program H-4a:</b> Consistent with Conservation Element Policy Con-66 continue the program of providing local worker or “proximity” preferences to new affordable housing projects and continue providing assistance to local workers who buy homes in market rate projects.	<b>Objective H-4a:</b> Assist 240 Local employees to purchase homes as part of proximity preference program.	Ongoing as applications are received.	CEO, Housing and Homeless Services Division
<b>Program H-4b:</b> Continue to allocate Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria. The County will continue to work with the cities to establish and update a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with priority for projects that serve extremely low income households, seniors, farmworkers, and/or projects that place affordable housing in high resource areas. The County will use a NOFA process to solicit applications on an annual basis and the funding criteria will emphasize Affirmatively Furthering Fair Housing.	<b>Objective H-4b:</b> Assist 200 lower-income housing units and 50 extremely low-income housing units in the cities during the planning period.	Annually, as part of NOFA process.	CEO, Housing and Homeless Services Division
<b>Program H-4c:</b> Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Planning, Building and Environmental Services will review and recommend to the Planning Commission and the Board of Supervisors appropriate changes to planning and zoning standards that minimize any conflicts between housing and agriculture.	<b>Objective H-4c:</b> Review planning and zoning standards at least once during the planning period.	Report to Planning Commission and Board of Supervisors and recommend updates by January, 2027.	PBES
<b>Program H-4d:</b> Housing Sites Rezoning. Rezone sites at a minimum density of 20 units per acre to accommodate the County's lower income housing need of 61 lower income units, ensuring that the sites affirmatively further fair housing. Zoning will require that housing developments include at least 15 percent of units for lower-income households. If applicable, require replacement housing consistent with Section 65915(c) on all sites designated for housing in the Housing Element.	<b>Objective H-4d:</b> Provide adequate sites to fully accommodate the 6th Cycle RHNA, and require replacement housing on all designated sites, if applicable. The County will undertake rezonings consistent with those shown for the five four privately owned sites included in the Sites Inventory. This program specifically commits the County to rezoning the acreage at the allowable densities, to accommodate the anticipated number of units, by income category, shown in the Sites Inventory section of the Housing Element and summarized on Table 56. To accommodate the housing needs of lower-income households, rezonings will include provisions to meet all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).	Within 1 to 3 years of January 31, 2023, as applicable.	PBES
<b>Program H-4e:</b> No Net Loss Monitoring. If sites are developed during the planning period at lower density or at a different income level than shown in this Housing Element, make findings required by Section 65863 to determine whether adequate sites exist at all income levels. If sites are inadequate, take action to make adequate sites available within 180 days.	<b>Objective H-4e:</b> Ensure that adequate sites are available throughout the planning period to accommodate the County's RHNA at all income levels.	Ongoing; whenever entitlements are granted for development on Sites Inventory parcels at a lower density or at a different income level than shown in the sites inventory.	PBES
<b>Program H-4f:</b> Facilitate rebuilding process for mobilehome parks lost in wildfires, such as Spanish Flat MHP, by offering technical assistance and working with property owners to increase residential density above prior levels.	<b>Objective H-4f:</b> Rebuild mobilehome parks providing at least 10 mobilehome spaces.	Conduct outreach to owners of burned mobilehome parks within the second year of the planning period to explore their interest in rebuilding. Within the first three years of the planning period, provide interested property owners with technical assistance to develop plans for rebuilding. Seek to approve reconstruction plans within six months of submittal of a complete application.	PBES

<b>Program H-4g:</b> Facilitate subdivision of any parcel over 10 acres in size within the Site Inventory for multiple family development.	<b>Objective H-4g:</b> Assist at least one property owner during the planning period to create a smaller parcel that can be developed with multiple family housing. Offer assistance in subdividing their properties to all owners of housing inventory sites.	By June, 2024	PBES
<b>Program H-4h:</b> Provide Housing Element copy to water and sewer providers.	<b>Objective H-4h:</b> Ensure that water and sewer providers are aware of their obligation to provide priority for available connections to affordable housing projects.	Upon adoption of Housing Element Update.	PBES
<b>Program H-4i:</b> Pursue housing subsidy funding for farmworker housing from sources such as State Low -Income Housing Tax Credit Farmworker Set Aside and/or USDA Rural Development.	<b>Objective H-4i:</b> Work with at least one developer to secure funding to assist in the development of farmworker housing during the planning period.	Ongoing based on funding NOFAs; make at least one funding application during the planning period.	CEO, Housing and Homeless Services Division
<b>Program H-4j:</b> Develop an ordinance which would require onsite employee housing as part of large non-residential developments.	<b>Objective H-4j:</b> To address jobs-housing imbalance, require that new large non-residential developments include onsite housing to address some part of their employee housing demand.	Complete study by and make recommendation to Board of Supervisors by December, 2026.	PBES
<b>Program H-4k:</b> Work with applicants and service providers to secure water and sewer services for Housing Sites Inventory sites. Because all sites designated for lower income housing will be required to contain at least 15 percent lower income housing (see Program H-4b), they will be subject to the provisions of Government Code Section 65589.7, which grants priority to projects containing lower income housing and requires public agencies to provide water service to developments containing lower income housing unless strict findings can be made	<b>Objective H-4k:</b> Secure water and sewer services that will allow the development of housing affordable for lower-income households.	Initiate work with preferred water and sewer service providers to secure commitments for services within 12 months of Housing Element Adoption, including any applicable LAFCo procedural steps. If agreements are not in place to provide water and sewer service within 24 months of housing element adoption, pursue service from alternative providers immediately if preferred providers are not able to provide services. Pursue plans to provide water supplies via onsite wells and wastewater treatment facilities immediately if no community water and sewer providers are viable. If water and sewer services able to support multifamily housing are not available within 36 months of housing element adoption, designate alternative sites as needed to accommodate the County's RHNA.	PBES
<b>Program H-4l:</b> Monitor ADU production and utilization.	<b>Objective H-4l:</b> The County will monitor ADU production and affordability throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. Upon issuance of certificate of occupancy for a new ADU or JADU, the County will survey the property owner to determine the occupancy and affordability level of the unit. In 2027 and 2031, the County will conduct analysis of the ADU/JADU production trend to determine if new ADU/JADU production is keeping pace with the ADU production assumed in the Housing Sites analysis, in terms of numbers and affordability levels. The analyses will identify the additional actions, if necessary, that the County will take in a timely manner (e.g., within 6 months) to boost ADU/JADU production to projected levels. The degree of additional actions will be consistent with the degree of the gap in production and affordability.	Monitor ADU/JADU use and affordability surveying property owners when certificates of occupancy are issued. Analyze ADU production trends in 2027 and 2031, and identify corrective actions, if necessary, to be implemented within six months.	PBES

<b>Programs to Remove Constraints</b>			
<b>Program H-5a:</b> Continue to provide fee waivers for nonprofit affordable housing developers.	<b>Objective H-5a:</b> Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES
<b>Program H-5b:</b> Expedite permit processing for housing projects that will serve very low-, low-, and moderate-income households when such projects provide adequate assurances of long-term affordability.	<b>Objective H-5b:</b> Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES
<b>Program H-5c:</b> Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	<b>Objective H-5c:</b> Remove or mitigate governmental constraints to housing production.	Ongoing; upon receipt of applications for affordable housing projects.	PBES
<b>Program H-5d:</b> Continue to monitor the Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit.	<b>Objective H-5d:</b> Remove or mitigate governmental constraints to housing production. Make available permits for construction of up to 105 new dwelling units each year, exclusive of permits for secondary residential units, and exclusive of permits for “carryover” affordable housing units. Permits for non-affordable housing units not issued in one year may be issued in any of the following three years, thereby allowing the number of permits issued to exceed 105 in a given year when unused permits are available from prior years. The County will set aside a minimum of 16 permits each year for affordable housing units, as defined in the County’s Growth Management System, in addition to 630 such permits that the County projects will be available in 2022 for issuance for units affordable to lower and moderate income households.	Annually	PBES
<b>Program H-5e:</b> Staff will report to the Board of Supervisors on the status of housing entitlement processing on priority sites and, if necessary, recommend changes in policies and regulations as appropriate to promote their development.	<b>Objective H-5e:</b> Remove or mitigate governmental constraints to housing production.	Annually	PBES

<p><b>Program H-5f:</b> Update County Code to Align with State Housing Laws</p>	<p><b>Objective H-5f:</b></p> <ul style="list-style-type: none"> <li>- Implement Requirements of SB 9</li> <li>- Add definition of Low-Barrier Navigation Centers to Zoning Code and identify zoning districts where they will be allowed by-right, consistent with GC Section 65660 et. seq.</li> <li>- Review and revise the Density Bonus provisions to be consistent with current state law.</li> <li>- Provide all information required by GC Section 64940.1 subd. (a)(1)(A) through (E) accessible via links on a single County web page.</li> <li>- Review and revise design standards to provide objective standards.</li> <li>- Establish a process for streamlining affordable housing projects consistent with SB 35.</li> <li>- Eliminate requirement for CUP for multifamily residential projects in the RM zone.</li> <li>- Modify parking requirements for multifamily housing to require no more than one space per studio unit and no more than 1.25 spaces per one-bedroom unit, plus no more than 0.25 guest parking spaces per unit of any size. In addition, provide specific guidance on the types of circumstances that would allow the Planning Commission to approve a request for reductions from standard residential parking requirements, such as preparation of a parking study or TDM plan that demonstrates reduced demand for autos, demonstration of adequate on-street parking, proximity to transit services, or provision of affordable housing or senior housing.</li> <li>- Conduct outreach to development community to determine if lot coverage and height limits potentially pose a constraint to future multifamily development and, if necessary, modify the lot coverage and height limits to ensure that development of housing at a density of 20 units per acre is feasible.</li> <li>- Modify parking requirements for emergency shelters to eliminate the component requiring 1 space for every four shelter beds.</li> <li>- Modify requirements for permanent supportive housing developments to provide for permit streamlining consistent with GC Section 65650 et. seq.</li> <li>- Modify Zoning Code to allow residential care facilities (small) in zones where mobilehomes and multifamily housing are allowed.</li> <li>- Modify Zoning Code to eliminate requirement that residential care facilities (large) be located within five miles of a hospital with emergency services.</li> <li>- Modify Zoning Code to remove CUP requirement for residential care facilities (medium) in residential zones and make further modifications to ensure that residential care facilities (medium) and residential care facilities (large) be treated the same as other residential structures of the same type in the same zone.</li> <li>- Modify Zoning Code to make ADUs a permitted use in the AP zone.</li> <li>- Amend ADU ordinance to allow ADUs in AW zone and with multifamily buildings in the PD zone and otherwise to conform with state law changes effective January 1, 2023.</li> <li>- Adopt an updated master fee schedule, including permit and fee costs for multifamily housing by December, 2023.</li> </ul>	<p>Complete Code updates by December, 2024</p>	<p>PBES</p>
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Programs to Affirmatively Further Fair Housing			
<b>Program H-6a:</b> Affirmative Marketing of Affordable Housing Opportunities	- Adopt an updated master fee schedule, including permit and fee costs for multifamily housing by December, 2023.	Upon opening of waiting lists for new affordable housing projects.	CEO, Housing and Homeless Services Division
<b>Program H-6b:</b> Partner with Bureau of Reclamation and private concessionaires to increase opportunity for residents within the Lake Berryessa area.	<b>Objective H-6b:</b> Via the RFP process for new concessionaires at Lake Berryessa, increase access to jobs, shopping, and services for current and future residents of Lake Berryessa area.	4 RFPs have already been issued; release 3 additional RFPs within the planning period.	CEO, PBES
<p><i>See also Programs H-1b (Rehabilitation funds for ELI, VLI, and LI housing); H-2b (Inclusionary Housing); H-2-h (Worker Proximity downpayment assistance program); H-2-j (Mobilehome Park conservation); H-3-b (Fair housing services); H-3-d (Farmworker preference in projects receiving Affordable Housing Fund assistance); H-3-i (Prioritization of housing with supportive services for disabled and prioritization affordable housing in high resource areas.); H-3-j (Code amendments to support farmworker housing development); and H-4b: (Allocation of Affordable Housing Fund monies for projects in the cities with criteria emphasizing AFFH)</i></p>			

Programs for Energy and Water Conservation			
<b>Program H-7a:</b> As part of the development review process for major projects, encourage mixed-use development, such as Napa Pipe, where appropriate.	<b>Objective H-7a:</b> Ensure new residential development is energy and water efficient.	Ongoing; as development applications received.	PBES
<b>Program H-7b:</b> Continue to enforce current state mandated standards governing the use of energy efficient construction, and continue to implement green building standards in building code.	<b>Objective H-7b:</b> Ensure new residential development is energy and water efficient.	Ongoing; as development applications received.	PBES

## 4. QUANTIFIED OBJECTIVES

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State Housing Element Law requires that each jurisdiction establish quantified objectives for Housing Element planning period. Quantified objectives differ from the Regional Housing Needs Allocation (RHNA) because they include not only targets for production of new housing units by household income level, but also include targets for rehabilitation of housing units and targets for conservation of housing units. In addition, local jurisdictions set their quantified objectives based on their realistic assessment of what can be achieved during the Housing Element planning period. Thus, the quantified objectives for housing production may differ from the local jurisdiction's RHNA for new housing units for the same planning period. The distinction is that the RHNA requires that the County provide sufficient land, appropriately zoned, to accommodate construction of the targeted number of housing units, while the quantified objective for housing production represents the number of housing units that the local jurisdiction expects to be built, considering market conditions, financial resources, and other factors. The following provides Napa County's quantified objectives for new unit construction, rehabilitation of existing housing units, and conservation of existing affordable housing units at-risk of conversion to market rates during the 2023 to 2031 planning period.

As shown in Table 8, for new construction, the County's quantified objectives for extremely low-, very low-, and low-income housing units are tied to its objectives connected with Housing Element housing development programs, (see Section 3). Those quantified objectives may include housing units to be built within the cities that Napa County helps to fund. The County's quantified objective for new moderate-income housing production is tied to its estimate of expected ADU construction for units affordable at the moderate-income level, as discussed in Section 9 (Housing Sites Inventory). The County's quantified objective for above moderate-income housing new construction is based on expectations for new market rate housing development activity during the planning period.

For rehabilitation, a portion of the County's quantified objectives are tied to the County's objectives for Program H-1a, which call for assisting with the rehabilitation of two units occupied by extremely low-income households, four units occupied by very low-income households, and four units occupied by low-income households. Another portion (10 units for above moderate-income households) is tied to Program H-1c with the objective of returning ten illegal vacation rentals to resident occupancy.

Napa County's housing conservation objectives include three very low-income units, ten low-income units, and ten moderate-income units.

**Table 8: 6<sup>th</sup> Cycle Quantified Objectives**

Income Category	Extremely Low	Very Low		Low	Moderate	Above Moderate	Total
Construction	50	100		100	24	115	389
Rehabilitation	2	4		4	0	10	20
Conservation	0	3		10	10	0	23

## 5. HOUSING NEEDS ASSESSMENT

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California Housing Element law requires local governments to adequately plan for the existing and projected future housing needs of their residents, including the jurisdictions' fair share of the regional housing needs allocation (RHNA). A complete and thorough analysis must include both a quantification and a descriptive analysis of the specific housing needs that currently exist and those that are reasonably anticipated within the community during the planning period, as well as the resources available to address those needs. The following section summarizes information regarding existing and projected housing needs in Napa County.

### Introduction

The Bay Area region continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While people have continued to be drawn to the region over the past 30 years, housing production has not kept up with the growth of jobs and population, a significant factor in the housing shortage that Bay Area communities are experiencing today. In many communities in the region, this has resulted in existing residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet growth and housing challenges. Required by the state, the Housing Element identifies existing housing conditions and community needs, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Unincorporated Napa County.

### Summary of Key Findings

This section provides a high-level summary of key findings from the housing needs assessment. More detailed discussions are provided in the sections that follow.

- While the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region, the population of Unincorporated Napa County decreased by 9.3 percent from 2000 to 2020. This was largely due to annexations of unincorporated properties to cities and catastrophic wildfires that occurred between 2017 and 2020.
- In 2019, Unincorporated Napa County's youth population under the age of 18 was 3,799 and senior population 65 and older was 6,114. These age groups represent 14.7 percent and 23.6 percent, respectively, of Unincorporated Napa County's estimated population of 25,929.

- In 2019, 68.8 percent of Unincorporated Napa County’s population was White non-Hispanic while 2.3 percent was Black non-Hispanic, 4.5 percent was Asian/Pacific Islander Non-Hispanic, and 21.4 percent was Latino.<sup>1</sup> People of color in Unincorporated Napa County comprise a proportion below the overall proportion in the Bay Area as a whole.
- Unincorporated Napa County residents most commonly work in the Health & Educational Services industry (23.1 percent). From April 2010 to April 2021, the unemployment rate in Unincorporated Napa County decreased by 6.3 percentage points to 3.9 percent. Between 2010 and 2018, the number of jobs located in the Unincorporated County increased by 7,992 (42.1 percent). Additionally, the jobs-household ratio in Unincorporated Napa County increased from 1.99 in 2002 to 2.84 jobs per household in 2018, indicating that there are not enough housing units in Unincorporated Napa County to house workers in the Unincorporated County (on average, there are 1.48 workers per household in the Bay Area).
- The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Unincorporated Napa County decreased 9.5 percent from 2010 to 2021, primarily due to catastrophic fires between 2017 and 2020, while the number of homes in Napa County as a whole grew by only 0.4 percent and the housing stock in the Bay Area as a whole grew by 5.8 percent.
- A diversity of homes affordable at all income levels would create opportunities for all Unincorporated Napa County residents to live and thrive in the community. The largest proportion of homes had a value in the range of \$2 million and above in 2019. Home prices increased by 48.1 percent from 2010 to 2020. The median contract rent for a rental housing unit in Unincorporated Napa County was \$1,537 in 2019. Rental prices increased by 49.0 percent from 2009 to 2019. To rent a typical apartment without excessive cost burden, a household would need to have an annual income of over \$61,000.
- It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2021, 83.1 percent of homes in Unincorporated Napa County were single-family detached, 3.3 percent were single-family attached, 5.5 percent were small multifamily (2 to 4 units in structure), and 3.3 percent were medium or large multifamily (5+ units in structure). Between 2010 and 2021, the number of multifamily units was essentially unchanged, while the number of single-family units declined due to wildfires. In Unincorporated Napa County, the share of the housing stock that is

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<sup>1</sup> In this Housing Needs Assessment, the terms “Hispanic” and “Latino” are used interchangeably.

detached single-family homes is far greater than that for the Bay Area, where only slightly more than half of units are single family detached homes.

- The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends no more than 30 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” In Unincorporated Napa County, 17.8 percent of households spend 30 to 50 percent of their income on housing, while 15.8 percent of households are severely cost burdened and use the majority of their income for housing.
- According to the University of California Urban Displacement Project (UDP)<sup>2</sup>, 22.4 percent of households in Unincorporated Napa County live in neighborhoods that are susceptible to or experiencing displacement, and 1.1 percent live in areas at risk of or undergoing gentrification. 13.2 percent of households in Unincorporated Napa County live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. Compared the broader Bay Area region however, a larger proportion of unincorporated Napa County is classified by the UDP as being “stable moderate/mixed-income.”
- Just under twelve percent of residents in Unincorporated Napa County live in communities (as defined by Census tracts and block groups) identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 6.1 percent of residents live in areas identified by this research as “Low Resource” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.
- Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Unincorporated Napa County, 13 percent of residents have a disability of some kind and may require accessible housing. Additionally, 8.7 percent of Unincorporated Napa County households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Female-headed households make up 6.3 percent of all households in the unincorporated county; these households are often at greater risk of housing insecurity.

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<sup>2</sup> [www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement](http://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement)

- Individuals and families experiencing homelessness or at risk of homelessness are also a critical special needs population in Napa County. As with in the broader Bay Area region, homelessness in Napa County has risen in recent years due to the combined impacts of economic instability, the scarcity of affordable housing and emergency shelter, and the high incidence of individuals suffering from mental illness and/or chemical dependency issues. From 2017 to 2020, the number of people experiencing homelessness across California increased by 22 percent, while Napa County saw a 46 percent increase over the same time period. This compared to similar increases in neighboring Yolo County (40 percent), although it was considerably lower than Amador, Calaveras, Mariposa & Tuolumne Counties which saw a 127 percent increase. Key homeless sub-populations in the County include people experiencing recurring or chronic homelessness; youth under 25; families; and veterans.

## Note on Data

Many of the tables in this report are sourced from published data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which rely on samples and as such, are subject to sampling variability. This means that data represent estimates, and that other estimates could be possible if another set of respondents had been reached. This analysis uses the five-year release to get a larger data pool to minimize this "margin of error" but particularly for smaller communities such as Unincorporated Napa County, the data will be based on fewer responses, and the information should be interpreted accordingly.

## Looking to the Future: Regional Housing Needs

### *Regional Housing Needs Determination*

The *Plan Bay Area 2050 Final Blueprint*<sup>3</sup> forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.<sup>4</sup> This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that consider the region's current housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from

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<sup>3</sup> Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing, and transportation.

<sup>4</sup> HCD divides the RHND into the following four income categories: Very Low-income - 0-50% of Area Median Income; Low-income - 50-80% of Area Median Income; Moderate-income - 80-120% of Area Median Income; and Above Moderate-income - 120% or more of Area Median Income.

California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households.<sup>5</sup> These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHND cycles.

### ***Regional Housing Needs Allocation***

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA. For the Bay Area, the share of the RHND is assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. The RHND increased by 135 percent, from 187,990 in the last cycle to 441,776 in this RHNA cycle. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

In December 2021, ABAG adopted its Final RHNA Allocations, which provide allocations for Bay Area jurisdictions. For Unincorporated Napa County, Napa County was initially assigned a total RHNA of 1,014 units, a substantial increase from the last cycle's allocation of 180 total units.

Among local jurisdictions in Napa County, there is agreement on the goal of focusing most urban development in the cities, where housing and residents have access to infrastructure, transportation, schools, services, and other amenities, so that open space and agricultural lands can be conserved in the unincorporated areas. In furtherance of these goals, Napa County and several of the cities have cooperated for several Housing Element update cycles to transfer a portion of the County's RHNA to cities. These RHNA transfer agreements were adopted when significant developable land in Unincorporated Napa County was annexed to the Cities of Napa and American Canyon, and when substantial assistance for affordable housing was provided to those cities and to the City of St. Helena. In accordance with Government Code Section 65584.07(a), the RHNA transfer agreements were approved by ABAG on March 17, 2022, and the County's RHNA for the 6<sup>th</sup> Cycle is as follows:

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<sup>5</sup> For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf).



**Table 9: Final Regional Housing Needs Allocation**

<b>Income Category</b>	<b>Unincorporated Napa County</b>	
	<b>Number</b>	<b>Percent</b>
Extremely Low Income (<30% of AMI)	23	21.7%
Very Low Income (30% to 50% of AMI)	22	20.8%
Low Income (50% to 80% of AMI)	16	15.1%
Moderate Income (80% to 120% of AMI)	14	13.2%
Above Moderate Income (>120% of AMI)	31	29.2%
<b>Total</b>	<b>106</b>	<b>100.0%</b>

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Source: Association of Bay Area Governments (ABAG).

The Housing Sites Inventory chapter analyzes and demonstrates how Napa County will provide land, appropriately zoned, to accommodate this remaining RHNA allocation. Information describing Napa County’s RHNA transfer request to the ABAG Executive Board is included in Appendix D.

## **Population, Employment, and Household Characteristics**

### ***Population***

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. However, in Unincorporated Napa County, the population has been declining. Between 2000 and 2020 Unincorporated Napa County’s population decreased by 9.3 percent; Napa County’s overall population increased by 11.8 percent, indicating that growth in the county has occurred entirely within its incorporated cities. Overall, however, the county has lagged the region, which has seen growth of 14.2 percent over the same decade.

**Table 10: Population Trends, 2000-2020**

<b>Population</b>	<b>2000</b>	<b>2020</b>	<b>% Change 2000-2020</b>
Unincorporated Napa County	27,483	24,924	-9.3%
Napa County	124,279	139,000	11.8%
ABAG Region	6,784,348	7,748,930	14.2%

Note:

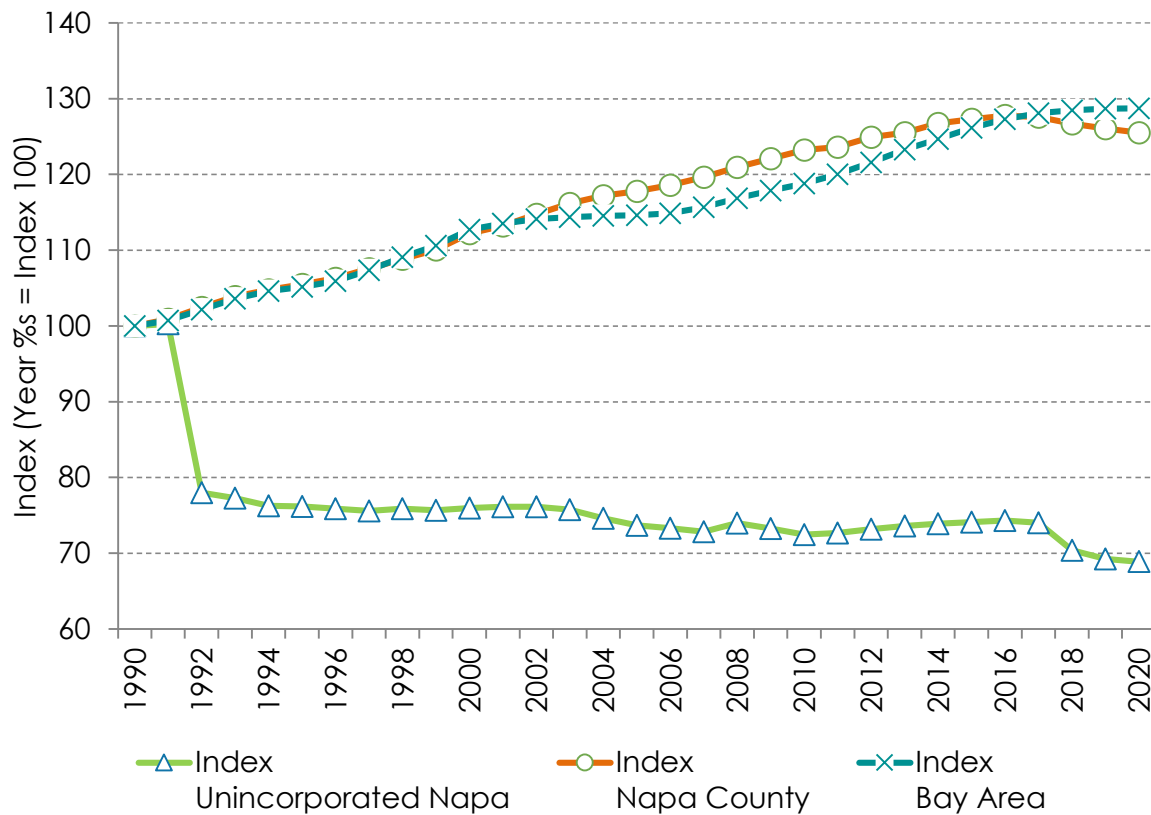
The nine-county ABAG Region includes Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: California Department of Finance, E-4 Series and E-5; BAE, 2021.

In 2020, the population of Unincorporated Napa County was estimated to be 24,924 (see Table 1). The population of Unincorporated Napa County makes up 17.9 percent of Napa County. From 1990 to 2000, the population of the unincorporated county decreased by 24 percent, largely due to the incorporation of American Canyon rather than an actual decline in population. This trend continued, with a decrease of 4.6 percent between 2000 and 2010, again due in part to annexations of unincorporated properties. A further decline of 4.9 percent occurred between 2010 and 2000. However, it should be noted that between 2010 and 2016, unincorporated population increased by 673, but catastrophic fires between 2017 and 2020 resulted in loss of 1,329 housing units which accounts for the overall decline. If the fires had not occurred, the growth rate of new housing units between 2017 and 2020 would have been similar to that of 2010 through 2016.

To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

**Figure 1: Population Growth Trends**



Notes:  
 Universe: Total population.  
 The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the year 1990. The data points represent the relative population growth in each of these geographies relative to their populations in 1990.  
 -For some jurisdictions, a break may appear between 2009 (estimated data) and 2010 (census count data). DOF uses the decennial census to benchmark subsequent population estimates

Source:  
 California Department of Finance, E-4 and E-5 series.

### Household Trends

As illustrated by Table 11, trends for the change in the number of households mirror those for population. The number of households declined in Unincorporated Napa County between 2000 and 2020; as with population, recent declines can be attributed to annexations and to the loss of housing due to wildfires. Napa County showed modest growth in the number of households, lagging the ABAG Region. Average household size also declined in the Unincorporated County over the two decades, while it increased in the county and the ABAG Region. Since the average household size in the Unincorporated County declined while the overall county average household size increased, this indicates that the increase in household size occurred in the incorporated cities in the County.

**Table 11: Households Trends, 2000-2020**

<b>Households</b>	<b>2000</b>	<b>2020</b>	<b>% Change 2000-2020</b>
Unincorporated Napa County	9,736	8,874	-8.9%
Napa County	45,402	48,856	7.6%
ABAG Region	2,466,020	2,752,510	11.6%
<b>Average Household Size</b>	<b>2000</b>	<b>2020</b>	
Unincorporated Napa County	2.64	2.52	
Napa County	2.62	2.75	
ABAG Region	2.69	2.76	

Note:

The nine-county ABAG Region includes Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

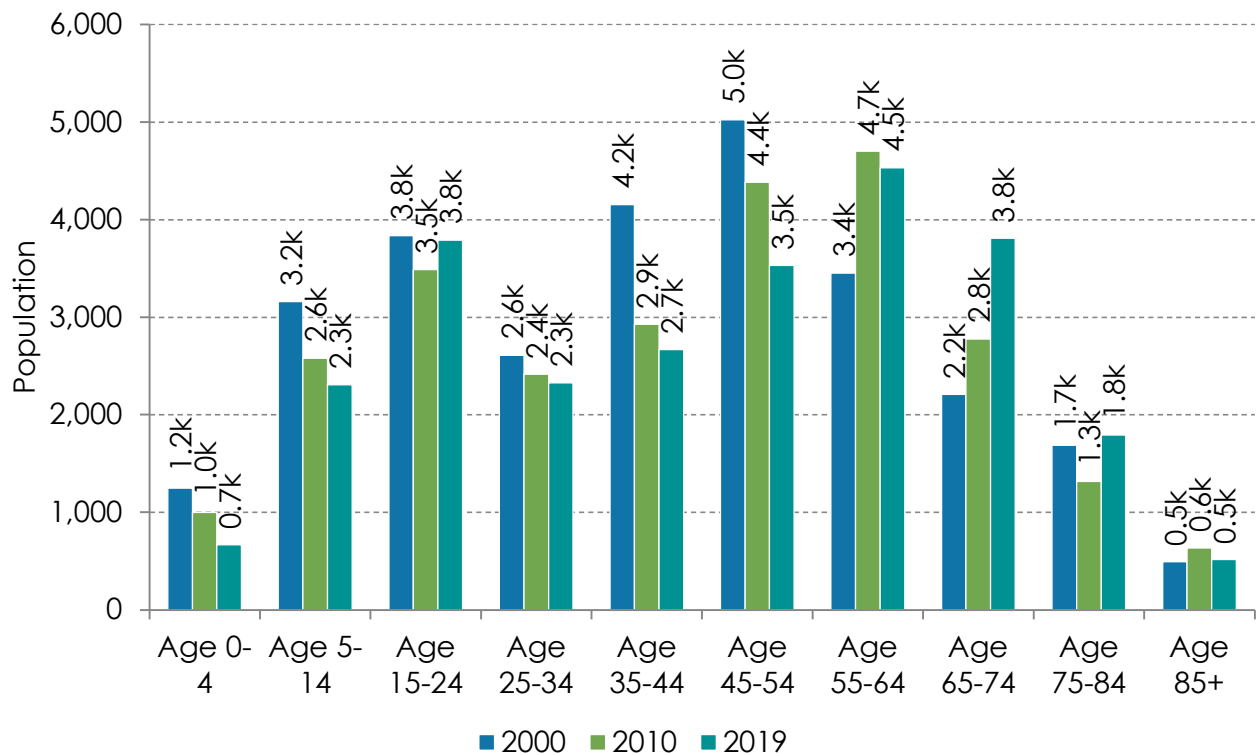
Sources: California Department of Finance, E-4 and E-5 Series; BAE, 2021.

### *Age*

The distribution of age groups shapes what types of housing the community may be needed in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Unincorporated Napa County, the median age in 2000 was 42.4; by 2019, this had increased to 48.8 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

**Figure 2: Population by Age, 2000-2019**



Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

### ***Race and Ethnicity***

Understanding the racial makeup of a locale and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both historic and current market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today. Since 2000, the percentage of residents in Unincorporated Napa County identifying as White Non-Hispanic has decreased – and by the same token the percentage of residents of all other races and ethnicities has increased – by 8.7 percent, with the 2019 White Non-Hispanic population standing at 17,827 (see Table 12). In absolute terms, the Latino population increased the most while the White, Non-Hispanic population decreased the most.

**Table 12: Population by Race, 2000-2019**

**Number**

<b>Year</b>	<b>American Indian or Alaska Native, Non-Hispanic</b>	<b>Asian / API, Non-Hispanic</b>	<b>Black or African American, Non-Hispanic</b>	<b>White, Non-Hispanic</b>	<b>Other Race or Multiple Races, Non-Hispanic</b>	<b>Hispanic/Latino</b>
2000	146	758	456	21,576	668	4,260
2010	111	882	523	18,851	516	5,330
2019	114	1,167	605	17,827	664	5,552

**Percent of Total**

<b>Year</b>	<b>American Indian or Alaska Native, Non-Hispanic</b>	<b>Asian / API, Non-Hispanic</b>	<b>Black or African American, Non-Hispanic</b>	<b>White, Non-Hispanic</b>	<b>Other Race or Multiple Races, Non-Hispanic</b>	<b>Hispanic/Latino</b>
2000	0.5%	2.7%	1.6%	77.4%	2.4%	15.3%
2010	0.4%	3.4%	2.0%	71.9%	2.0%	20.3%
2019	0.4%	4.5%	2.3%	68.8%	2.6%	21.4%

**Notes:**

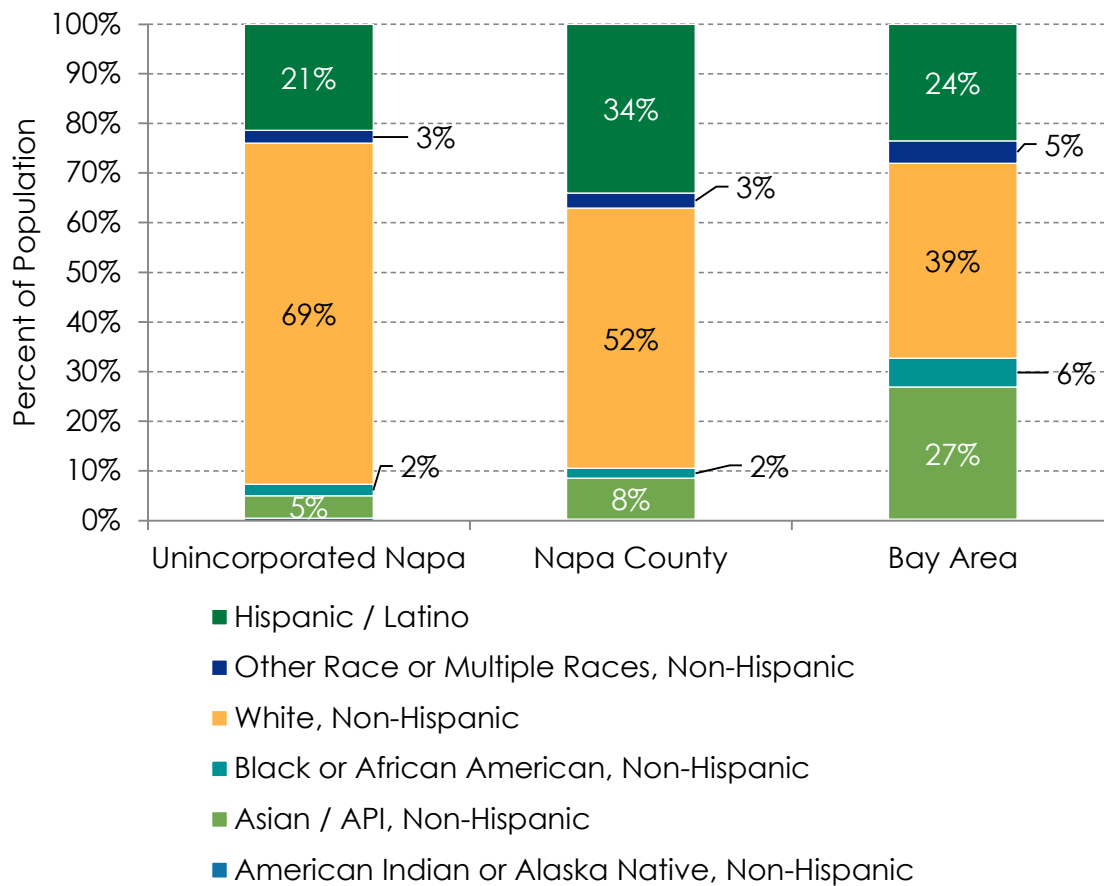
Data for 2019 represents 2015-2019 ACS estimates.

The Census Bureau defines Hispanic/Latino ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latino" racial/ethnic group represents those who identify as having Hispanic/Latino ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latino ethnicity.

Sources: U.S. Census Bureau, Census 2000, Table P004, Census 2010, Table P5, and American Community Survey 5-Year Data (2015-2019), Table B03002.

While its population has become more diverse in recent years, the unincorporated County is still less diverse than the County overall or the Bay Area region. Nearly 70 percent of the unincorporated county is White Non-Hispanic, in comparison to only 52 percent for the county and 39 percent for the region (see Figure 3). This indicates that the incorporated areas of the County contain a much higher percentage of the County's minority population than the unincorporated area. The largest minority group in each area is the Hispanic or Latino population, which has been growing in the unincorporated County even as the overall population declines.

**Figure 3: Population by Race, Unincorporated Napa County, Napa County, and the Bay Area, 2019**



Universe: Total population

Notes:

-Data for 2019 represents 2015-2019 ACS estimates.

-The Census Bureau defines Hispanic/Latino ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latino" racial/ethnic group represents those who identify as having Hispanic/Latino ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latino ethnicity. American Indian or Alaska Native, Non-Hispanic population is less than 0.5 percent for all three geographies.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

Examining the senior and youth population by race adds an additional layer of understanding, as families and seniors of color are sometimes more likely to experience challenges finding affordable housing. In Napa, people of color make up eight percent of seniors and 14 percent of youth under 18 (see Table 13). Shown separately, persons of Hispanic origin make up only five percent of seniors but 34 percent of youth under 18. As persons of Hispanic origin make up 21 percent of the total population, this indicates this group is over-represented among youth and underrepresented among the elderly. This is an indicator that the historic growth in the size and proportion of the Latino population in the Unincorporated County is likely to continue into the future.

**Table 13: Senior and Youth Population by Race and Hispanic Origin**

Race Category	Age 0-17		Age 65+		Total Population	
	Number	Percent	Number	Percent	Number	Percent
American Indian or Alaska Native (Hispanic and Non-Hispanic)	53	1%	5	0%	139	1%
Asian / API (Hispanic and Non-Hispanic)	49	1%	200	3%	1,167	5%
Black or African American (Hispanic and Non-Hispanic)	12	0%	110	2%	605	2%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	428	11%	179	3%	2,569	10%
White (Hispanic and Non-Hispanic)	<u>3,257</u>	<u>86%</u>	<u>5,620</u>	<u>92%</u>	<u>21,449</u>	<u>83%</u>
<b>Total</b>	<b>3,799</b>	<b>100%</b>	<b>6,114</b>	<b>100%</b>	<b>25,929</b>	<b>100%</b>
Hispanic, Any Race	1,306	34%	330	5%	5,552	21%
Non-Hispanic, Any Race	2,493	66%	5,784	95%	20,377	79%

**Notes:**

In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity. The overlapping category of Hispanic/ non-Hispanic groups is shown separately to avoid double counting.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I).

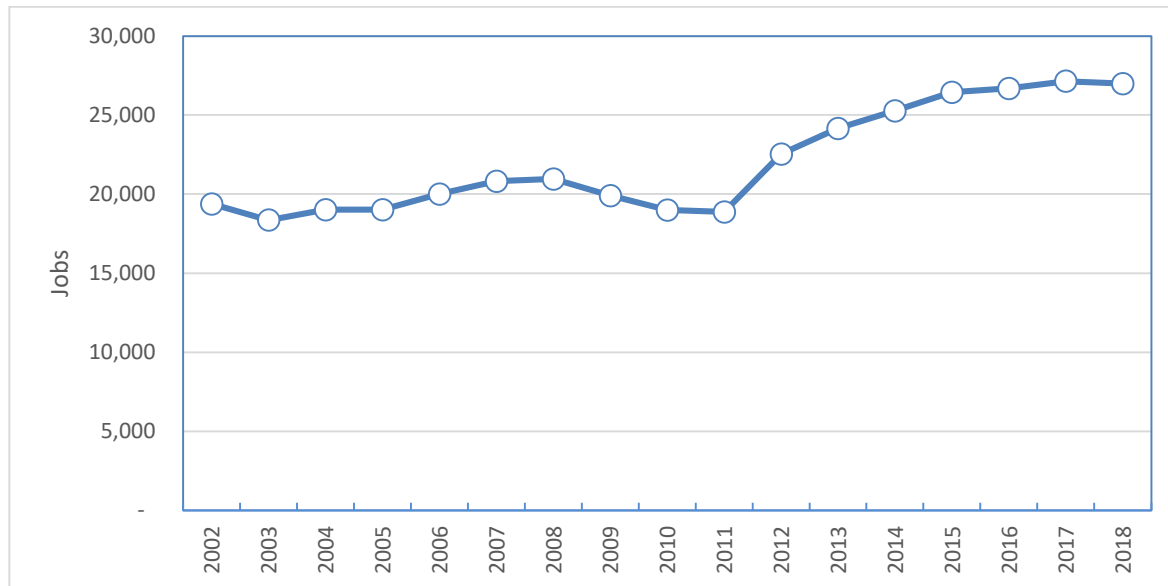
***Employment Trends******Balance of Jobs and Workers***

A county houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a county may have job sites that employ residents from the same county, but usually also employ workers commuting from outside of it. To some extent the regional transportation system is set up for a flow of workers to the region's core job centers. Nevertheless, even in areas such as Napa County outside those core job centers, local jobs and the local worker population can be out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A county with a surplus of workers "exports" workers to other parts of the region, while a county with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Unincorporated Napa County increased by 39.2 percent (see Figure 4).



**Figure 4: Jobs in Unincorporated Napa County, 2002-2018**



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment  
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018.

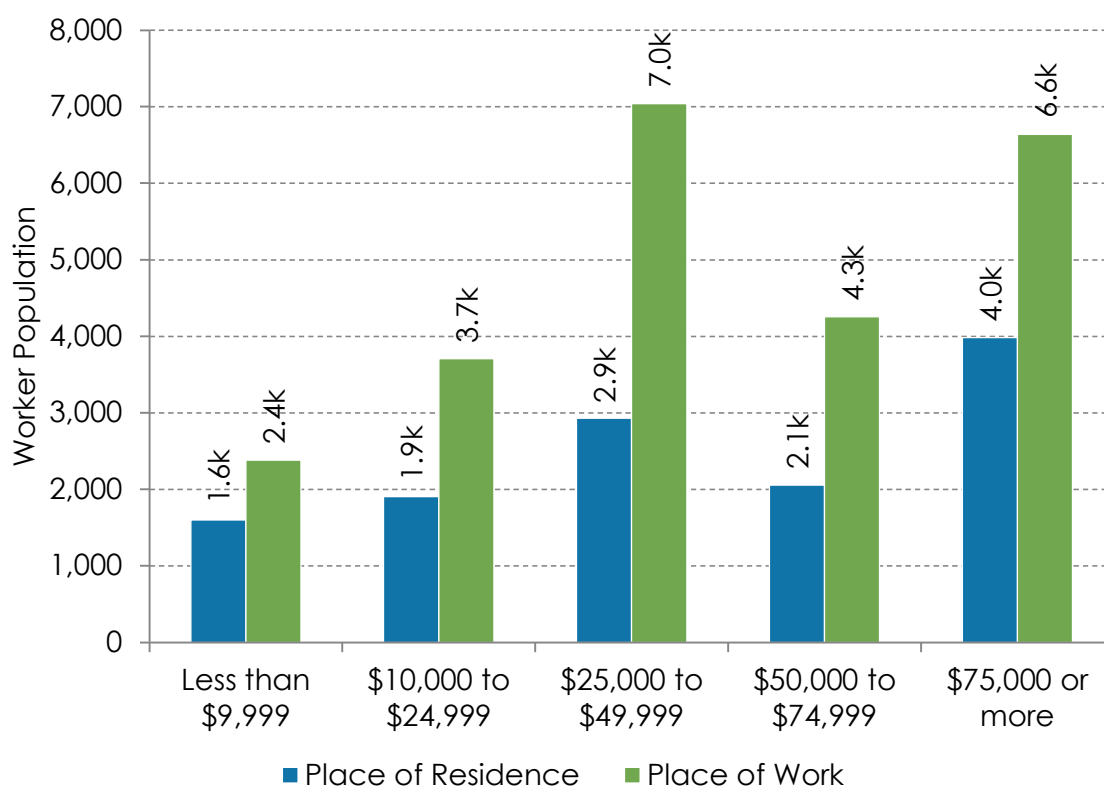
There are 12,468 employed residents, and 24,021 jobs<sup>6</sup> in Unincorporated Napa County - the ratio of jobs to resident workers is 1.93; Unincorporated Napa County is a net importer of workers.

Figure 5 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Unincorporated Napa County has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than \$25,000 per year). In fact, the

<sup>6</sup> Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The job totals may differ from those reported in Figure 4 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

Unincorporated County has more jobs than residents for all of the wage categories shown, including high-wage jobs paying more than \$75,000. However, many of these workers live nearby in the incorporated cities within Napa County, which have better access to local services needed for residents, such as grocery stores, schools, and transit. Overall, Napa County is somewhat more balanced between workers employed in the county and employed residents, with approximately 79,000 workers employed in the county and 69,000 working residents, for a ratio of 1.14 workers employed in the county to worker residents.

**Figure 5: Workers by Earnings, by Place of Work and Place of Residence for Unincorporated Napa County, 2018**



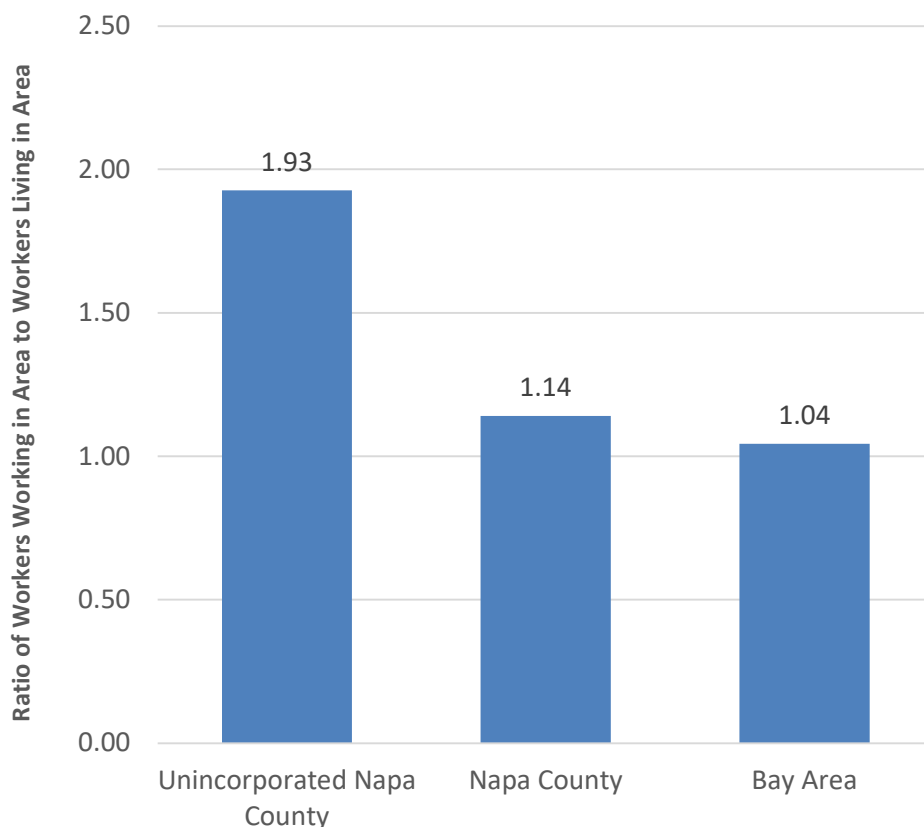
Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

Figure 6 shows the balance of resident workers to the workers employed there for the Unincorporated County, the entire county, and the Bay Area region expressed as a ratio. A value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. For the Bay Area region, this ratio for all income levels is 1.04 workers working in the region for each worker living in the region, implying a modest import of workers from outside the region. For Unincorporated Napa County, this ratio is 1.93 and for Napa County overall the ratio is 1.14, such that the county as a whole is importing a

slightly higher proportion of its workers than the region. This can be indicative of a somewhat constrained housing market, with limited inventory relative to demand and/or housing unaffordable to many worker households.

**Figure 6: Ratio of Workers Employed in an Area to Working Residents**



Universe: Workers 16 years and older

Notes:

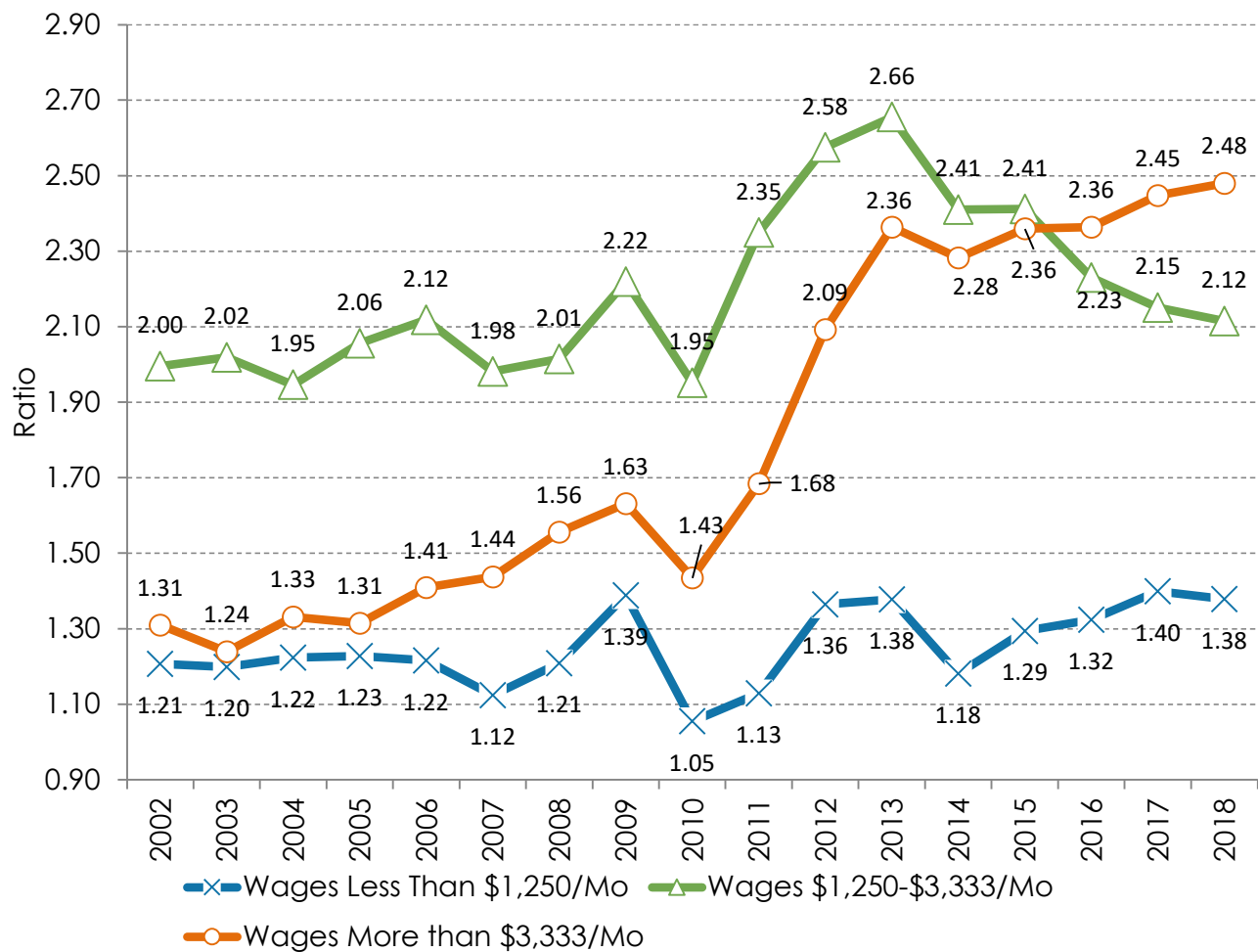
Data is for workers not for jobs. A worker may hold more than one job.

U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Tables B08128 and B08604.

Figure 7 shows these ratios for the Unincorporated County broken out by different wage levels for years from 2002 through 2018. As shown, there are more jobs than workers living in an area for each of the wage levels shown.<sup>7</sup> Interestingly, the gap is substantially lower for the lowest-wage group. However, providing affordable housing for this population is more challenging than for those with higher incomes.

<sup>7</sup> The source data for this table varies from the previous table. The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

**Figure 7: Jobs-Worker Ratios, By Wage Group**



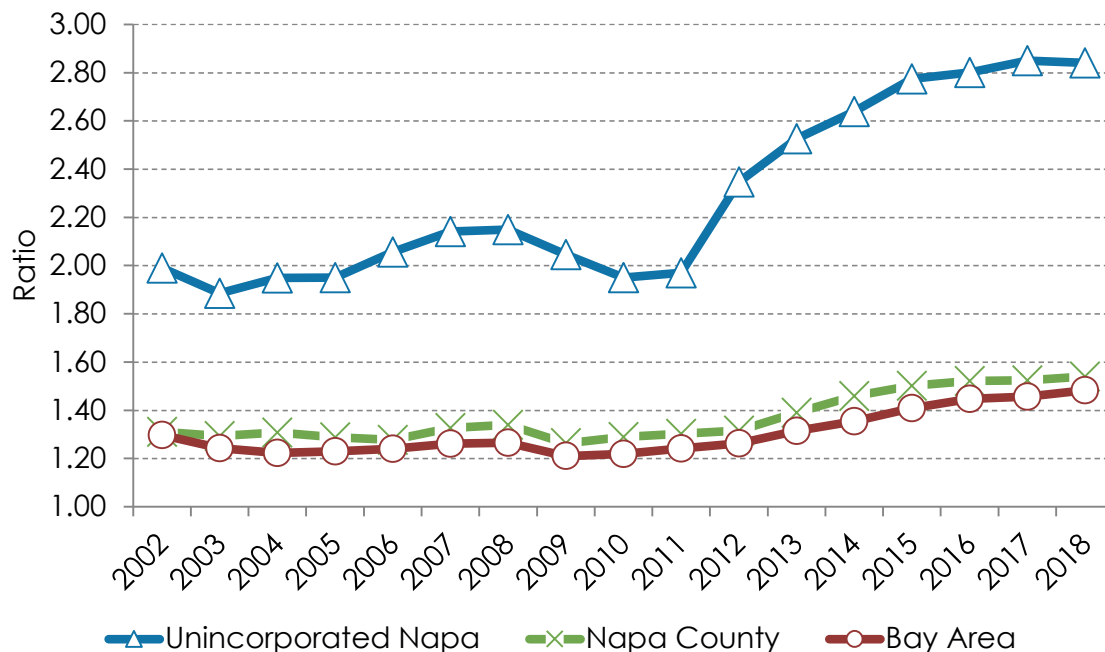
Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment  
 Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.  
 Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

Imbalances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a locale is relatively jobs-rich, typically also with a high jobs to households ratio. Bringing housing into the measure, the jobs-

household ratio in Unincorporated Napa County has increased from 1.99 in 2002, to 2.84 jobs per household in 2018 (see Figure 8).

**Figure 8: Jobs-Household Ratio**



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction  
 Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-8 and E-5 (Households)

### *Sectoral Composition of Resident Employment*

In terms of sectoral composition, the largest major industry sector in which Unincorporated Napa County residents work is Health & Educational Services, and the largest sector in which Napa County residents work is also Health & Educational Services (see Table 14). For the Bay Area as a whole, Finance and Professional Services employs the largest number of workers, indicating fewer residents working in higher paid office-type jobs in Napa County. The Unincorporated County and the county overall have relatively high proportions of residents employed in the Arts, Entertainment, Recreation, Accommodation & Food Services sector, reflecting the strength of the tourism economy, which tends to have lower wage levels than many other sectors.

**Table 14: Resident Employment by Industry**

Industry	Unincorporated		Napa County		Bay Area	
	Napa County		Napa County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Agriculture & Natural Resources	873	6.8%	3,901	5.5%	30,159	0.7%
Construction	1,081	8.5%	4,332	6.1%	226,029	5.6%
Financial & Professional Services	1,921	15.1%	10,401	14.6%	1,039,526	25.8%
Health & Educational Services	2,940	23.1%	14,734	20.7%	820,281	20.4%
Information	92	0.7%	798	1.1%	160,226	4.0%
Manufacturing, Wholesale & Transportation	2,252	17.7%	13,843	19.5%	670,251	16.7%
Retail	1,009	7.9%	6,945	9.8%	373,083	9.3%
Arts, Entertainment, Recreation, Accommodation & Food Services	1,546	12.1%	10,261	14.4%	375,062	9.3%
Other	1,036	8.1%	5,926	8.3%	329,480	8.2%
<b>Total</b>	<b>12,750</b>	<b>100.0%</b>	<b>71,141</b>	<b>100.0%</b>	<b>4,024,097</b>	<b>100.0%</b>

Universe: Civilian employed population age 16 years and over

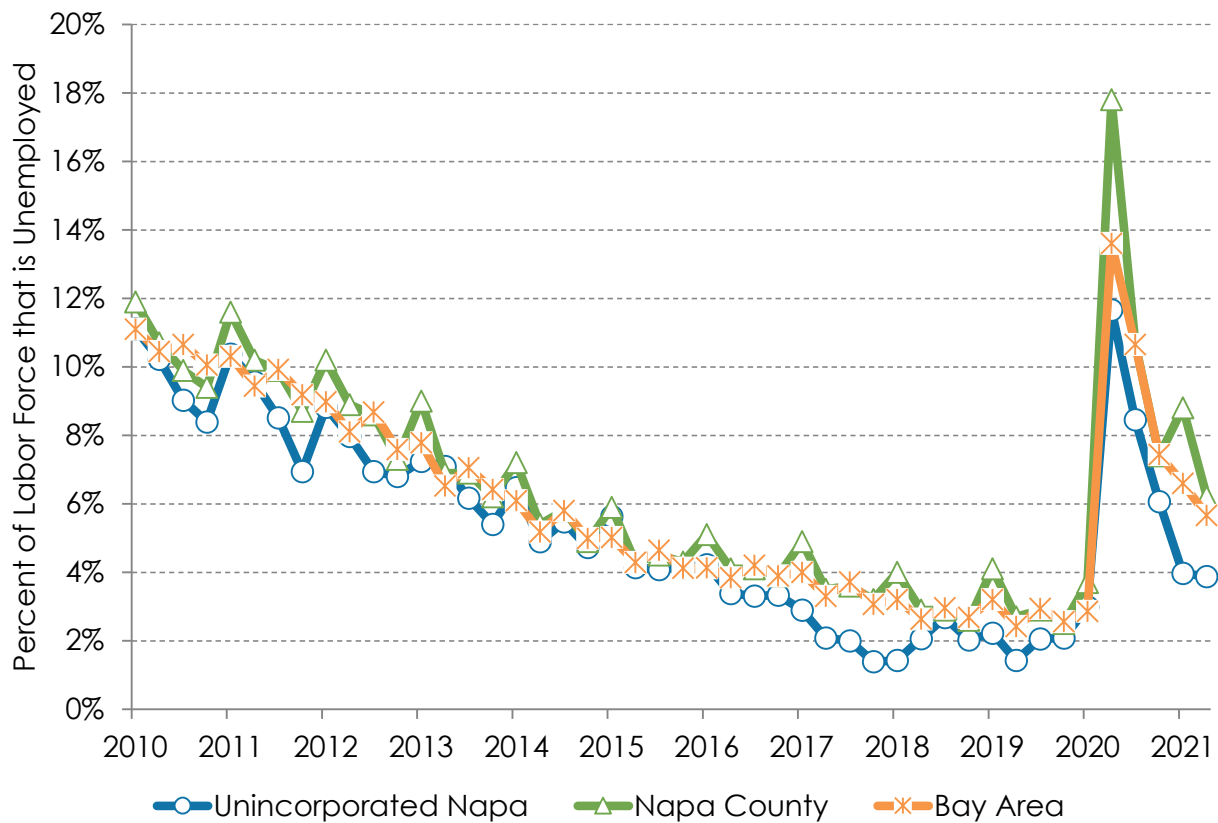
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not).

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table S2403.

### *Unemployment*

As shown in Figure 9, unemployment trends in Unincorporated Napa County mirror those for the county overall and the Bay Area region, declining gradually from the end of the Great Recession through the beginning of 2018. All three geographies showed an upward spike in unemployment due to impacts related to the COVID-19 pandemic, with a general improvement and recovery beginning in the later months of 2020.

**Figure 9: Unemployment Rate**



Universe: Civilian noninstitutional population ages 16 and older

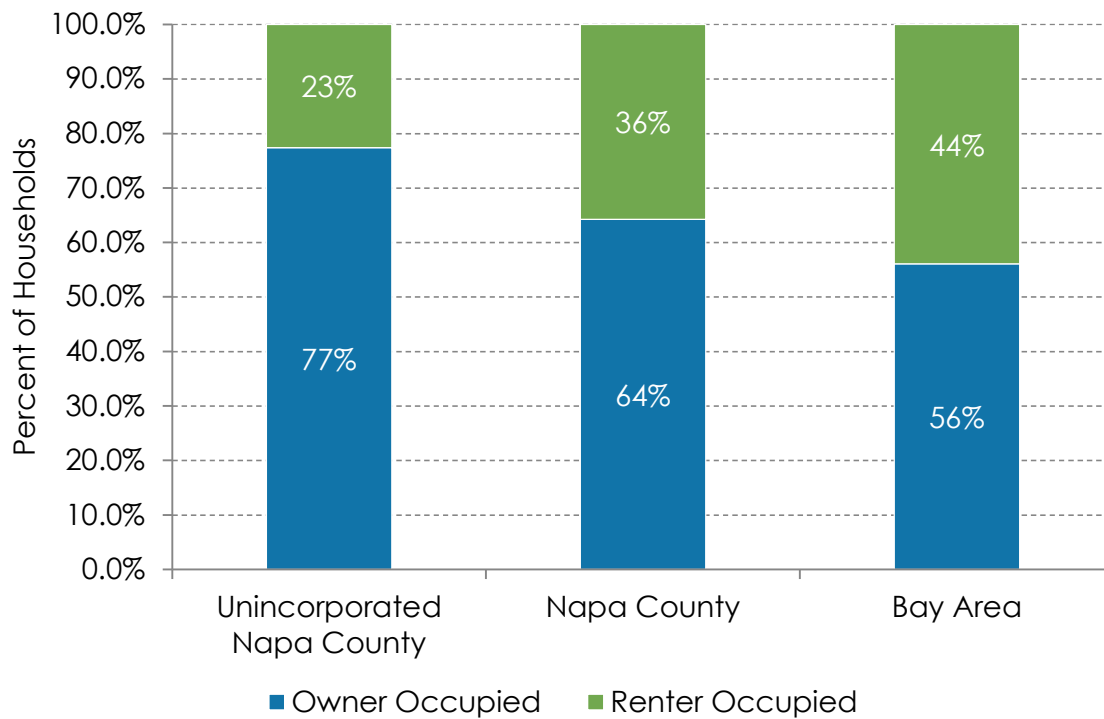
Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

### ***Current Tenure Patterns***

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a locale and region. Generally, renters may be displaced more quickly if prices increase. In Unincorporated Napa County there are slightly more than 9,000 housing units, and fewer than one-fourth of residents rent their homes (see Figure 10). By comparison, 36 percent of households in Napa County are renters, while 44 percent of Bay Area households rent their homes.

**Figure 10: Housing Tenure**



Geography	Owner Occupied	Renter Occupied	Total
Unincorporated Napa County	6,980	2,042	9,022
Napa County	31,276	17,429	48,705
Bay Area	1,531,955	1,199,479	2,731,434

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

### ***Tenure Trends***

The high rate of homeownership in Unincorporated Napa County has increased over the last two decades, from 73 percent in 2000 to 77 percent for the 2015-2019 period. However, this increase was due in large part to an actual decrease in the total number of housing units; the total number of owner-occupied units has declined by two percent, but the number of rental units has declined by over 20 percent. The overall decrease in occupied units is linked to the substantial loss of units due to wildfires in recent years (see further discussion in the housing stock discussion below). The greater loss of rental units also indicates that displacement due to the fires has fallen largely on renters, likely due to their being “outbid” for the decreased available housing inventory stock by more affluent owners.



**Table 15: Housing Unit Trends, 2000-2019**

Tenure	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	7,132	73%	6,821	71%	6,980	77%
Renter Occupied	<u>2,613</u>	<u>27%</u>	<u>2,762</u>	<u>29%</u>	<u>2,042</u>	<u>23%</u>
<b>Totals</b>	<b>9,745</b>	<b>100%</b>	<b>9,583</b>	<b>100%</b>	<b>9,022</b>	<b>100%</b>

Universe: Occupied housing units.

Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table H04; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

### *Tenure by Race and Ethnicity*

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from historic federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally eliminated, the impacts of race-based policy are still evident across Bay Area communities.<sup>8</sup> In Unincorporated Napa County, 80 percent of White households owned their homes. The rates were slightly lower for Asian/API households at 70 percent, and only 48 percent for other race/multiple race households. The Hispanic/Latino homeownership rate was only 44 percent. The differences in these rates may result from historic patterns of housing and economic discrimination and from income differentials.

<sup>8</sup> See, for example, Rothstein, R. (2017). *The color of law: a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

**Table 16: Housing Tenure by Race of Householder**

<b>Racial / Ethnic Group</b>	<b>Owner Occupied</b>	<b>% Across</b>	<b>Renter Occupied</b>	<b>% Across</b>	<b>Total</b>
White	6,540	80%	1,641	20%	8,181
Asian / API	112	70%	49	30%	161
Other Race or Multiple Races	328	48%	352	52%	680
<b>Total</b>	<b>6,980</b>		<b>2,042</b>		<b>9,022</b>
Hispanic or Latinx	538	44%	680	56%	1,218

Universe: Occupied housing units

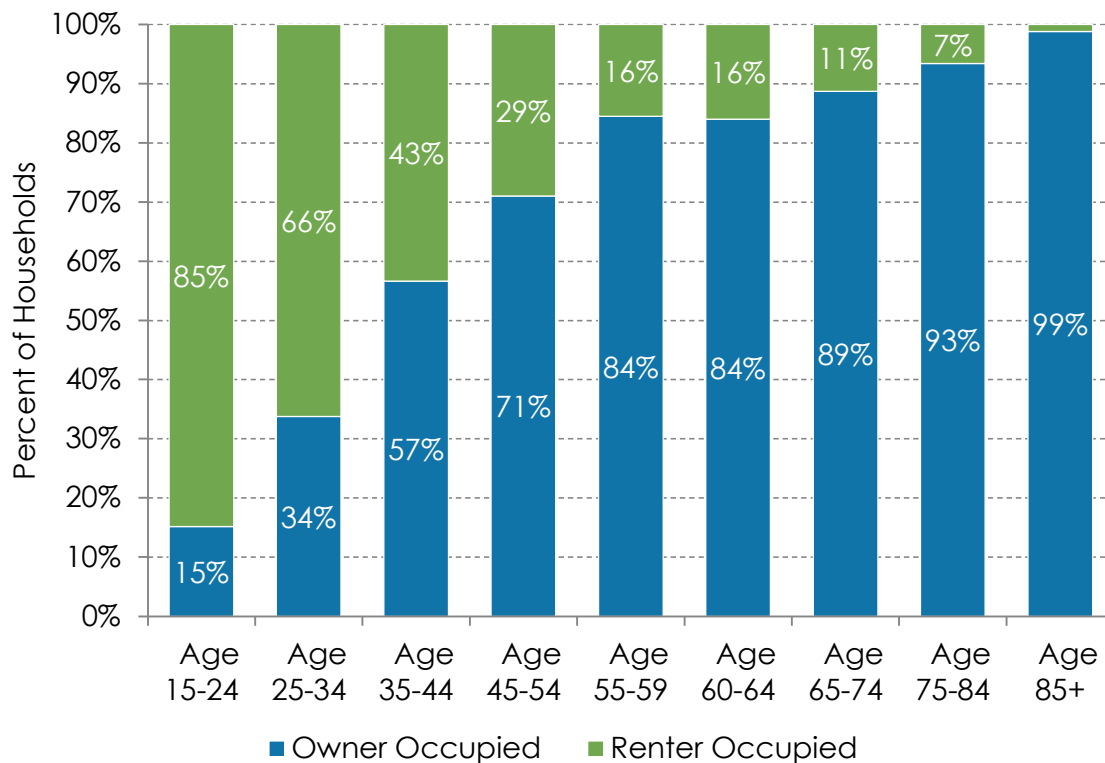
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity. Hispanic/Latino ethnicity is counted separately from race, and thus should not be summed with race data presented. The racial/ethnic groups reported in this table are not all mutually exclusive. The number of American Indian or Alaska Native and Black or African American households was extremely small and not a statistically reliable sample, so they have been combined into the Other Race or Multiple Races category.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I).

### *Tenure by Age*

The age of residents can also indicate the housing challenges a community is experiencing. Typically, younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market and may remain as “empty nesters” in a larger house suitable for a family with children, thus contributing to a shortage of housing suitable for families. Unincorporated Napa County follows this pattern with ownership correlating strongly with the age of the householder. As shown in Figure 11, in Unincorporated Napa County, 53 percent of householders between the ages of 25 and 44 are renters, while only nine percent of householders over 65 are.

**Figure 11: Housing Tenure by Age of Householder**

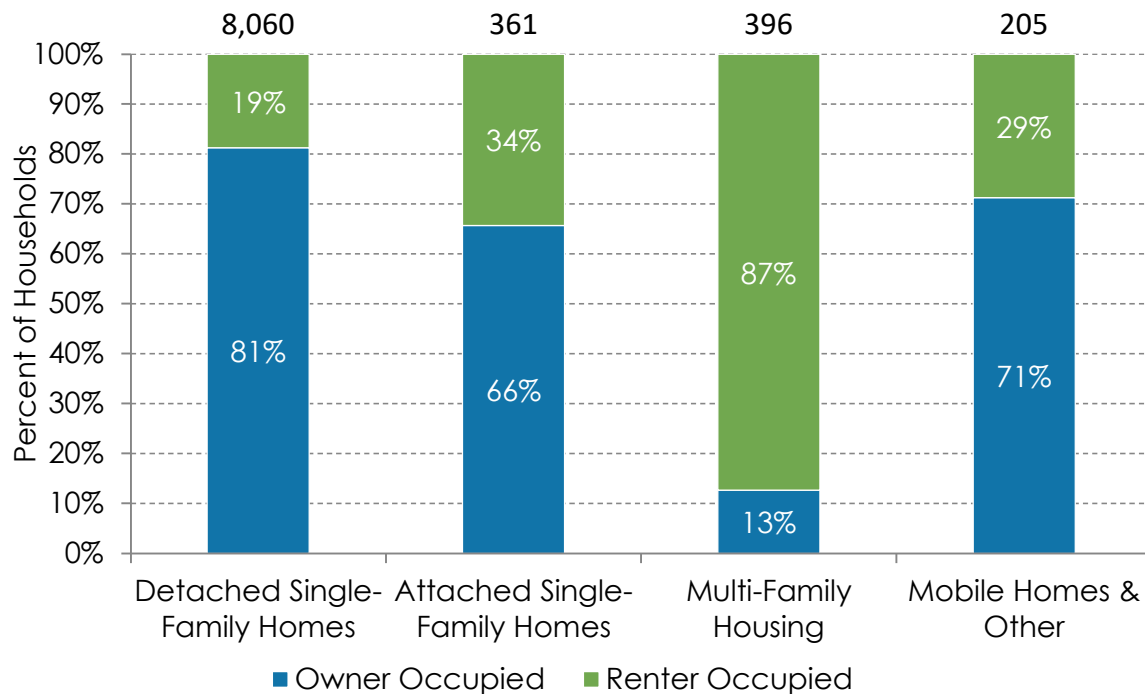


Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

In most locales, homeownership rates for households in single-family homes are substantially higher than the rates for households in multifamily housing. This is the case in Unincorporated Napa County, where 81 percent of households in detached single-family homes are homeowners, while only 13 percent of households in multifamily housing are homeowners (see Figure 12). It is important to remember that nearly 90 percent of the overall housing inventory in the Unincorporated County is detached single-family homes, thus limiting the affordable options available to renters.

**Figure 12: Housing Tenure by Housing Type**



Universe: Occupied housing units

Notes:

Other includes boats, RVs, Vans, and Other.

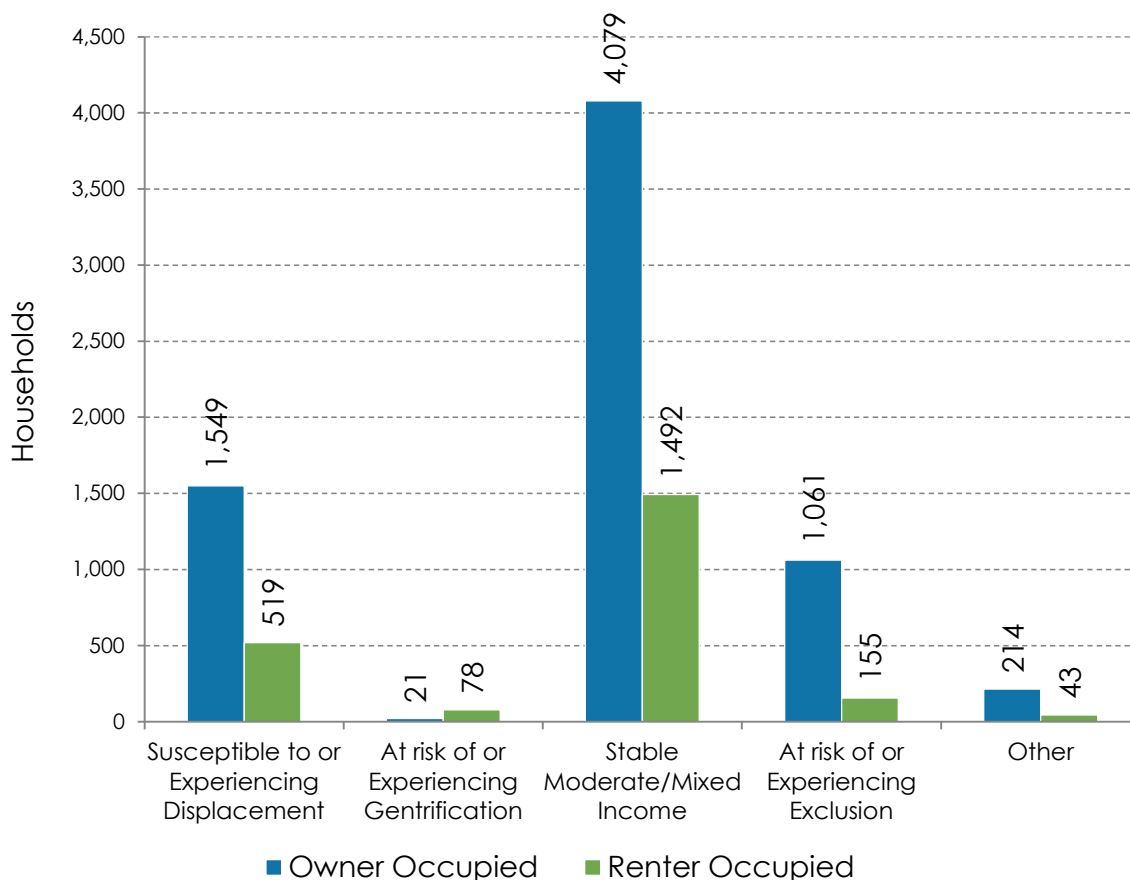
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

## Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network. The University of California, Berkeley has mapped all neighborhoods in the Bay Area, identifying their risk for gentrification. Their analysis (shown in Figure 13) finds that displacement is a potential issue in Unincorporated Napa County, where 22.4 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 1.1 percent live in neighborhoods at risk of or undergoing gentrification. Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 13.2 percent of households in Unincorporated Napa

County live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.<sup>9</sup>

**Figure 13: Households by Displacement Risk and Tenure**



Universe: Households

Notes: Displacement data is available at the census tract level. ABAG Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification; Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

<sup>9</sup> More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 13 at this link: [https://www.urbandisplacement.org/sites/default/files/typology\\_sheet\\_2018\\_0.png](https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png). Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

## Extremely Low-Income Housing Needs

### *Household Income*

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.<sup>10</sup>

Extremely low-income is defined as households with income less than 30 percent of area median income. The current (2022) area median income in the County is \$117,950 for a four-person household.<sup>11</sup> For extremely low-income households, this results in an income of \$34,100 or less for a four-person household or \$23,900 or less for a one-person household. Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as supplemental security insurance (SSI) or disability insurance are considered extremely low-income households. Many households with multiple wage earners – including food service workers, full-time students, hotel workers, and farm workers – can fall into lower AMI categories due to relatively stagnant wages in many industries. The following table shows examples of occupations with wages where the worker households could potentially qualify as extremely low-income households.

**Table 17: Examples of Low Wage Occupations**

<b>Occupation Title</b>	<b>Median Hourly Wage</b>
Hotel and Resort Clerk	\$14.45
Child Care Workers	\$13.83
Housekeepers	\$14.94
Manicurists and Pedicurists	\$13.34
Hosts and Hostesses	\$12.91
Agricultural Graders and Sorters	\$12.77
Waiters and Waitresses	\$13.16
Food Preparation and Serving Related Workers	\$13.47

Note: Table is based on historic data; California 2022 minimum wage is \$15 per hour.

Source: Employment Development Department, 2020-2022 Occupational Employment Projections for California.

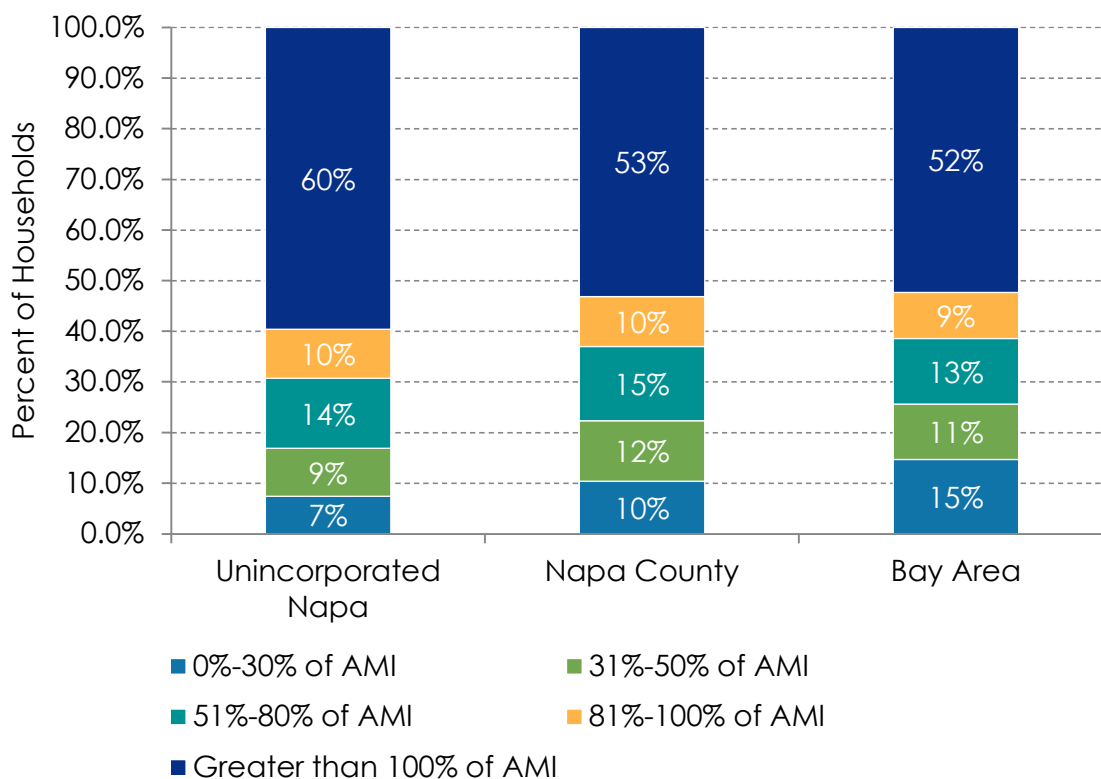
In Unincorporated Napa County, seven percent of households fall in the extremely low-income category (see Figure 14). This is lower than the proportion for Napa County overall, and below the 15 percent for the entire Bay Area. Sixty percent of Unincorporated County households

<sup>10</sup> Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute of California.

<sup>11</sup> Based on HCD Income Limits for 2021.

make more than 100 percent of the Area Median Income (AMI)<sup>12</sup>, compared to only 52 percent regionally. Nevertheless, the Unincorporated County shows a number of extremely low-income households, many of whom are likely to have a need for more affordable housing. The following discussion provides additional information profiling those households.

**Figure 14: Households by Household Income Level**



Universe: Occupied housing units

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2020.

<sup>12</sup> Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

### *Household Income Distribution by Race*

Housing the extremely low-income population (below 30 percent of area median income) can be especially challenging. Table 18 below provides a breakdown of extremely low-income households by race and ethnicity. The race/ethnicity with the highest share of extremely low-income households in Unincorporated Napa County is the Other Race or Multiple Races, non-Hispanic category (31.9 percent compared to 7.4 percent of all households). Approximately one-fifth of Black non-Hispanic households also have extremely low incomes. It should be noted that the number of households in these two categories is relatively limited and subject to statistical error as the data source uses a weighted sample.

**Table 18: Extremely Low-Income Households by Race and Ethnicity, Unincorporated Napa County**

<b>Race/Ethnicity</b>	<b>Total Households</b>	<b>Households below 30% HAMFI</b>	<b>Share below 30% HAMFI</b>
American Indian or Alaska Native, Non-Hispanic	5	0	0.0%
Asian / API, Non-Hispanic	167	16	9.6%
Black or African American, Non-Hispanic	49	10	20.4%
White, Non-Hispanic	7,610	516	6.8%
Other Race or Multiple Races, Non-Hispanic	160	51	31.9%
Hispanic/Latino	<u>1,252</u>	<u>90</u>	<u>7.2%</u>
<b>Total</b>	<b>9,243</b>	<b>683</b>	<b>7.4%</b>

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Universe: Occupied housing units

Note: Numbers may not match other tables due to independent rounding. HAMFI refers to HUD Area Median Family Income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

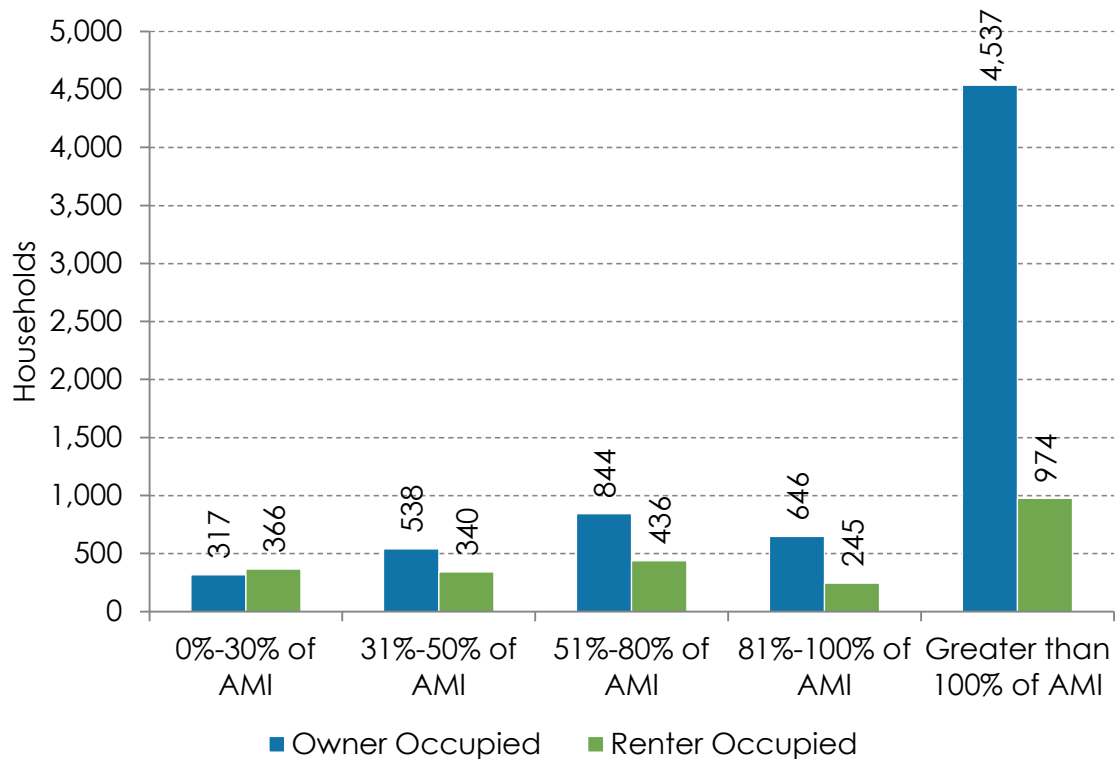
### *Household Income Distribution by Tenure*

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. As shown in Figure 15, renters are distributed somewhat more evenly across the income spectrum when compared to owners in Unincorporated Napa County; almost two-thirds of owner households are in the Greater than 100 percent AMI group, while only 41 percent of renters fall in this income category.

In Unincorporated Napa County, the largest proportion of both renters and owners falls in the Greater than 100 percent of AMI income group. While there are more owner households than renters in most of the lower income groups, this is due in large part to ownership housing accounting for three fourths of the area's housing stock.



**Figure 15: Household Income Level by Tenure**



Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

### ***Poverty Status by Race***

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.<sup>13</sup> These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Unincorporated Napa County, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Black or African American (Hispanic and Non-Hispanic) residents (see Table 19). As noted above, these groups represent a very small portion of the Unincorporated Napa County population.

<sup>13</sup> Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. Hass Institute.

**Table 19: Poverty Status by Race**

<b>Racial / Ethnic Group</b>	<b>% of Group Population</b>
American Indian or Alaska Native (Hispanic and Non-Hispanic)	76.3%
Black or African American (Hispanic and Non-Hispanic)	25.8%
Asian / API (Hispanic and Non-Hispanic)	15.0%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	10.0%
White (Hispanic and Non-Hispanic)	5.8%
Hispanic / Latino	7.1%
White, Non-Hispanic	5.6%

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latino. Since residents who identify as white and Hispanic/Latino may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latino, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

### ***Projected Need for Housing for Extremely Low-Income Households***

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making zero to 50 percent AMI) to calculate their projected need to house extremely low-income households. HCD provides three methodologies for estimating this need: 1) allocate the percent of very low-income need to extremely low-income households based on the ABAG region's proportion; 2) allocate the percent of very low-income need to extremely low-income households based on the current proportion for the Unincorporated County; 3) assume that 50 percent of the Unincorporated County's very low-income RHNA is for extremely low-income households. The analysis here is based on the third option. Based on this method, 23 units would be needed for extremely low-income households.

As discussed below (see Figure 25 in the section on overpayment and overcrowding), extremely low-income households are likely to face housing affordability issues. Seventy percent of Unincorporated Napa County's extremely low-income households spend the majority of their income on housing and an additional 24 percent spend between 30 percent and 50 percent.

Many extremely low-income households seek rental housing and likely face overpayment, overcrowding or substandard housing conditions. Some extremely low-income household residents may have mental or other disabilities and have special housing needs. ELI households in Unincorporated Napa County may require specific housing solutions including:

- Deeper income targeting for subsidies
- Housing with supportive services
- Single-room occupancy and/or shared housing
- Rent subsidies (housing vouchers)
- Housing for farm workers

Of the housing types just mentioned, the type that most available within the Unincorporated County is farmworker housing, including private employee housing provided by agricultural employers and the three farmworker housing centers operated by Napa County Housing Authority in Napa, St. Helena, and Calistoga. As discussed in the Governmental Constraints section of the Housing Element, Napa County zoning provides for the development and operation of supportive housing, single-room occupancy housing, shared housing, and farmworker housing within the unincorporated area.

## **Housing Stock Characteristics**

### ***Housing Unit Trends***

Unincorporated Napa County has seen the loss of a substantial portion of its housing stock over the last decade, contributing to an ongoing shortage of affordable housing. Based on California Department of Finance estimates, as of January 2021, Unincorporated Napa County held 11,115 housing units, 20 percent of the Napa County total (see Table 20). This represents a net loss of almost 1,200 housing units since 2010, 9.5 percent of the area's total. This loss was due to large wildfires in 2017 and 2020. Nevertheless, the County overall has seen a very small increase in housing units due to additional residential construction in the incorporated cities of the county, particularly in the City of Napa.

**Table 20: Housing Unit Trends, 2010-2021**

<b>Date</b>	<b>Unincorporated Napa County</b>	<b>Napa County</b>	<b>Bay Area</b>
4/1/2010	12,281	54,759	2,783,991
1/1/2011	12,314	54,882	2,790,120
1/1/2012	12,332	54,997	2,798,567
1/1/2013	12,351	55,084	2,807,769
1/1/2014	12,356	55,163	2,822,175
1/1/2015	12,363	55,267	2,839,483
1/1/2016	12,359	55,380	2,855,316
1/1/2017	12,377	55,567	2,873,887
1/1/2018	11,815	55,157	2,888,698
1/1/2019	11,753	55,180	2,904,129
1/1/2020	11,768	55,289	2,924,264
1/1/2021	11,115	54,982	2,944,786
<b>Change, 2010-2021</b>	(1,166)	223	160,795
<b>Percent Change, 2010-2021</b>	-9.5%	0.4%	5.8%

Source: California Department of Finance 2021 E-5 Report; BAE.

### ***Housing Types, Year Built, Vacancy, and Permits***

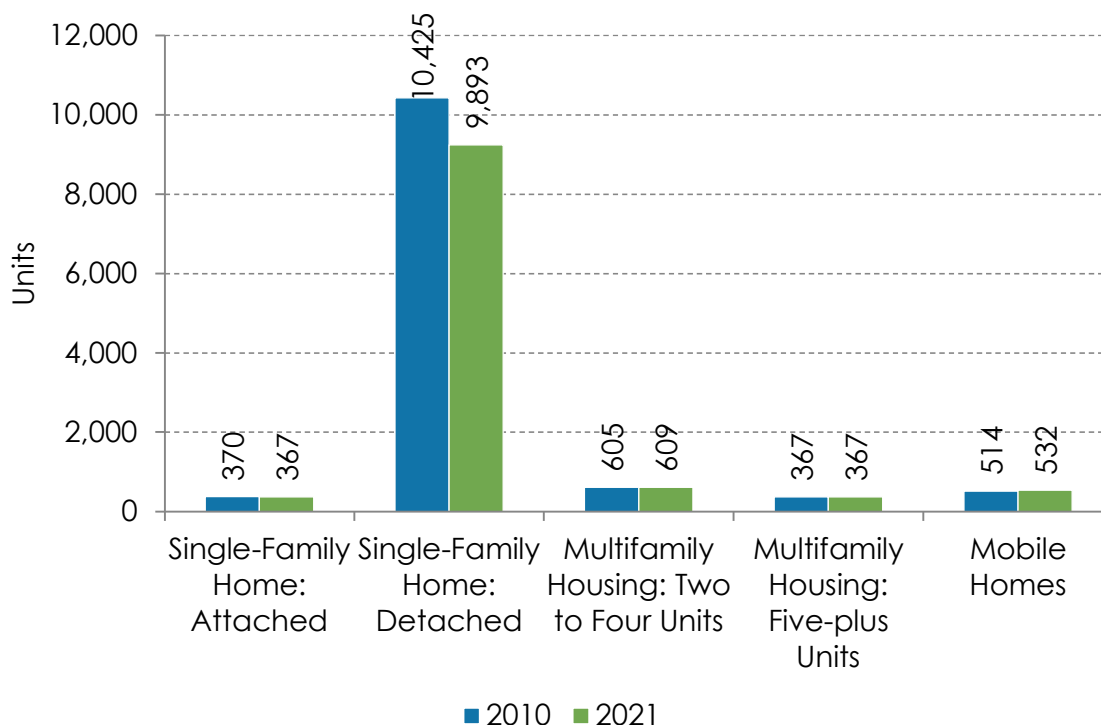
In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Unincorporated Napa County is largely single family detached structures<sup>14</sup>; this unit type makes up of 83.1 percent of the total in 2021. Of the remainder, 3.3 percent are single family attached homes, 5.5 percent units in multifamily structures with two to four units, 3.3 percent units in multifamily structures with five or more units, and 4.8 percent mobile homes (see Figure 16). Comparison with 2010 data shows that the loss of housing units due to wildfires is largely focused on single family detached units, likely due to the prevalence

<sup>14</sup> Single-family detached structures are single-unit buildings that do not share a wall with any other house. There may be more than one such structure on a single parcel. An ADU that is detached from the primary dwelling would be counted as a separate housing unit.

of this unit type in the areas most susceptible to fire. Other unit types show little or no change in numbers since 2010, indicating that the supply of unit types most affordable for middle and lower-income households, especially renters, has stagnated in recent years.

**Figure 16: Housing Type Trends, 2010-2021**

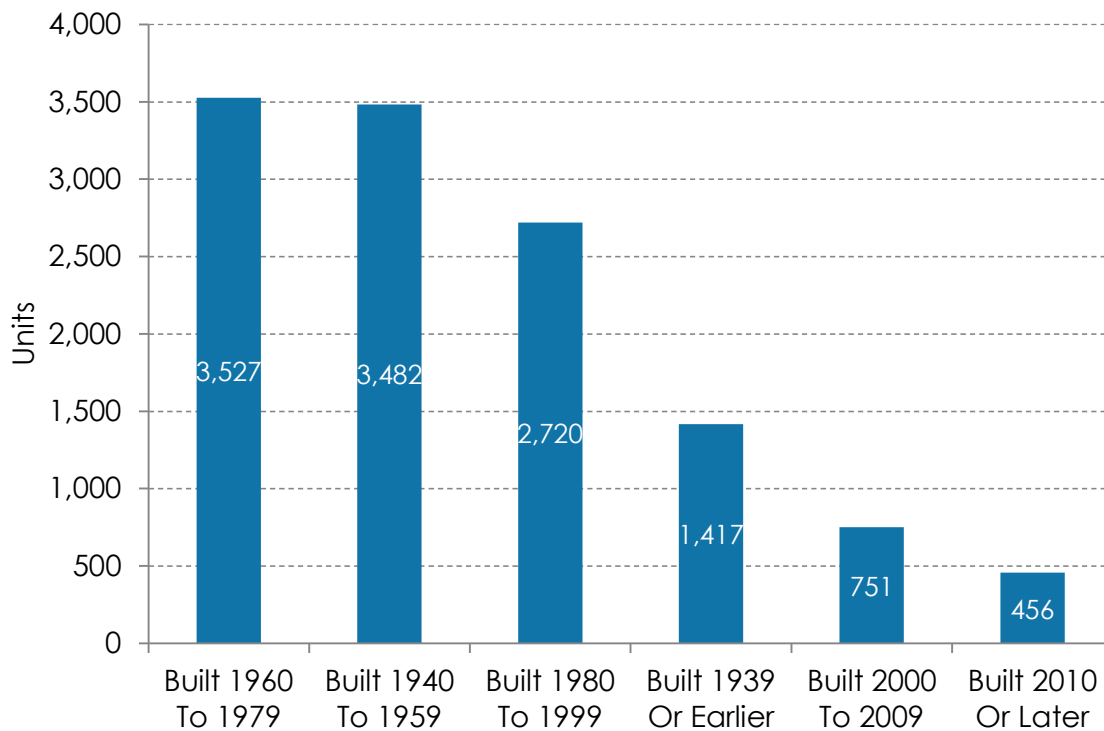


Universe: Housing units

Source: California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the demand from population and job growth experienced throughout the region. In Unincorporated Napa County, the largest proportion of the housing stock was built from 1960 through 1979, with 3,527 units (28.6 percent of the total) constructed during this period (see Figure 17). Since 2010, only 456 units (3.7 percent of the total) were built, not enough to counter the units lost to wildfire since that time.

**Figure 17: Housing Units by Year Structure Built**



Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

As shown in Table 21, vacant units make up 27.0 percent of the overall housing stock in Unincorporated Napa County, a far higher percentage than for countywide or for the Bay Area region.

**Table 21: Occupancy Status**

Geography	Occupied Housing Units		Vacant Housing Units		Total Housing Units	
	Number	Percent Across	Number	Percent Across	Number	Percent Across
Unincorporated Napa County	9,022	73%	3,331	27%	12,353	100%
Napa County	48,705	88%	6,897	12%	55,602	100%
Bay Area	2,731,434	94%	172,660	6%	2,904,094	100%

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002.

However, the vacancy rate for units actually available for rent stands at 5.9 percent (as of the 2015-2019 period), while the vacancy rate of homes for sale is 2.3 percent. These rates of units actually available for the conventional residential housing market are not unusually high or low. The high overall vacancy rate is due to the county's status as a vacation and tourist destination. Of the vacant units in the Unincorporated County, the most common type of vacancy is units held for seasonal, recreational, or occasional Use (see Figure 18). Although the County does not permit short-term rentals, the large number of units held as second homes or for only occasional use has substantially reduced the availability of homes in the County for full-time residents.

Throughout the Bay Area, vacancies make up 5.9 percent of the total housing units, including homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census, or if it is currently occupied by a household whose usual place of residence was elsewhere.<sup>15</sup> Vacant units classified as "for recreational or occasional use" are those that are held for short periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category, although the County does not permit short-term rentals. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.<sup>16</sup> In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale may represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.<sup>17</sup>

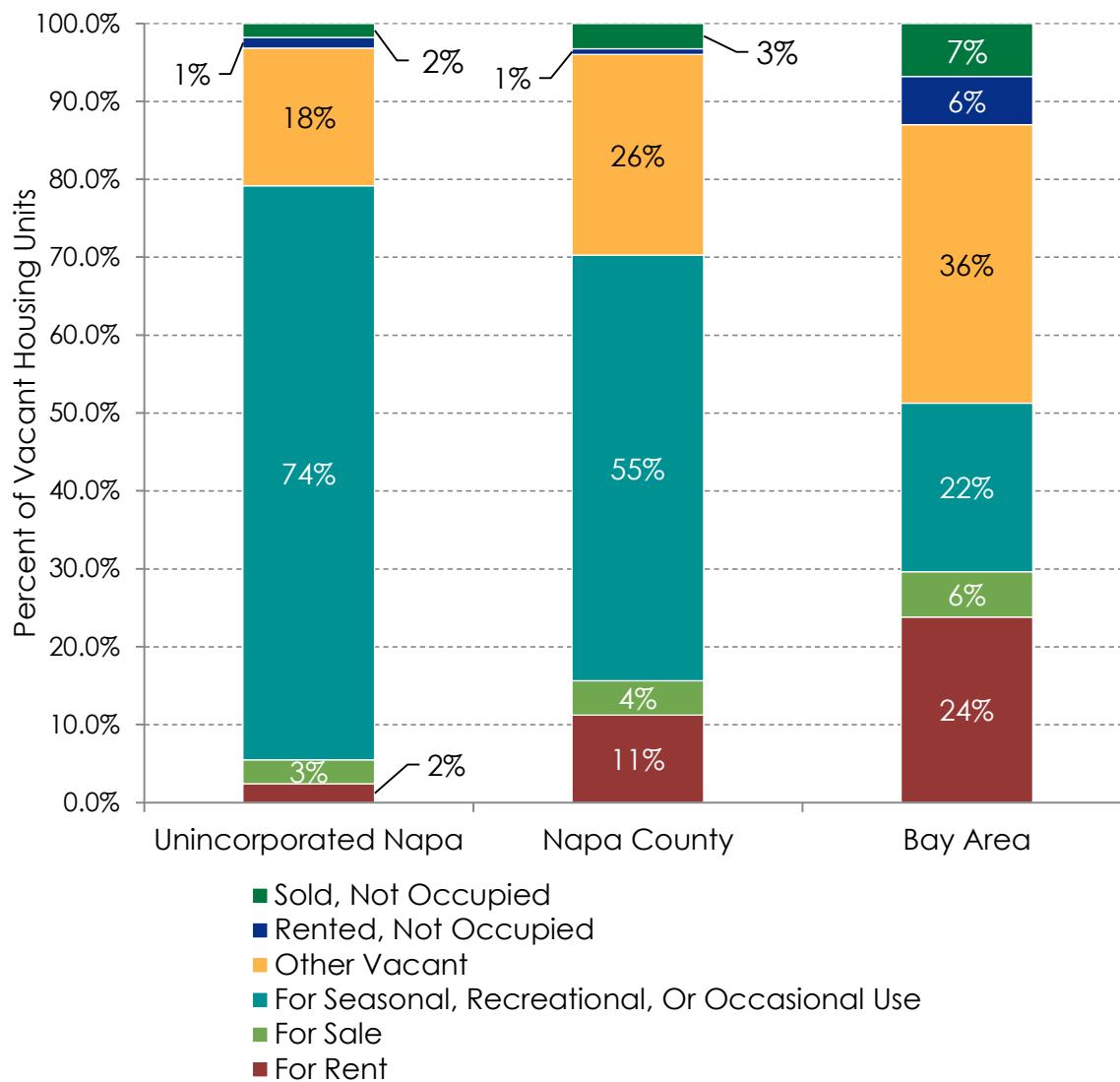
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<sup>15</sup> There are slight differences in how the Census and the American Community Survey (ACS) enumerate units that may be temporarily occupied. The decennial Census counts the unit as occupied based on a usual place of residence definition, while the ACS counts the unit as occupied if it has been used as a place of residence continuously for two or more months.

<sup>16</sup> For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

<sup>17</sup> See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

**Figure 18: Vacant Units by Type**



Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004.

Between 2015 and 2021, 175 housing units were issued permits in Unincorporated Napa County; 57.7 percent were for above moderate-income housing, 30.9 percent were for moderate-income housing, and 5.7 percent were for low-income housing and 5.7 percent were for very low-income housing, as summarized below in Table 22. This limited production is lower than the number of units lost to wildfires in recent years.



**Table 22: Housing Permits Issued, 2015-2021**

Income Group	Permits Issued	
	Number	Percent
Above Moderate Income	101	57.7%
Moderate Income	54	30.9%
Low Income	10	5.7%
Very Low Income	10	5.7%
<b>Total</b>	<b>175</b>	<b>100%</b>

Universe: Housing permits issued between 2015 and 2021

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: County of Napa, 2021 Annual Housing Element Progress Report

### *Assisted Housing Developments At-Risk of Conversion*

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. There are 18 assisted units in Unincorporated Napa County in the Preservation Database. This is a single apartment project at 2009 Imola Avenue, operated by a non-profit mental health services organization called Progress Foundation, Inc. The project was placed in service in 2005, and was funded with HUD Section 811. In addition, Napa County contributed \$968,310 towards the construction of this project. Of these units, none are at Moderate, High Risk, or Very High Risk of conversion.<sup>18</sup>

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<sup>18</sup> California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

**Table 23: Assisted Units at Risk of Conversion**

<b>Geography</b>	<b>Low</b>	<b>Moderate</b>	<b>High</b>	<b>Very High</b>	<b>Total Assisted Units in Database</b>
Unincorporated Napa	18	-	-	-	18
Napa County	1,972	84	-	-	2,056
Bay Area	110,177	3,375	1,854	1,053	116,459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Source: California Housing Partnership, Preservation Database (2020).

### ***Substandard Housing***

Housing costs in the Bay Area region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited published data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the table below shows that very few units are substandard by the criteria available from the American Community Survey. In Unincorporated Napa County, 1.3 percent of renters reported lacking a kitchen or lacking complete plumbing,<sup>19</sup> compared to 0.6 of owners who lack a kitchen and 0.1 percent of owners who lack complete plumbing. Note that these two data points do not cover many traits of substandard housing, including the need for rehabilitation or replacement.

**Table 24: Substandard Housing Issues**

<b>Building Amenity</b>	<b>Owner</b>	<b>Renter</b>
Kitchen	0.6%	1.3%
Plumbing	0.1%	1.3%

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

<sup>19</sup> Complete plumbing facilities are defined as hot and cold piped water, a bath- tub or shower, and a flush toilet.

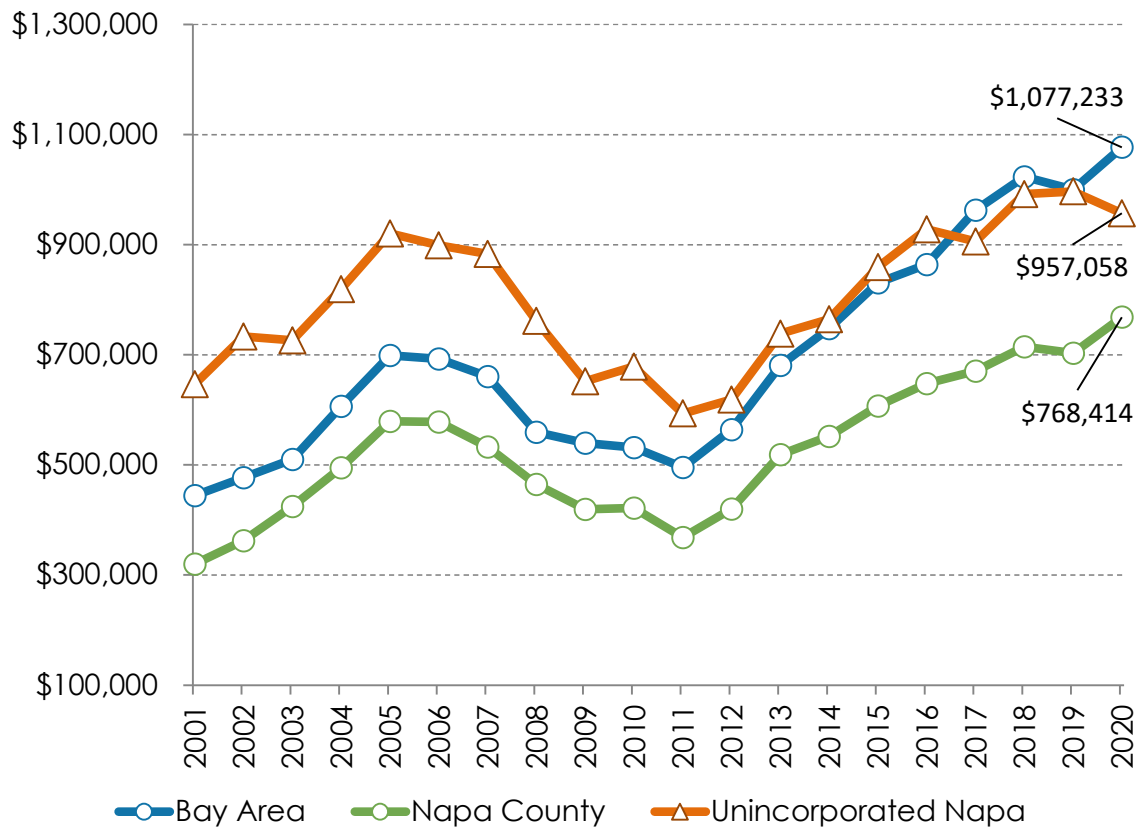
Many of Napa County's housing code cases involve unpermitted existing housing units, such as a single-family residence turned into a triplex, or a garage turned into an ADU without proper permitting, where the correction to the violation involves bringing the existing housing unit under permit, if possible. For example, County Code enforcement staff indicate that between 2015 and June of 2022, the County had 17 housing units with verified code violations, a rate about half of that between 2003 and 2013. Of those, ten have been brought into compliance and the remaining seven violations are pending, with the goal of getting those units into compliance as well. . A windshield survey was conducted of housing conditions in the unincorporated area. That survey showed that 87 percent of the units surveyed were in good condition; 7 percent needed minor repairs; 4 percent needed moderate repairs; and 1.5 percent needed substantial repairs or were dilapidated. Approximately 1.5 percent possibly had asbestos siding that should be replaced. Of the units needing repairs of any type, roof repairs were the most common, affecting 85 percent of the homes needing repairs. Other common conditions were windows in need of repair or replacement; siding needing replacement; peeling paint, and doors in need of repair. Homes needing repair were particularly likely to be located in Angwin, along Silverado Trail north of St. Helena, east of the City of Napa, or near Lake Berryessa.

Programs H-1a and H-1b seek to provide rehabilitation loans to lower income owners, both through nonprofit sponsors, as code enforcement complaints are received, and through advertising the availability of the program.

### ***Home Prices and Rent Levels***

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. Home values in Napa County overall are below the Bay Area average, but for many years, the Unincorporated Napa County showed values above the Bay Area; however, in recent years those values have continued to increase but have fallen behind the Bay Area average (see Figure 19). The region's home values have generally increased steadily since 2001, aside from a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 48 percent in Unincorporated Napa County. As of December 2020, the typical home value in Unincorporated Napa County was estimated at \$957,050 per data from Zillow. By comparison, the typical home value is \$768,410 in Napa County and \$1,077,230 the Bay Area. There were slight decreases in the Unincorporated County between 2016 and 2017 and between 2019 and 2020. These declines may be related to the recent wildfires which could indicate a perception of increased risk for homes in rural areas of the County.

**Figure 19: Zillow Home Value Index (ZHVI)**



Universe: Owner-occupied housing units

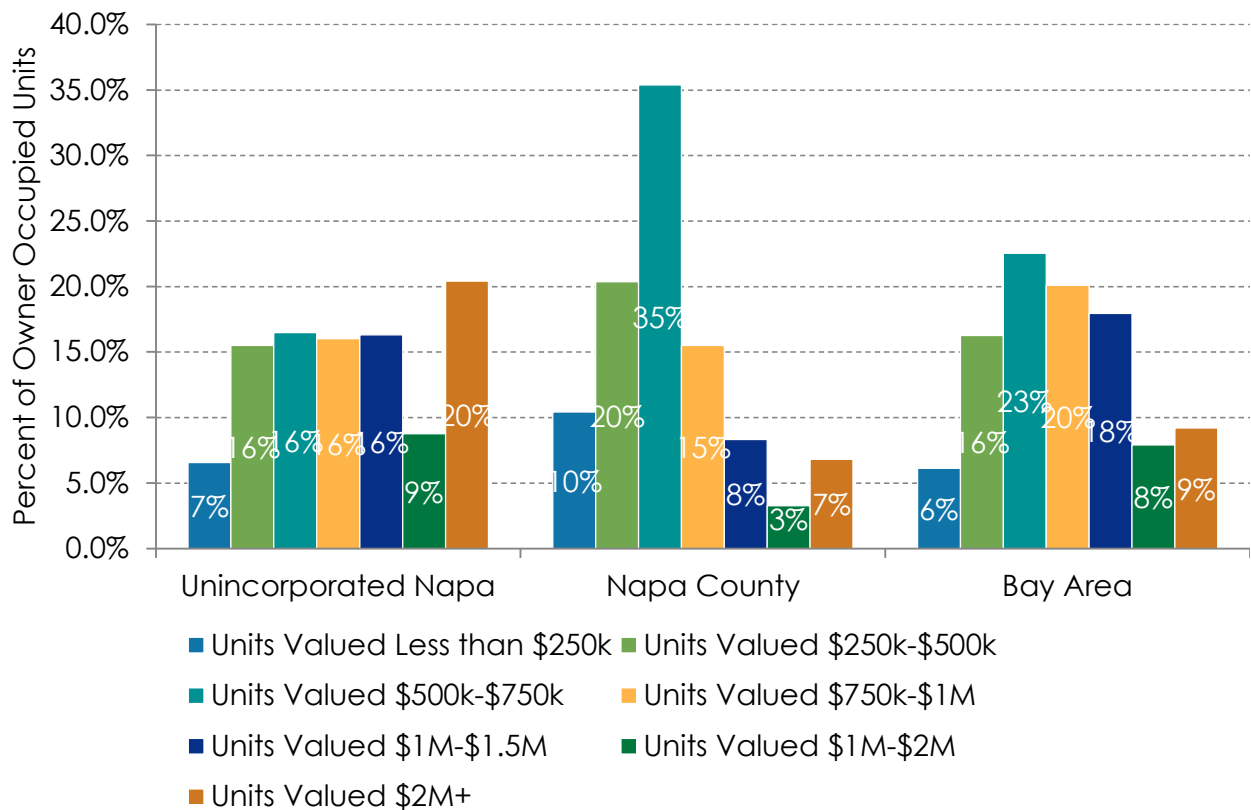
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

Based on somewhat older American Community Survey data from 2015-2019 (inflation-adjusted to 2019 values), the largest share (approximately one-fifth of the Unincorporated County's homes) was valued at \$2 million or more.<sup>20</sup> (see Figure 20). For the County overall, the largest share of units was valued between \$500,000 and \$750,000. The limited number of lower-value homes indicates a likely lack of units affordable to middle and lower-income households interested in home ownership.

<sup>20</sup> Note that the values from the American Community Survey are based on residents estimating the current value of their home rather than actual sales data.

**Figure 20: Home Values of Owner-Occupied Units in Unincorporated Napa County**



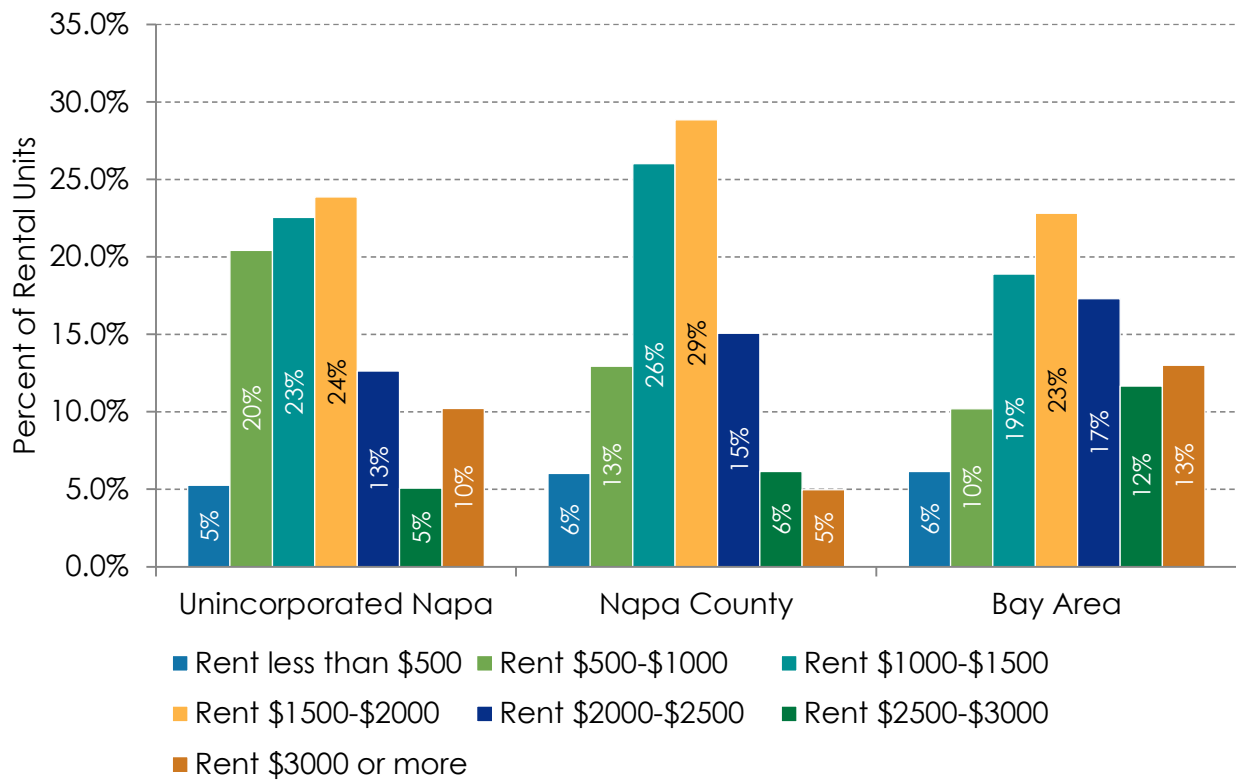
Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents forced to move may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Unincorporated Napa County, the largest proportion of rental units rented in the \$1,500-\$2,000 monthly category, totaling 24 percent, followed by 23 percent of units renting in the \$1,000-\$1,500 category (see Figure 21). Looking beyond the Unincorporated County, the largest share of units in the County overall and the Bay Area also rent for \$1,500-\$2,000 category. One noteworthy difference for the Unincorporated County is the higher proportion of units renting for \$500 to \$1,000 per month. However, as noted previously in Figure 10 above, the Unincorporated County only has slightly more than 2,000 rental units total, so it is likely that demand still outstrips supply.

**Figure 21: Monthly Contract Rents for Renter-Occupied Units**

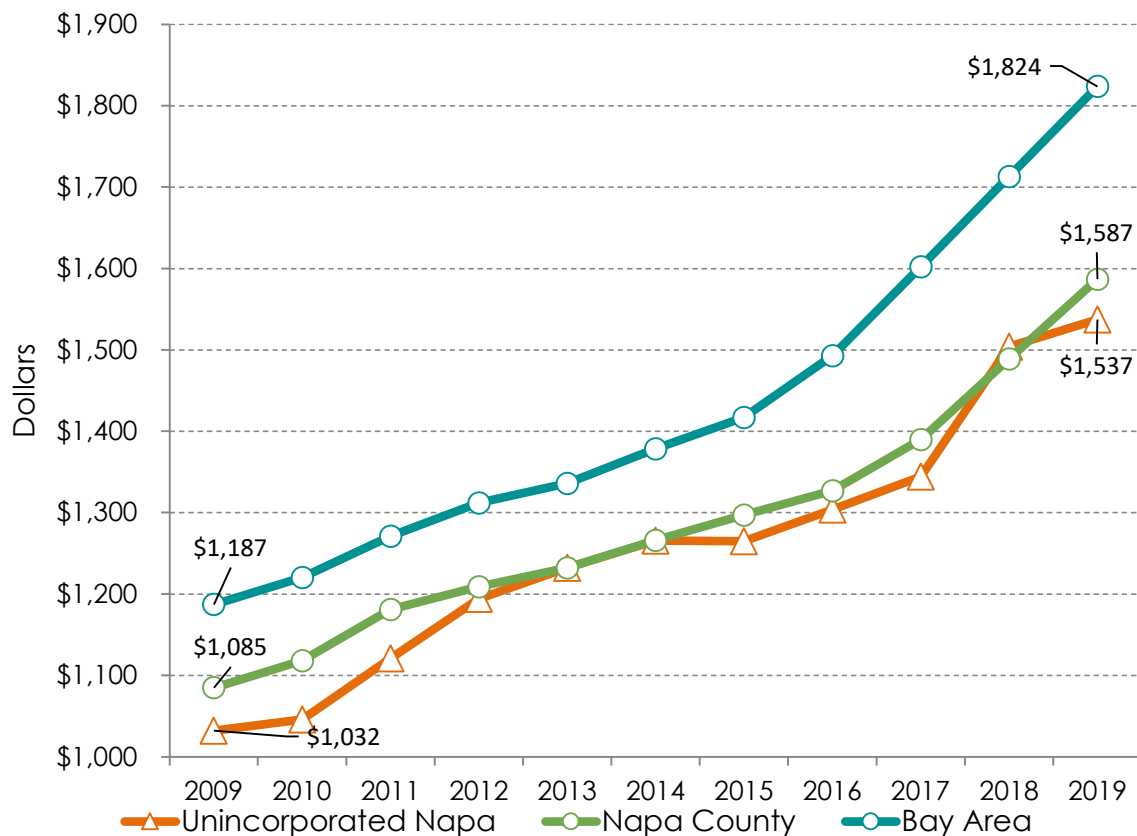


Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

Between 2009 and 2019, the median monthly contract rent in each of the three geographies as shown increased by approximately 50 percent (see Figure 22). The median increased from \$1,032 to \$1,537 per month in Unincorporated Napa County, from \$1,085 to \$1,587 per month in Napa County, and from \$1,187 to \$1,824 per month in the Bay Area. The more current data on home values shown above in Figure 19 comes from Zillow, which does not have data on rent prices available for most Bay Area jurisdictions. The rent data in this document comes from the U.S. Census Bureau's American Community Survey, which does not fully reflect current rents. Following Figure 22 is a discussion of more recent trends in rents in Napa County.

**Figure 22: Median Contract Rent**



Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas and Bay Area, median is calculated using the distribution in ACS Table B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas and Bay Area).

Table 25 presents more current rent data for Napa County compiled by CoStar, a private data vendor tracking residential markets nationwide. As shown, the average market-rate monthly asking rent for the third quarter in Napa County was reported at \$2,331. This was an increase of 7.7 percent year-over-year; showing that rents have continued to climb even during the pandemic. Additionally, the 2.3 percent vacancy rate indicates a tight rental market.<sup>21</sup> These rent levels and the vacancy rate exacerbate the ongoing affordability issues for lower-income households seeking housing in Napa County.

<sup>21</sup> This vacancy rate reflects market conditions as of the third quarter of 2021 as estimated by CoStar for the multifamily rental market; the prior rental vacancy rate data came from the 2015 through 2019 period as estimated by the U.S. Census American Community Survey, and included units (e.g., single family homes) not included in the CoStar database.

**Table 25: Multifamily Summary for Market-Rate Rentals in Napa County, Q3 2021**

<b>Multifamily Summary</b>	<b>Market/Market Affordable Units</b>
<b>Inventory, Q3 2021 (bldgs)</b>	<b>273</b>
<b>Inventory, Q3 2021 (units)</b>	<b>6,992</b>
Occupied Units	6,832
Vacant Units	160
Vacancy Rate	2.3%
 <b>Average Inventory Size, Q3 2021 (sf)</b>	 <b>902</b>
 <b>Average Asking Rents</b>	
Average Asking Rent, Q3 2020	\$2,164
Average Asking Rent, Q3 2021	\$2,331
% Change Q3 2020 - Q3 2021	7.7%
 <b>Average Asking Rents psf</b>	
Average Asking Rent psf, Q3 2020	\$2.45
Average Asking Rent psf, Q3 2021	\$2.64
% Change Q3 2020 - Q3 2021	7.8%

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Sources: CoStar Group, 2021; BAE, 2021.

## Overpayment and Overcrowding

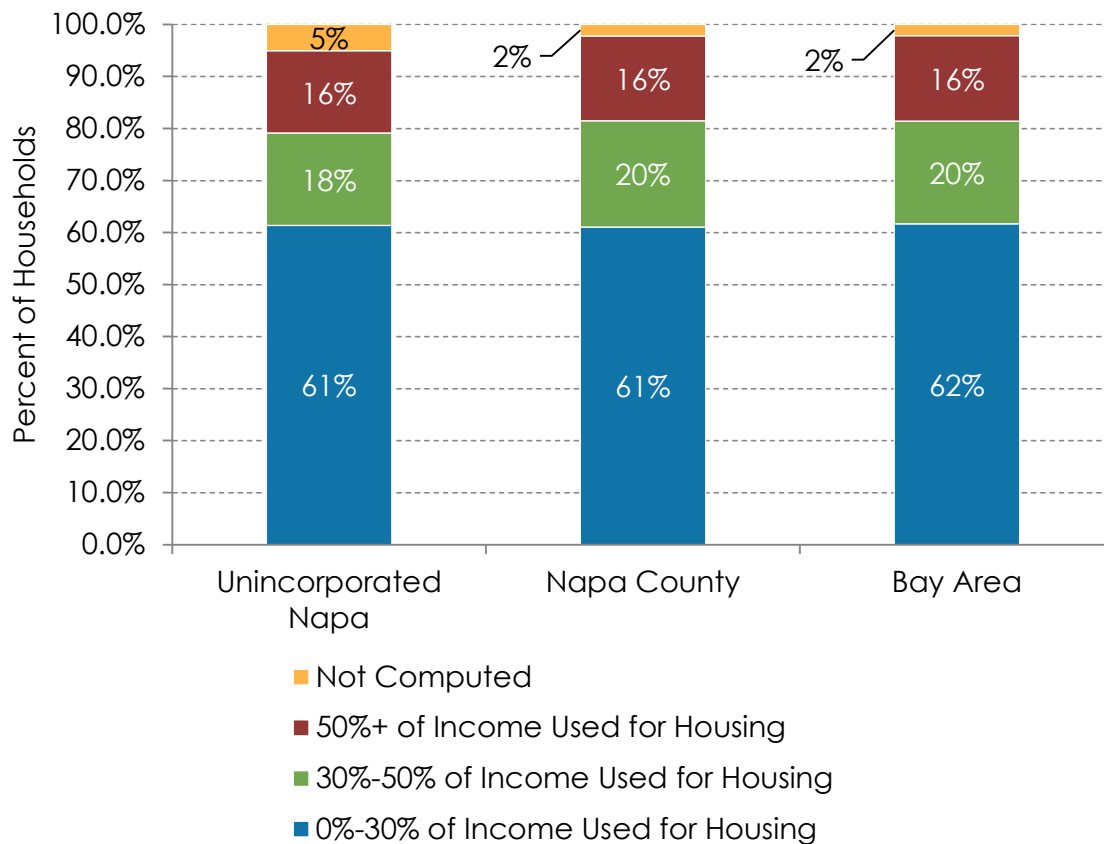
### *Overpayment*

Housing cost burden is most commonly measured as the percentage of gross income spent on housing. A household is considered to have a moderate housing cost burden if housing expenses are between 30 percent and 50 percent of income, and to have a severe cost burden when housing expenses exceed 50 percent of income. Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Unincorporated Napa County, Napa County, and the Bay Area all have a similar percentage of households (slightly above 60 percent) facing acceptable housing costs of less than 30 percent of their income (see Figure 23). Similar proportions also have moderate housing cost burdens, at 18 percent for the Unincorporated County and 20 percent for the County and the region, and the pattern holds for severe cost burdens, with all three geographies showing 16 percent of households at this level. These figures indicate that Napa County is not immune from the regional housing affordability issues found in the more urban core of the Bay Area. Over one-third of all households in all three areas appear to face excessive housing costs.



**Figure 23: Cost Burden Severity**



Universe: Occupied housing units

Notes:

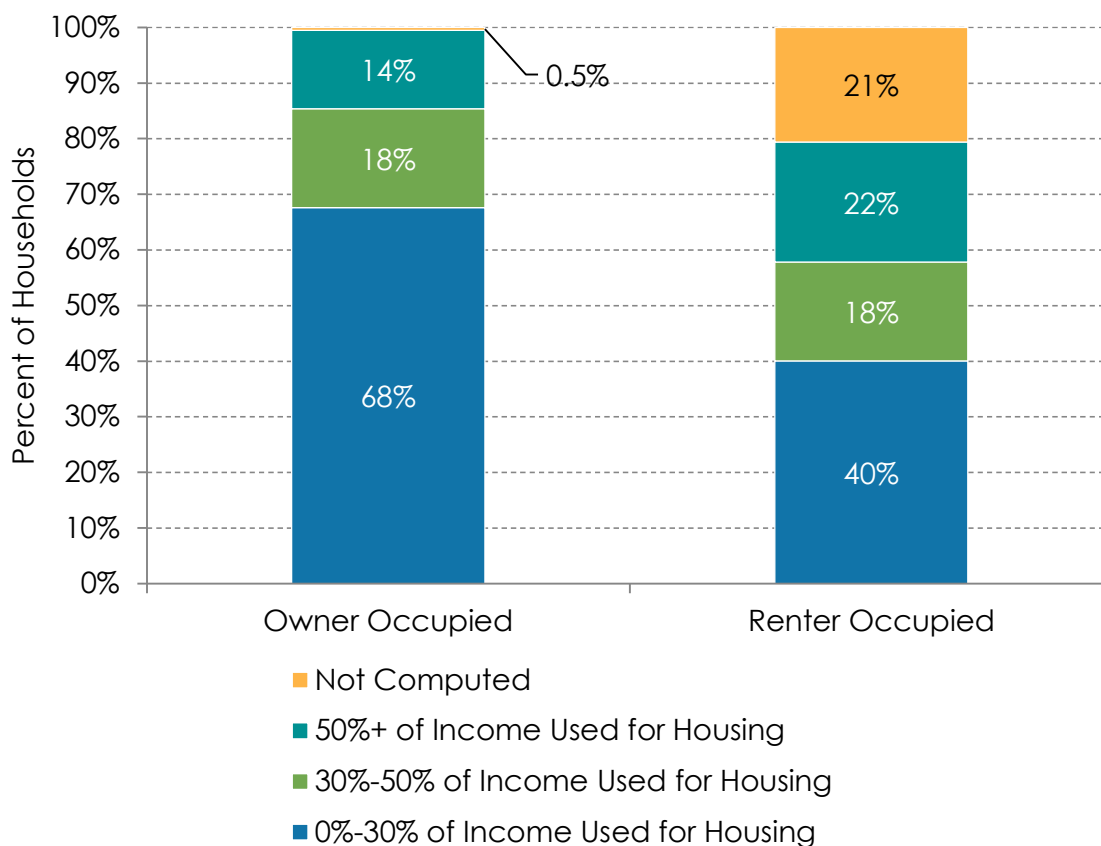
-Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. However, as shown in Figure 24, in Unincorporated Napa County the proportion of renters and owners with moderate housing cost burdens of between 30 percent to 50 percent of their income is the nearly the same, at approximately 18 percent. A higher proportion of renters than owners, though, have severe cost burden (spending more than 50 percent of their income on housing costs), at 22 percent for renters and only 14 percent for owners. Additionally, housing cost burden is not computed for

households that report negative income<sup>22</sup>, and these households make up 21 percent of renters and less than one percent of owners. Given the lack of income, these households represent an additional group facing unaffordable housing costs.

**Figure 24: Cost Burden by Tenure**



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

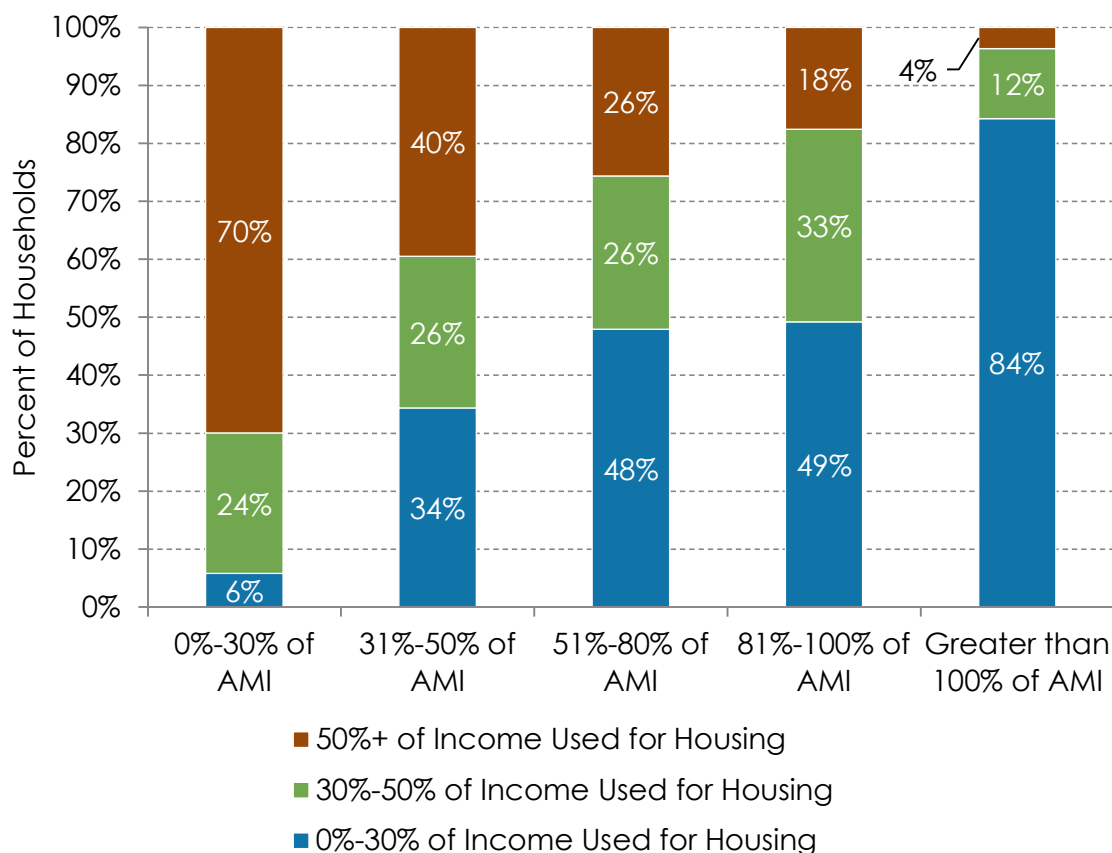
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

In Unincorporated Napa County, 16 percent of households spend 50 percent or more of their income on housing, while 18 percent spend 30 percent to 50 percent. However, these rates vary greatly across income categories; not surprisingly, lower income households are more likely to have issues with housing affordability (see Figure 25). For example, 70 percent of Unincorporated Napa County households making less than 30 percent of AMI spend the

<sup>22</sup> Negative income may occur for households which reports a net loss of income, for instance, a self-employed worked may have expenses greater than revenues, or a household that received rental income may suffer a loss if the expenses involved are greater than the rent received.

majority of their income on housing but only four percent of Unincorporated Napa County households with income greater than 100 percent of AMI are severely cost-burdened, and 84 percent of those making more than 100 percent of AMI are not unduly cost-burdened, spending less than 30 percent of their income on housing.

**Figure 25: Housing Cost Burden by Income Level**



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Housing cost burdens are prevalent among lower-income households regardless of tenure, as shown in Table 26. As reported by 2013 through 2017 CHAS data, of the approximately 365 renter and 325 owner households with extremely low incomes ( $\leq 30$  percent HAMFI), over 80 percent in each tenure category are cost burdened. Moving up the income scale, the percent of cost burdened households for both renters and owners generally decreases at each step. For the

very low income (30 percent to 50 percent HAMFI) category, 57 percent of renters (approximately 180 households) and 73 percent of owners (390 households) are cost burdened; for the low income category (50 percent to 80 percent HAMFI) 53 percent of renters and 51 percent of owners (235 and 420 households, respectively) are cost burdened; for the 80 percent to 100 percent of HAMFI income category, 26 percent of renters (66 households) and 60 percent of owners (396 households) report cost burdens, and for households with above moderate incomes, only 13 percent of renters (120 households) and 17 percent of owners (755 households) report cost burdens. It should be noted that while these numbers are subject to some margin of sampling error, the inverse relationship between income and housing cost burdens generally holds for both renters and owners. Interestingly, at each income level owners appear more likely to face housing cost burdens than owners. This may reflect a greater willingness to accept higher housing costs along with any benefits of ownership.

**Table 26: Housing Cost Burdens by Income Bracket and Tenure, Unincorporated Napa County**

<b>Household Income Brackets (a)</b>	<b>Renter Households</b>	<b>Owner Households</b>	<b>Total Households</b>
HH Income <=30% HAMFI	365	325	690
With > 30% Housing Cost Burden	296	276	560
Percent with > 30% Housing Cost Burden	81%	85%	81%
HH Income >30% to <=50% HAMFI	320	535	855
With > 30% Housing Cost Burden	181	390	570
Percent with > 30% Housing Cost Burden	57%	73%	67%
HH Income >50% to <=80% HAMFI	445	830	1,275
With > 30% Housing Cost Burden	235	420	655
Percent with > 30% Housing Cost Burden	53%	51%	51%
HH Income >80% to <=100% HAMFI	250	655	905
With > 30% Housing Cost Burden	66	396	455
Percent with > 30% Housing Cost Burden	26%	60%	50%
HH Income >100% HAMFI	960	4,545	5,505
With > 30% Housing Cost Burden	120	755	200
Percent with > 30% Housing Cost Burden	13%	17%	4%
Total Households	2,345	6,885	9,230
With > 30% Housing Cost Burden	898	2,237	3,110
Percent with > 30% Housing Cost Burden	38%	32%	34%

**Notes:**

Totals may not equal the sum of individual figures due to independent rounding.

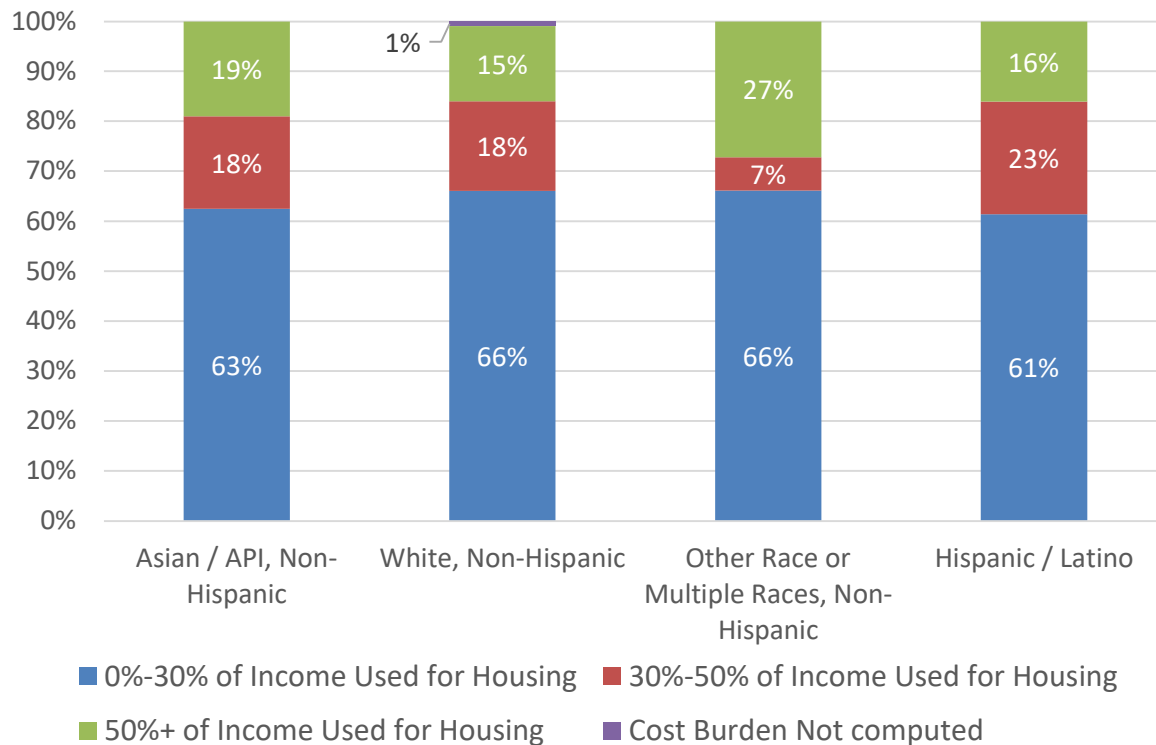
(a) CHAS data reflect HUD-defined household income limits. HAMFI stands for HUD Area Median Family Income.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2022.

People of color often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity and more likely to experience poverty and financial instability in part as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.

However, in Unincorporated Napa County the proportion of households with housing cost burdens of 30 percent or below of income is similar across the major race/ethnic groups at between 61 and 66 percent, as shown in Figure 26. All groups show between 33 percent and 39 percent of households with a moderate or severe housing cost burden. White non-Hispanic households have slightly lower proportions with moderate or severe cost burdens, but these differences may not be statistically significant given the smaller minority populations in the Unincorporated County. In any case, substantial portions of households in each of the categories pay 30 percent or more of income for shelter expenses.

**Figure 26: Cost Burden by Race**



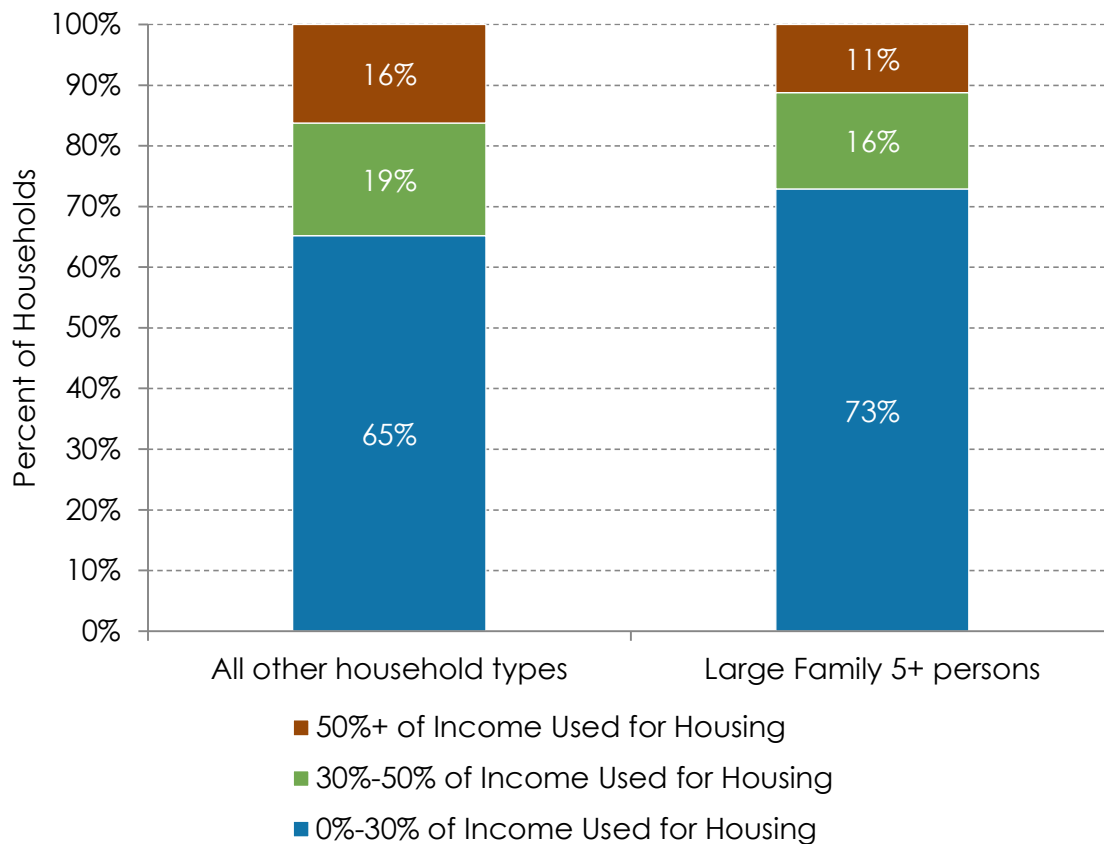
Universe: Occupied housing units.

Notes: Other race includes but is not limited to American Indian/Alaska Native and Black/African American; there are too few households in these two racial groups for statistical reliability. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latino" racial/ethnic group represents those who identify as having Hispanic/Latino ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latino ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Large family households often have special housing needs due to a lack of adequately sized affordable housing available and may bear higher cost burdens than other household types. However, in Unincorporated Napa County, fewer of the large-family households experience moderate or severe cost burdens in comparison to other household types; 16 percent of large family households experience a cost burden of 30 percent to 50 percent and 11 percent of these large-family households spend more than half of their income on housing. For all other household types combined, 19 percent have a cost burden of 30 percent to 50 percent and 16 percent spend more than half of their income on housing (see Figure 27). It appears that in Unincorporated Napa County, the large family households may tend to be more affluent than other household types, but it should be noted that a substantial portion of these households still face unacceptably high housing costs.

**Figure 27: Cost Burden by Household Size**



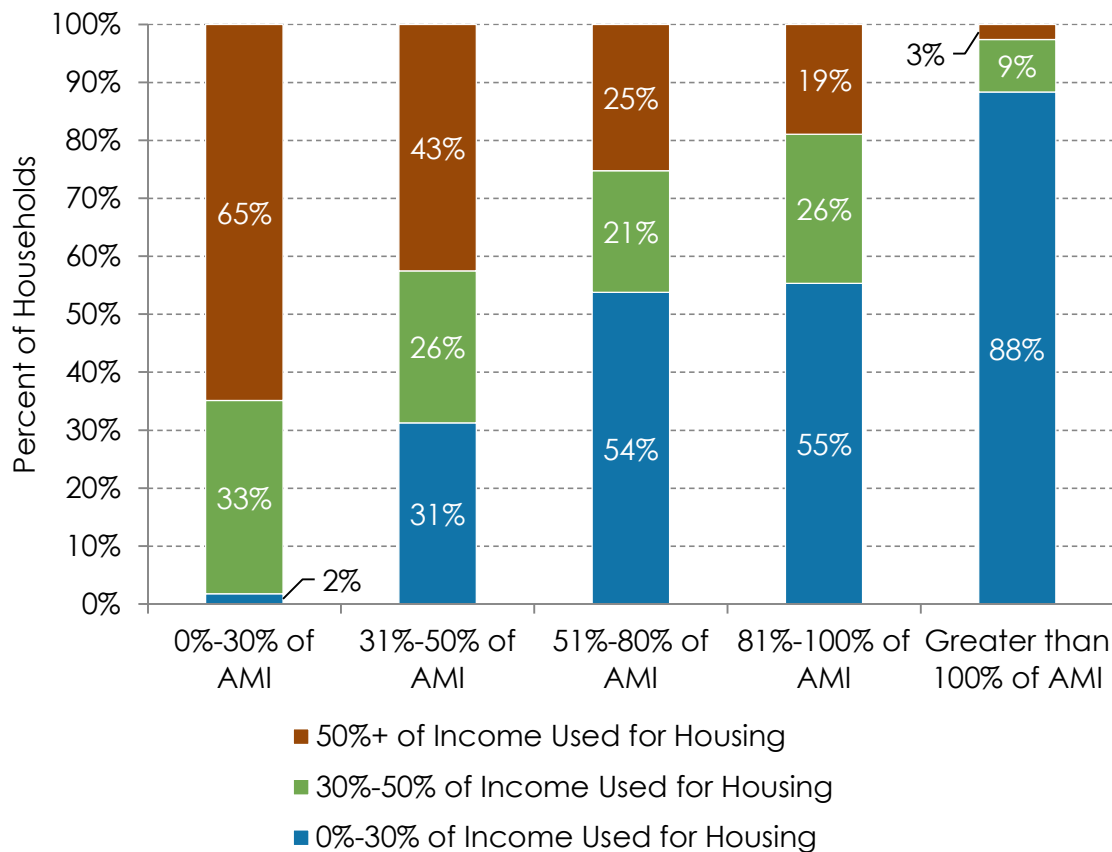
Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors, who tend to face modest or severe cost burdens. This is the case in Unincorporated Napa County, where approximately two-thirds of extremely low income seniors are spending the majority of their income on housing. In contrast, for senior households making more than 100 percent of AMI, 88 percent are not cost-burdened and spend less than 30 percent of their income on housing, and only nine percent of this group have modest cost burdens and only three percent have severe cost burdens (see Figure 28). The proportions of senior households with modest or severe cost burdens are similar for each income range to households overall as shown in Figure 25.

**Figure 28: Cost-Burdened Senior Households by Income Level**



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

## Overcrowding

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. This report uses the Census Bureau definition of overcrowding, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.



Overcrowding is not as prevalent in the Unincorporated County as in Napa County overall or the Bay Area. Only 1.5 percent of the households in Unincorporated Napa County have from 1.01 to 1.5 occupants per room and only 1.0 percent are severely overcrowded. Both Napa County and the Bay Area have over four percent of households overcrowded with 1.10 to 1.5 persons per room; for the County, 1.7 percent of its households are severely overcrowded, and for the Bay Area, 2.7 percent of households are severely overcrowded.

**Table 27: Overcrowding Severity**

Geography	1.00 occupants per room or less		1.01 to 1.50 occupants per room		More than 1.50 occupants per room	
	Number	Percent Across	Number	Percent Across	Number	Percent Across
Unincorporated Napa	8,797	97.5%	133	1.5%	92	1.0%
Napa County	45,693	93.8%	2,203	4.5%	809	1.7%
Bay Area	2,543,056	93.1%	115,696	4.2%	72,682	2.7%

Universe: Occupied housing units

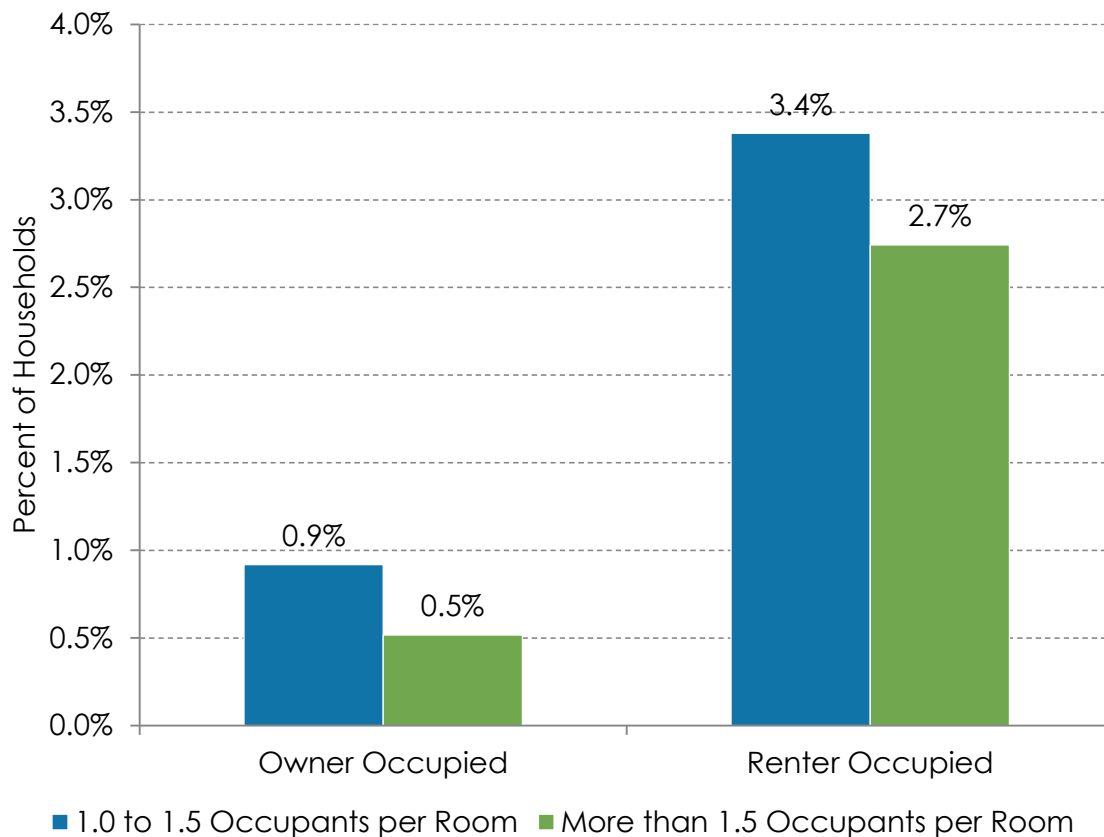
Notes:

-The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014.

In many places, overcrowding is more prevalent among those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. This is the case In Unincorporated Napa County, where 3.4 percent of renters experience moderate overcrowding (1.01 to 1.5 occupants per room), compared to 0.9 percent for those that own, and 2.7 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to only 0.5 percent of households that own (see Figure 29).

**Figure 29: Overcrowding by Tenure and Severity**



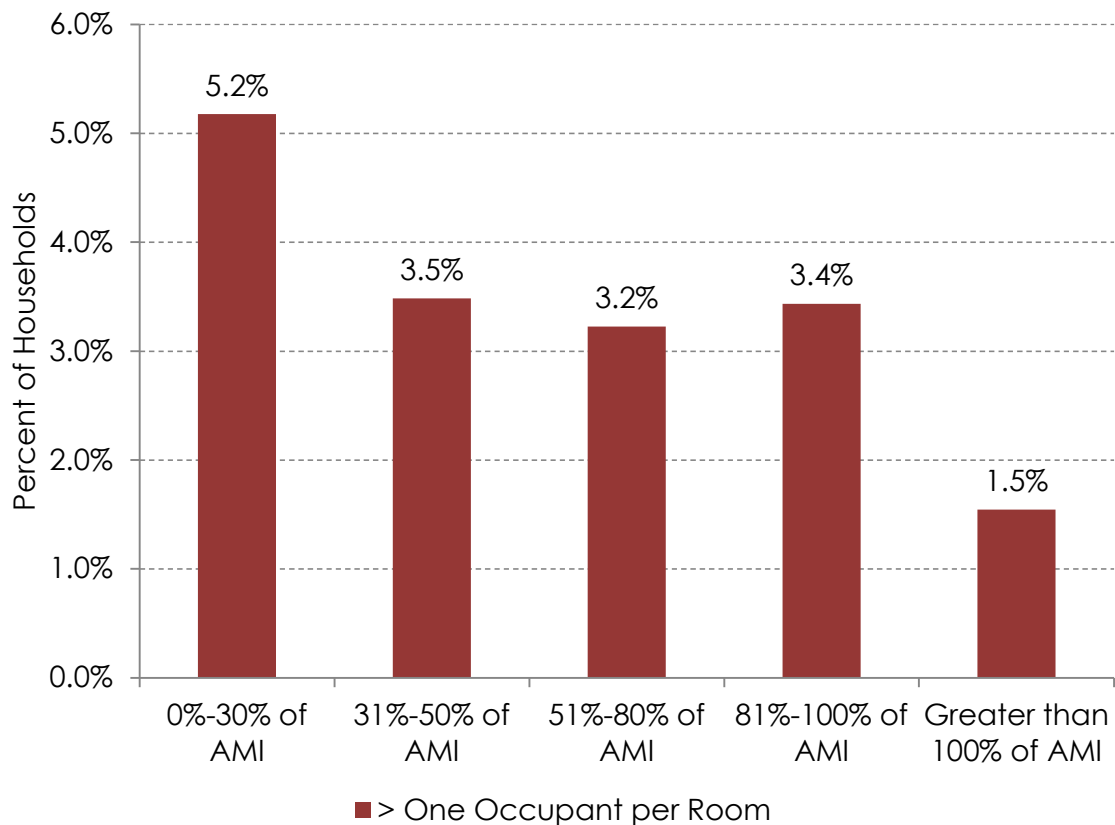
Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014.

Not surprisingly, overcrowding often disproportionately impacts low-income households. This holds true for Unincorporated Napa County, where 5.2 percent of extremely low-income households are overcrowded, more than for any of the other AMI-based income group (see Figure 30). The lowest proportion of overcrowded households, 1.5 percent, was found in the greater than 100 percent AMI category.

**Figure 30: Overcrowding by Income Level**



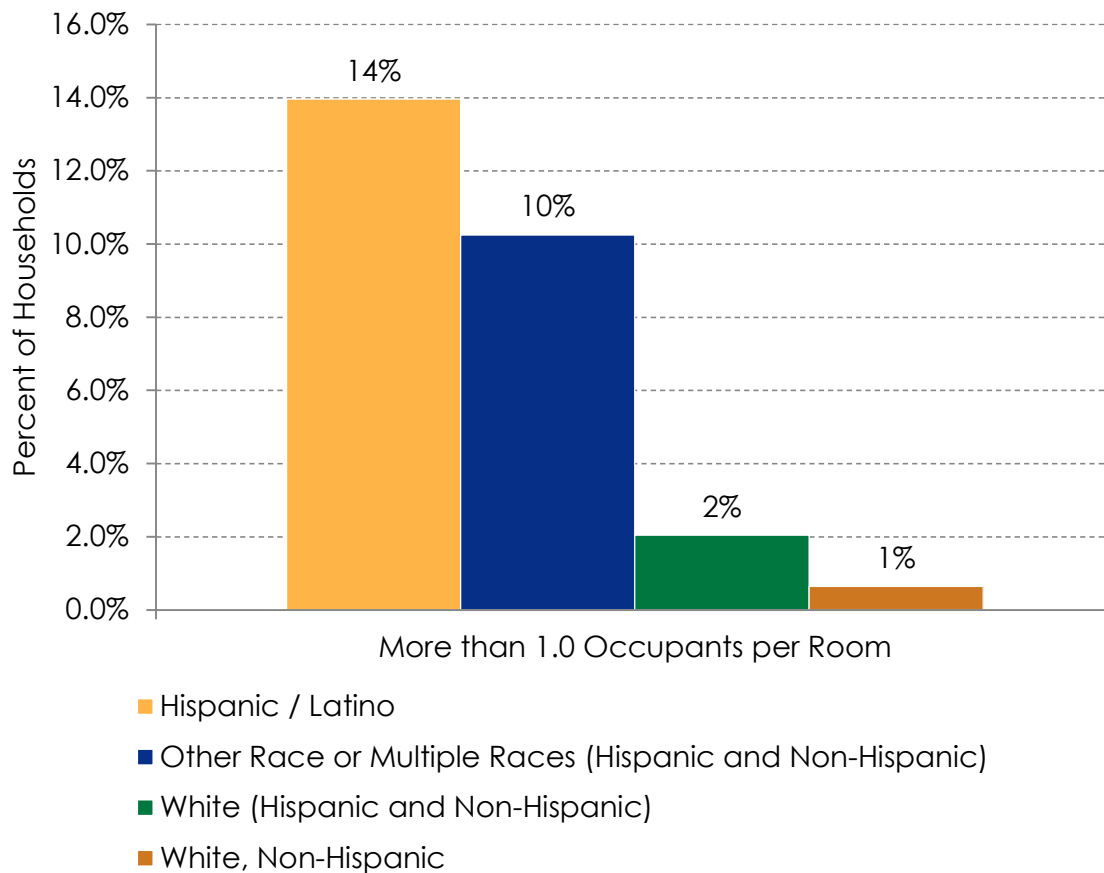
Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Households with severe overcrowding have been included here because the underlying numbers are based on too small of a statistical sample to show separately. The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Communities of color often experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Unincorporated Napa County, the racial/ethnic group with the largest overcrowding rate is Latino (see Figure 31); however, American Indian or Alaska Native, Asian/Pacific Islander, and Black or African American showed no overcrowded households in Unincorporated Napa County. The Hispanic/Latino cohort is by far the larger group in the area.

**Figure 31: Overcrowding by Race**



Universe: Occupied housing units

Notes:

American Indian or Alaska Native, Asian/Pacific Islander, and Black or African American showed no overcrowded households in Unincorporated Napa County and are not shown in chart. The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latino. Since residents who identify as white and Hispanic/Latino may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latino, data for both white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014.

## Special Housing Needs

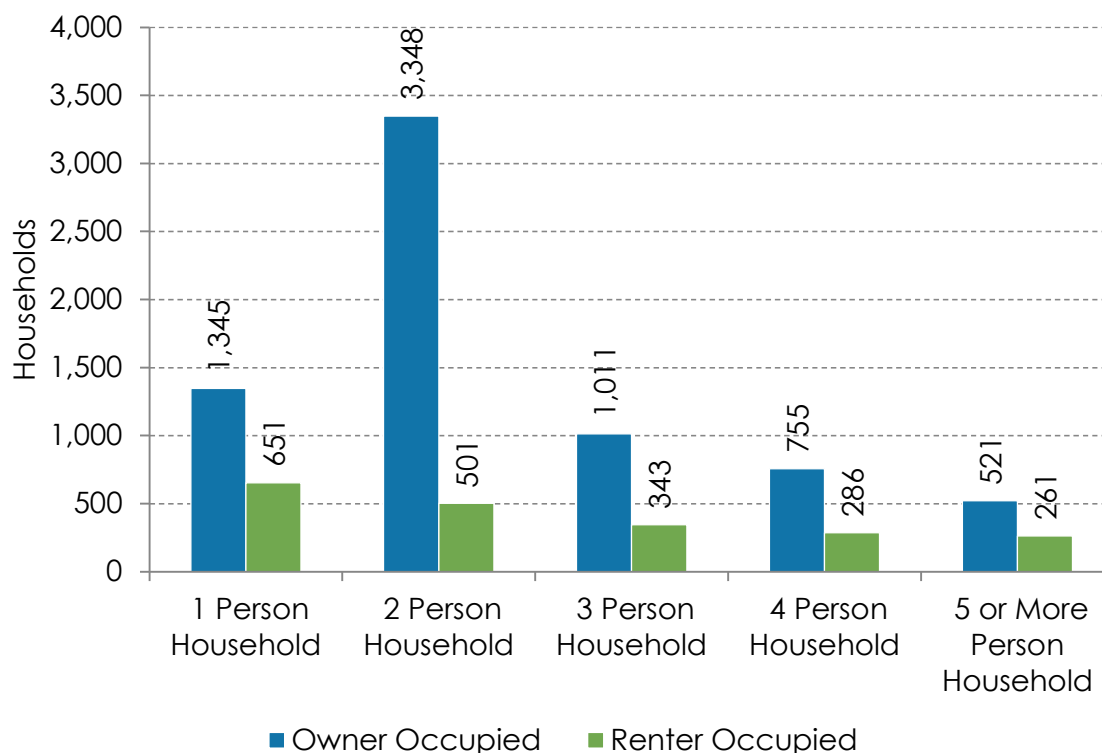
### *Large Households*

Large households often have different housing needs than smaller households. If an area’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Unincorporated Napa, for large households with five or more persons, approximately one-third of units are renter-occupied (see Figure 32).

However, this is higher than the overall proportion of renter households (23 percent), which may indicate a stronger need for large rental units. Furthermore, in 2017, 12.4 percent of large

family households in the Unincorporated County were very low-income, earning less than 50 percent of the area median income (AMI); these households would likely have trouble finding affordable housing in the area.

**Figure 32: Household Size by Tenure**

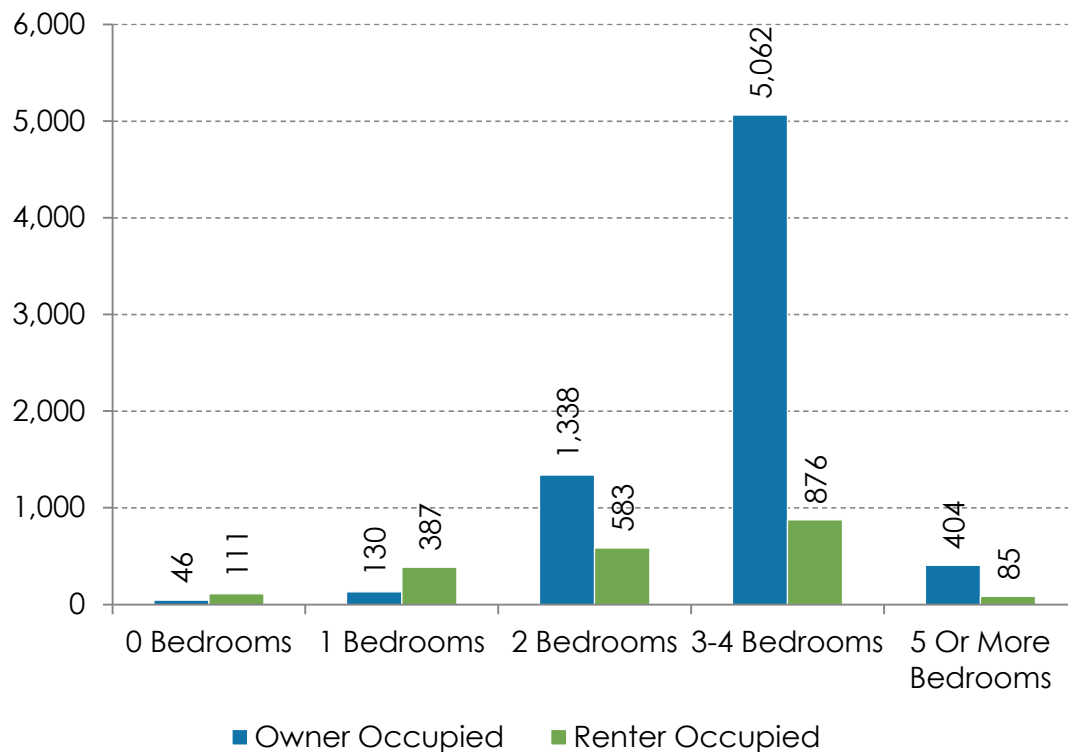


Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 6,427 units in Unincorporated Napa County. Among these large units with three or more bedrooms, 15.0 percent are renter-occupied, and 85.0 percent are owner occupied (see Figure 33). This indicates that there may be a lack of housing units suitable for large-family lower-income renter households and a need for increased numbers of rental housing units with three or more bedrooms.

**Figure 33: Housing Units by Number of Bedrooms**



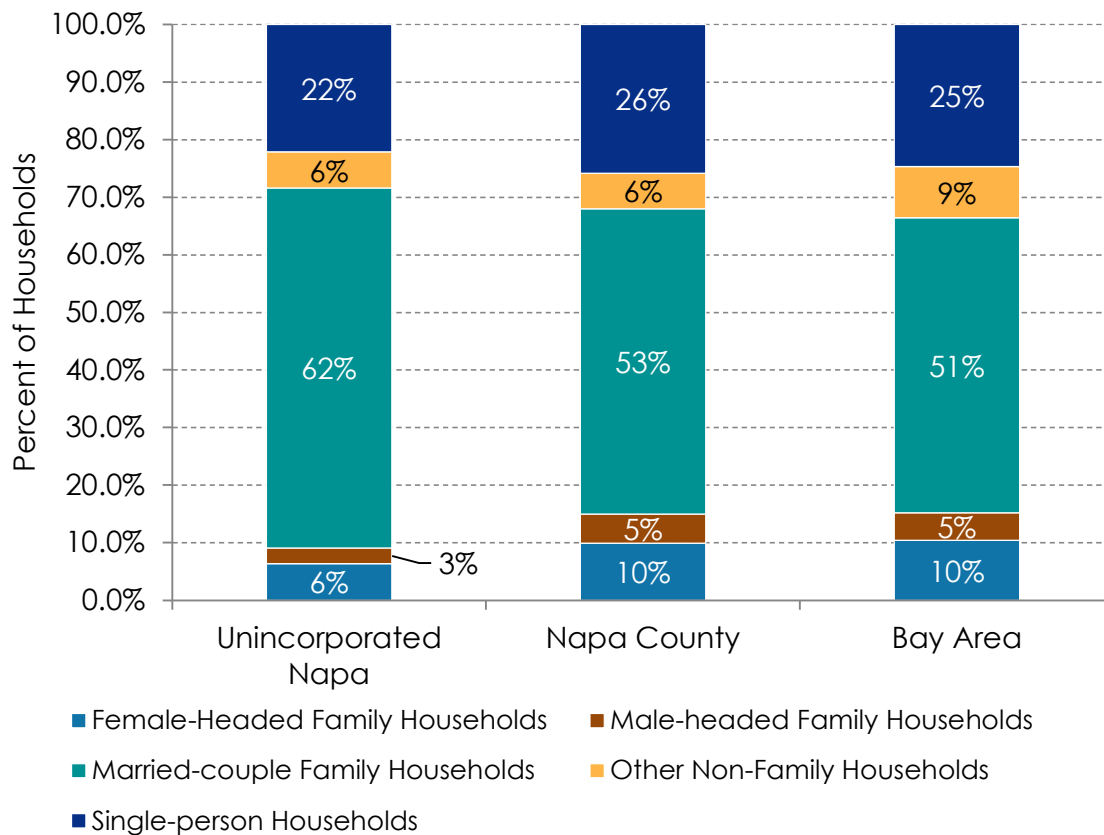
Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.

### ***Female-Headed Households***

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Unincorporated Napa County, the largest proportion of households is Married-couple Family Households at 62 percent of total, as shown in Figure 34. This is a higher proportion than for Napa County overall or the Bay Area region. Female-Headed Households make up only six percent of all households in the Unincorporated County, a somewhat lower percentage than the two larger geographies.

**Figure 34: Household Type**



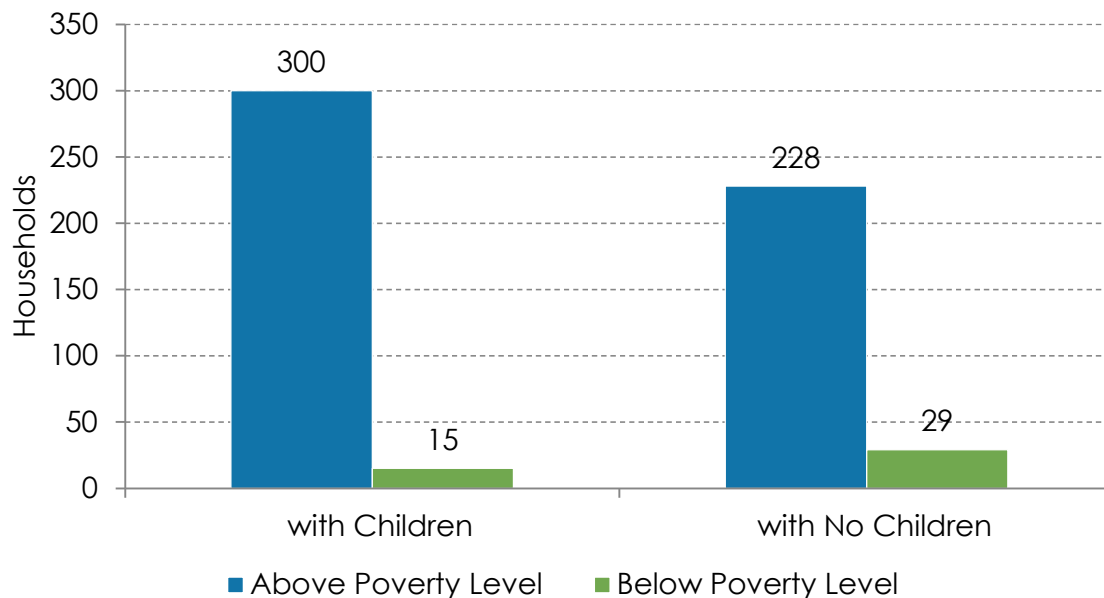
Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In Unincorporated Napa County, the most recent ACS reports that include these data, which cover the 2015 to 2019 time period, show slightly more than 300 female-headed family households with children, with only 15 of these households in poverty (see Figure 35). Given that the ACS results are based on a sample, these estimates are subject to statistical error, but do indicate a limited number of female-headed households in poverty in Unincorporated Napa County. These households are likely to face difficulty finding affordable housing suitable for their families in the area. Lower-income female-headed households will benefit from increased availability of affordable housing.

**Figure 35: Female-Headed Households by Poverty Status**



Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

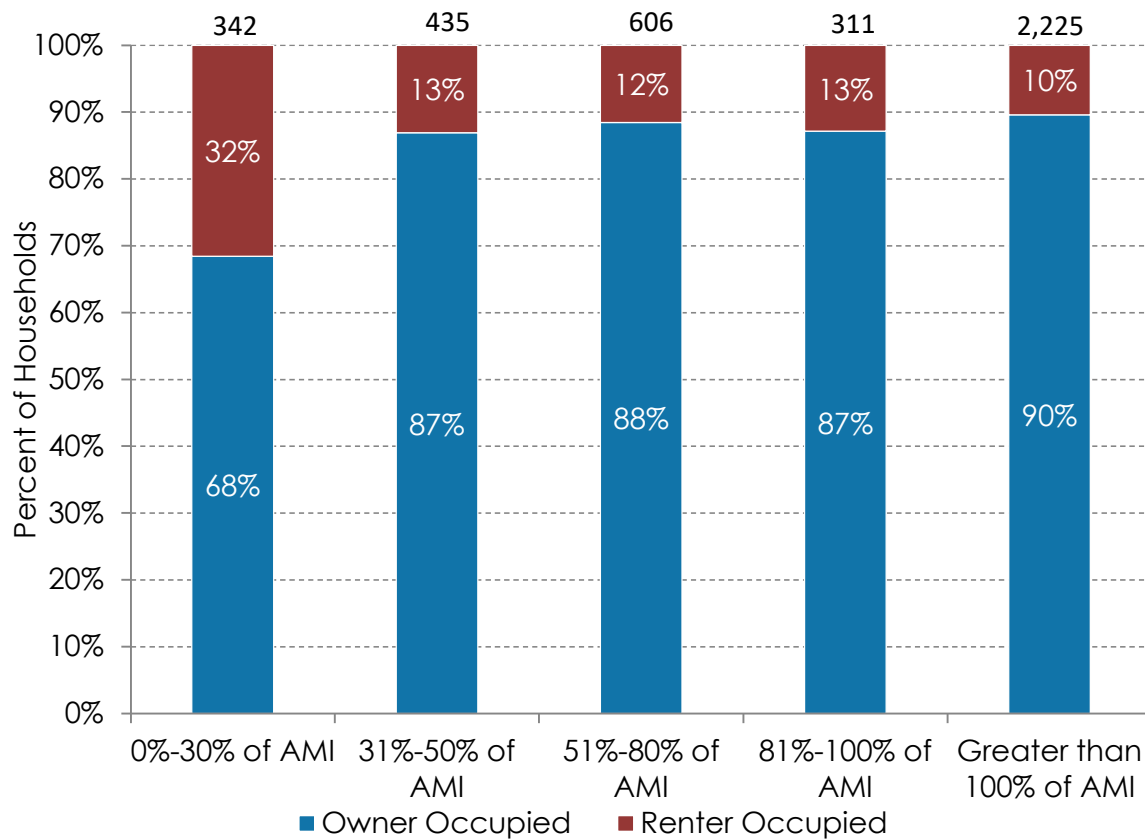
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

### **Seniors**

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own because their housing costs can increase as market rents increase, whereas most owners' housing costs are fixed by their mortgage payment and some senior owners have reduced housing costs for seniors who no longer have a mortgage on their place of residence. While the largest group of senior renters and homeowners have incomes greater than 100 percent of AMI, over one-third of senior owners and slightly less than half of senior renters have low, very low, or extremely low incomes (see Figure 36). The group most likely at risk for finding affordable housing is extremely low-income senior renters, who make up over 20 percent of all senior renter households. Based on these findings, lower-income senior households could benefit from an increased supply of affordable rental housing, including housing with supportive services, such as assisted living facilities. For seniors who are still able to live independently, smaller housing units are often appropriate due to their typically smaller household sizes.



**Figure 36: Senior Households by Income and Tenure**



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

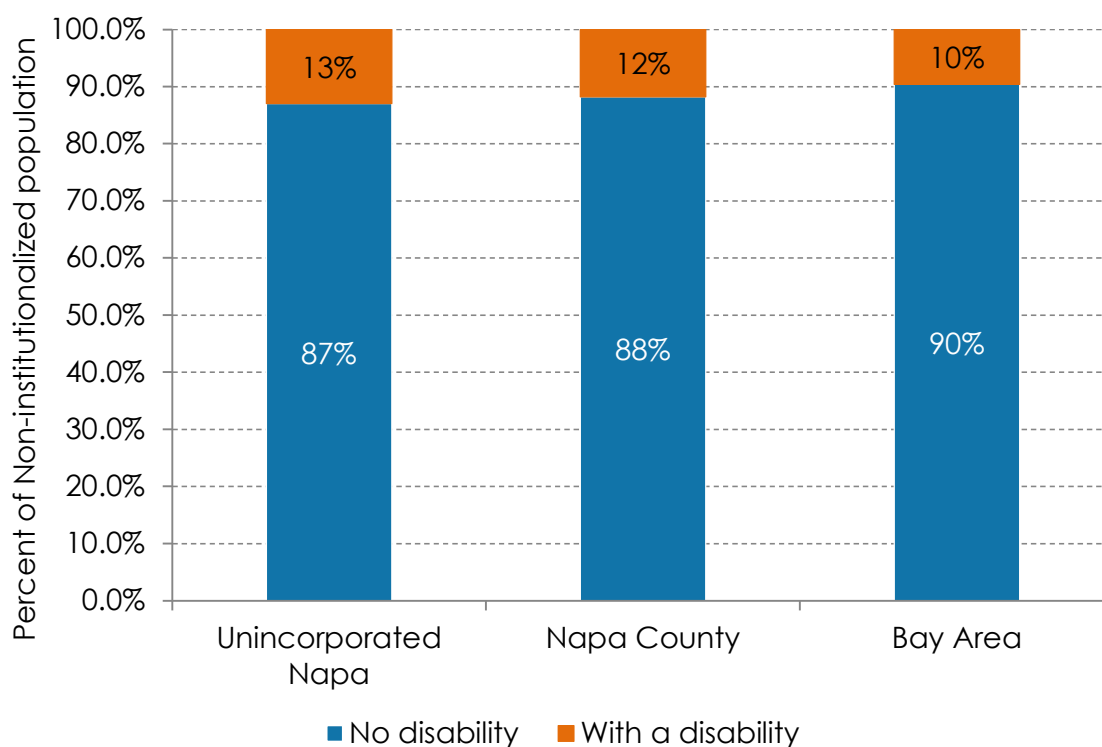
## ***People with Disabilities***

### ***Population by Disability Status***

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. Persons with disabilities are not only in need of affordable housing but may require accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need may outweigh what is available, particularly in a housing market with high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly if they lose aging caregivers.

For Unincorporated Napa County, approximately 3,300 of the civilian noninstitutionalized population (13 percent) are estimated to have one or more of the six disability types specified below in Figure 38. As shown in Figure 37, this proportion is slightly higher than the proportions for Napa County and the Bay Area.

**Figure 37: Population by Disability Status**



**Notes:**

Universe: Civilian noninstitutionalized population

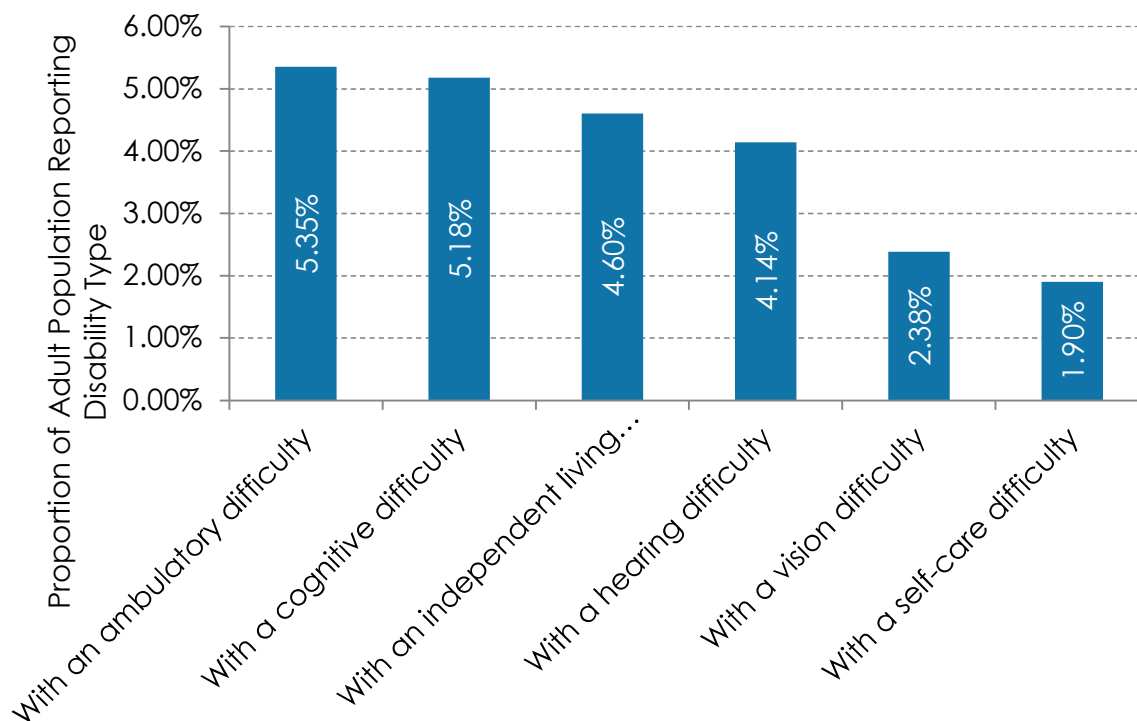
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101.

*Disability by Type*

Figure 38 shows the rates at which different disabilities are present among residents of Unincorporated Napa County.<sup>23</sup> There are a broad range of disabilities present, for which varying housing solutions may be required. In addition to housing designed to be accessible to people with various kinds of physical disabilities, people with disabilities that affect their ability to live independently would benefit from housing that includes supportive services.

<sup>23</sup> These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

**Figure 38: Disability by Type**



Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing.

Vision difficulty: blind or has serious difficulty seeing even with glasses.

Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs.

Self-care difficulty: has difficulty dressing or bathing.

Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

### *Developmental Disabilities by Age*

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities as defined in Section 4512 of the Welfare and Institutions Code. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe intellectual disability. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

Napa County's developmentally disabled community is served by the North Bay Regional Center, which provides advocacy, services, support, and care coordination to children and

adults diagnosed with intellectual and developmental disabilities and their families. The regional center supports over 10,000 individuals in Napa, Sonoma, and Solano Counties.

In Unincorporated Napa County, children under the age of 18 make up 43 percent and adults make up 57 percent of the approximately 200 persons reported as having a developmental disability, as shown in Table 28.

**Table 28: Population with Developmental Disabilities by Age**

<b>Age</b>	<b>Number</b>	<b>Percent</b>
0 - 17 Years	90	43%
18+ Years	117	57%
<b>Total</b>	<b>207</b>	<b>100%</b>

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Notes:

Universe: Population with developmental disabilities.

The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions.

The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

*Population with Developmental Disabilities by Residence*

As shown in Table 29, the most common living arrangement for individuals with developmental disabilities in Unincorporated Napa County is the home of parent /family /guardian, at almost three fourths of all such individuals. As reflected in the table, if not living with family members, individuals with developmental disabilities may need housing that includes supportive services, or housing in some other type of congregate housing.

**Table 29: Population with Developmental Disabilities by Residence**

<b>Residence Type</b>	<b>Number</b>	<b>Percent</b>
Home of Parent /Family /Guardian	155	72%
Independent /Supported Living	42	20%
Foster /Family Home	9	4%
Other	3	1%
Community Care Facility	3	1%
Intermediate Care Facility	2	1%
<b>Total by Residence Type</b>	<b>214</b>	<b>100%</b>

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

### *Homelessness*

Homelessness remains an urgent challenge in many communities across the region and the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Residents who have found themselves housing insecure have ended up unhoused in recent years, either temporarily or longer term.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region; homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. As shown in Table 30, a total of 322 persons were identified in Napa County as homeless by the 2019 point in time (PIT) count, as provided in the ABAG-compiled data approved by HCD for use for the current housing element update cycle. The City of Napa reports that most of the homeless in the County are found in the city<sup>24</sup>; there is limited information available regarding the number of homeless persons who are from the unincorporated parts of the county. According to County staff, during the PIT, each homeless person or vehicle that is being used for shelter is geo-located and during the most recent count there were no homeless people identified in the unincorporated areas. However, County staff do observe persons camping and sleeping in cars in the unincorporated areas during the summer, and most of the individuals are thought to be farmworkers. County staff estimate that these people may represent up to approximately ten percent of the County's homeless population, or around 49 to 50 persons. .

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<sup>24</sup> <https://www.cityofnapa.org/1048/Homeless-Services-Coordination>.

Napa County's point in time counts for 2017- 2019-2020-2021 show a trend of six percent increase between 2020 (464 individuals) and 2021 (494 individuals), moderating from a 30 percent increase between 2019 (322 individuals) and 2020 (464 individuals). The increase between 2017 (315 individuals) and 2019 (322 individuals) was two percent. The greater jump from 2019 to 2020 is more reflective of a change in count methodology toward a comprehensive count of 100 percent of County census tracts rather than the prior method of counting in a few "representative" tracts, leaving out more remote areas.

From 2017 to 2020 (the most recent year of Statewide Counts), the number of people experiencing homelessness across California increased by 22 percent, while Napa County saw a 46 percent increase in the same time period. This compared to similar increases in neighboring Yolo County (40 percent), and was considerably lower than Amador, Calaveras, Mariposa & Tuolumne Counties which saw a 127 percent increase.

As in many communities, people experiencing homelessness in Napa have been residing in Napa for a significant amount of time. In 2019, over 50 percent of the homeless indicated they were longtime Napa residents, having resided in the county for 10 or more years. In 2020, 63 percent of individuals noted a tenure of ten or more years in Napa County. Furthermore, PIT surveys also revealed that 84 percent of people experiencing homelessness in Napa became homeless while residing in Napa. The 16 percent who came from another county mainly came from neighboring counties, like Sonoma. State and other community data similarly show that the vast number of people experiencing homelessness seek services in the place where they lived prior to becoming homeless. In addition, the Homeless Data Integration System (HDIS) shows that 96 percent of people access housing or services in a single service area, rather than traveling to other communities in search of help.

During the 2020 PIT count, when individuals were asked to identify the primary cause or condition that led to their homelessness, the top four responses were alcohol or drug use (29 percent), job loss (12 percent), mental health issue (11 percent), and eviction (10 percent). It is important to note that people experiencing homeless often lose housing due to a combination of factors, but these specific events or conditions were the ones people identified as precipitating their experience of homelessness. In comparison to data from nearby Solano, Sonoma, and Marin counties, Napa respondents more frequently reported alcohol or drug use as a cause of homelessness. In Napa, 29 percent of respondents reported alcohol or drug use as the primary cause of their homelessness, compared to 11 percent of respondents in Solano County, 14 percent in Marin County, and 16 percent in Sonoma County who reported alcohol or drug use as the primary cause of their homelessness. This suggests the need for more widely available substance use treatment programs in prevention, diversion, and general service delivery within the system of care. These data align with survey and focus group comments from Napa providers indicating the need for additional programs to serve people experiencing homelessness who are seeking treatment for substance use disorders.

Finally, sub-populations in the survey data indicate 27 percent of people experiencing homelessness are experiencing recurring or chronic homelessness; nine percent are youth under 25; six percent are families; and four percent are veterans. Overall trends between 2017 and 2022 indicate a 200 percent increase in individuals experiencing unsheltered homelessness (again, likely owing to BOTH an overall population increase, and improvement in count methodology). Over the same period of time, the number of people experiencing chronic homelessness has remained relatively stable, while those experiencing homelessness for the first time has more than tripled.

In Napa County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, slightly more than half are unsheltered; of homeless households with children, most are sheltered in transitional housing (see Table 30).

**Table 30: Homelessness by Household Type and Shelter Status, Napa County**

<b>Status</b>	<b>People in Households Composed Solely of Children &lt; 18</b>	<b>People in Households with Adults &amp; Children</b>	<b>People in Households without Children &lt; 18</b>
Sheltered - Emergency Shelter	0	13	119
Sheltered - Transitional Housing	0	34	6
Unsheltered	0	5	145

Universe: Population experiencing homelessness in Napa County.

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Sources: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

In Napa County, homeless shelter and transitional housing facilities are located within the incorporated cities, where there is access to various supportive services nearby. Napa County contributes funding towards shelter capacity in the cities. Shelters include the South Napa Shelter, Rainbow House Family Shelter, and the Winter Shelter. All are located in the City of Napa. The South Napa Shelter has a capacity of 102 beds; recently expanded from 69 beds. The Rainbow House Family Shelter accommodates seven families at a time and can sleep as many as 30 people, depending on family make-up. The Winter Shelter operates seasonally from mid-November to mid-April each year and has a capacity of 55 beds. According to County staff, South Napa Shelter and the Rainbow House Family Shelter both operate at or near capacity throughout the year. The Winter shelter's usage fluctuates depending on the weather. County

staff indicate that while additional capacity would be beneficial for all facilities, the current focus is on building additional permanent supportive housing.

The existing shelter facilities and transitional housing do not operate in the Unincorporated Area, thus any homeless persons located in Unincorporated Napa County are unsheltered. However, Napa County zoning provides for the development and operation of these uses, as discussed in the Governmental Constraints section of the Housing Element. As shown in Table 30, there were 145 unsheltered individuals, indicating that, ideally, additional shelter facilities would be developed within Napa County.

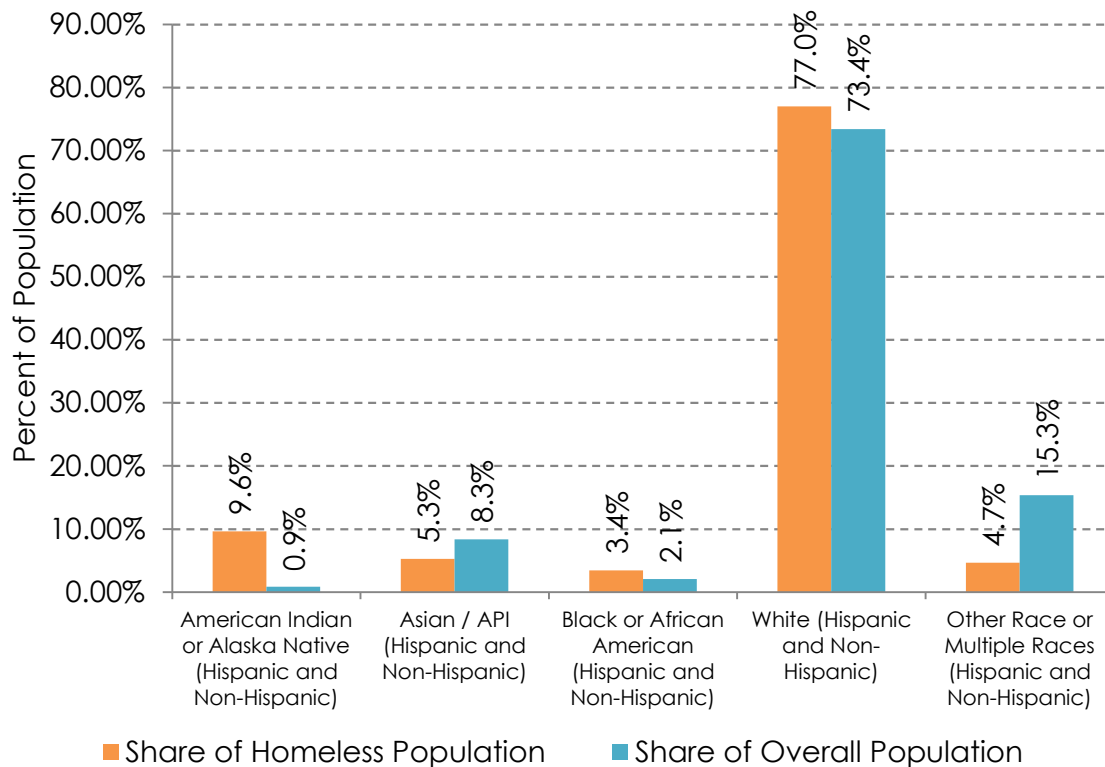
While people of color are more likely to experience poverty and financial instability resulting in homelessness, the majority of persons in Napa County experiencing homelessness are White (Hispanic or non-Hispanic).<sup>25</sup> The prevalence of homelessness by race generally reflects the racial makeup of the county; White (Hispanic and non-Hispanic) residents account for 77.0 percent of the homeless population while making up 73.4 percent of the overall population (see Figure 39). The minority group that is most overrepresented in the homeless population is the American Indian or Alaska Native (Hispanic and non-Hispanic) population, who make up nearly ten percent of the estimated homeless population but less than one percent of the county's overall population. The Black or African American (Hispanic and non-Hispanic) populations are also slightly more likely than the overall population to be homeless.

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<sup>25</sup> Available data do not separate the non-Hispanic from the Hispanic population by race.



**Figure 39: Racial Group Share of General and Homeless Populations, Napa County**



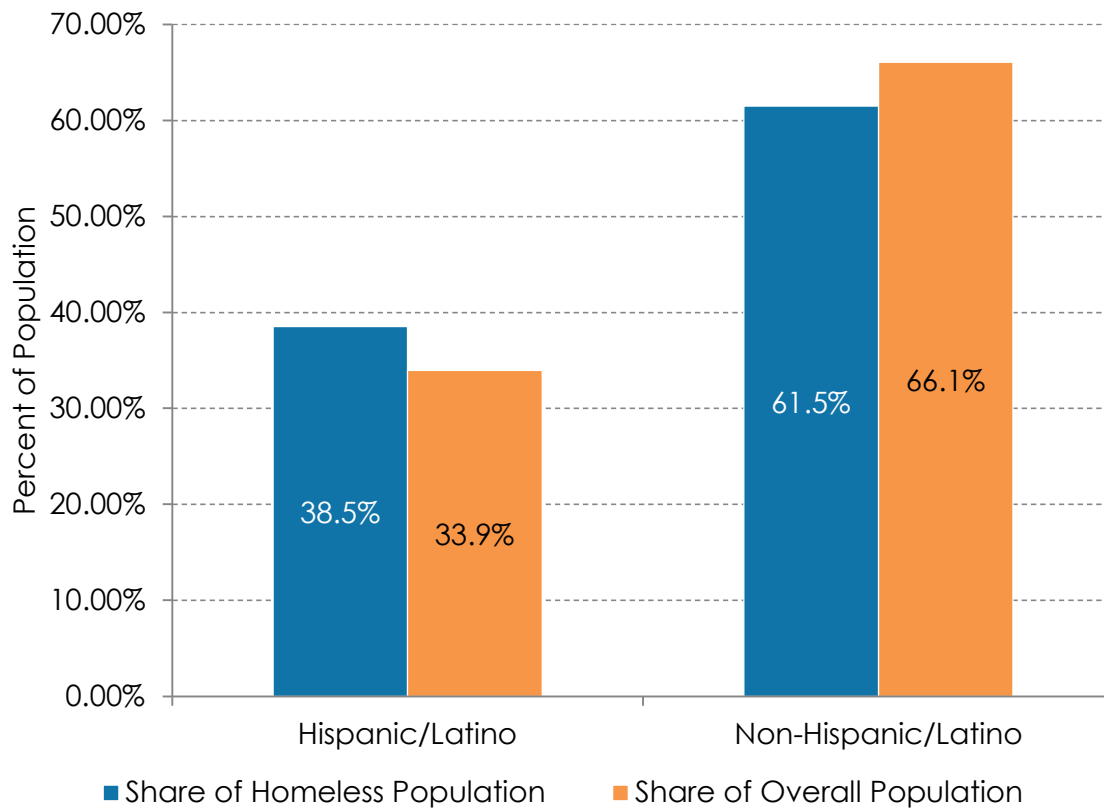
Universe: Population experiencing homelessness

Notes: Data based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. HUD does not disaggregate racial demographic data by Hispanic/Latino ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latino ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latino and non-Hispanic/Latino individuals.

Sources: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

In Napa County, Latino residents represent 38.5 percent of the population experiencing homelessness, while Latino residents comprise 33.9 percent of the general population, as shown in Figure 40.

**Figure 40: Latino Share of General and Homeless Populations, Napa County**



Universe: Population experiencing homelessness  
Notes: See notes for Figure 39 above.

Sources: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

Many of those experiencing homelessness are dealing with severe personal issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Napa County, homeless individuals are commonly challenged by severe mental illness, with 177 reporting this condition (see Table 31). Of those, some 44 percent are unsheltered, further adding to the challenge of handling the issue. A substantial number (161) also report having problems with chronic substance abuse.

**Table 31: Characteristics for the Population Experiencing Homelessness, Napa County**

<b>Status</b>	<b>Chronic Substance Abuse</b>	<b>HIV/AIDS</b>	<b>Severely Mentally Ill</b>	<b>Veterans</b>	<b>Victims of Domestic Violence</b>
Sheltered - Emergency Shelter	70	0	91	8	11
Sheltered - Transitional Housing	0	0	8	0	4
Unsheltered	<u>91</u>	<u>1</u>	<u>78</u>	<u>6</u>	<u>17</u>
<b>Total</b>	<b>161</b>	<b>1</b>	<b>177</b>	<b>14</b>	<b>32</b>

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Sources: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

In Unincorporated Napa County in recent school years, the student population experiencing homelessness has ranged from 63 to 99 students over an entire academic year, with the lower number from the 2019-20 school year.<sup>26</sup> Countywide, 270 students and regionwide approximately 13,700 reportedly experienced homelessness at some time during that school year (see Table 32). Students facing homelessness face adding undue burdens on learning and thriving, with the potential for longer term negative effects.

**Table 32: Students in Local Public Schools Experiencing Homelessness**

<b>Geography</b>	<b>School Year</b>			
	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>
Unincorporated Napa	67	99	64	63
Napa County	381	433	249	270
Bay Area	14,990	15,142	15,427	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

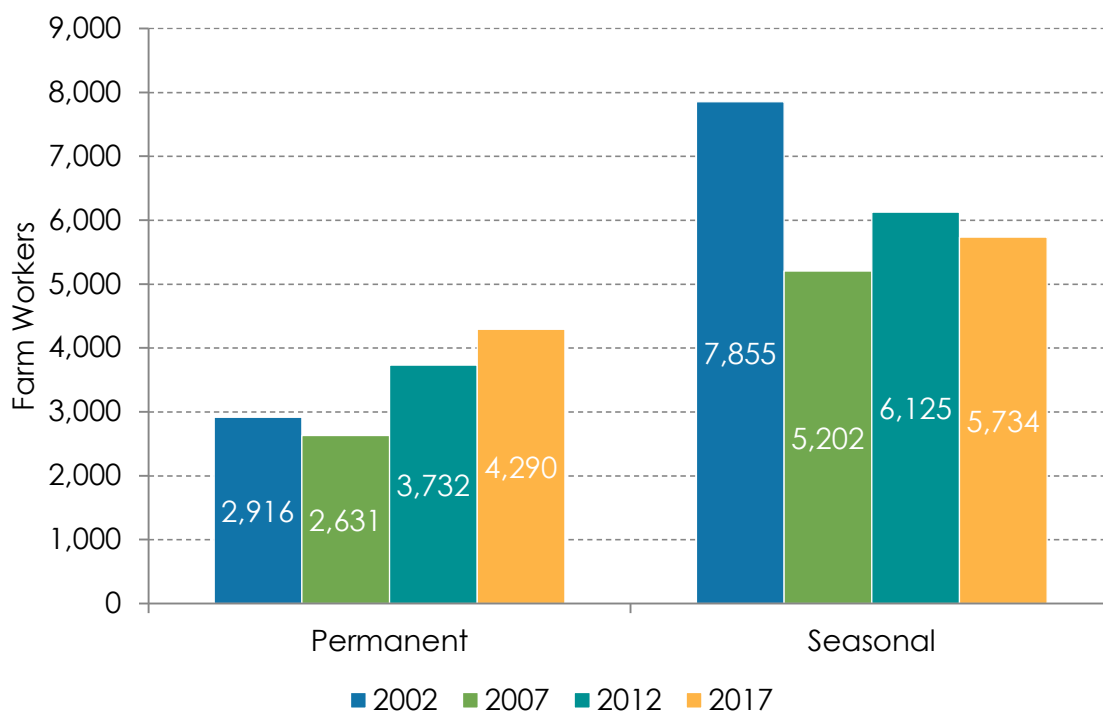
<sup>26</sup> This table covers students who are homeless at any time during the school year, unlike the homeless count provided above in Table 30 above which is based on a single point in time. All counts of homeless persons are subject to potential undercounting as some persons experiencing homelessness may be overlooked by enumerators.

### ***Farmworkers***

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. Because Napa County has a substantial agricultural economy, with most of the activity in unincorporated areas, farmworker housing is a key issue locally.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Napa County has increased since 2002, totaling 4,290 in 2017, while the number of seasonal farm workers has decreased, totaling 5,734 in 2017 (see Figure 41). The overall number of farm workers was about the same in 2017 as in 2002.

**Figure 41: Farm Labor in Napa County**



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)  
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Farm workers have a variety of special housing needs in terms of affordability, location, and duration of residence. The increase in farmworkers living in Napa County on a permanent basis increases the need for local, affordable farmworker housing for household types other than

single adult men and women, including family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community.

Farm workers may face added affordable housing challenges due to immigration status. Federally funded affordable housing projects require the head of household to have documentation of legal resident status, precluding some farm workers from subsidized farm worker housing.

Even seasonal farm workers may travel with families, with children who at least temporarily enroll in local schools. In Unincorporated Napa County, the migrant worker student population totaled 88 during the 2019-20 school year and has increased by 47 percent since the 2016-17 school year when there were 60. The change in the migrant worker student population at the county level is a more modest 19.4 percent increase for the same period.<sup>27</sup> In contrast, the regional trend for the past few years has been a gradual decline in the migrant worker student population.

**Table 33: Migrant Worker Student Population**

Geography	School Year			
	2016-17	2017-18	2018-19	2019-20
Unincorporated Napa	60	98	96	88
Napa County	903	1,173	1,090	1,078
Bay Area	4,630	4,607	4,075	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

As part of the public outreach process for the 2023 to 2031 Housing Element Update, Napa County hosted a number of meetings where farmworker housing issues were discussed. This included discussions at Housing Element Advisory Committee (HEAC) meetings as well as two follow-up meetings which were organized specifically to meet with Spanish-speaking community members, who included farmworker representatives. This input is summarized in the Community and Stakeholder Engagement section of Chapter 1.

In light of identified needs and the concerns and preferences expressed by community members during the Housing Element Update process, the Housing Element contains a suite of programs

<sup>27</sup> It is likely that many farm workers employed in unincorporated Napa County live in the incorporated cities of the county where most of the housing is located, particularly in City of Napa.

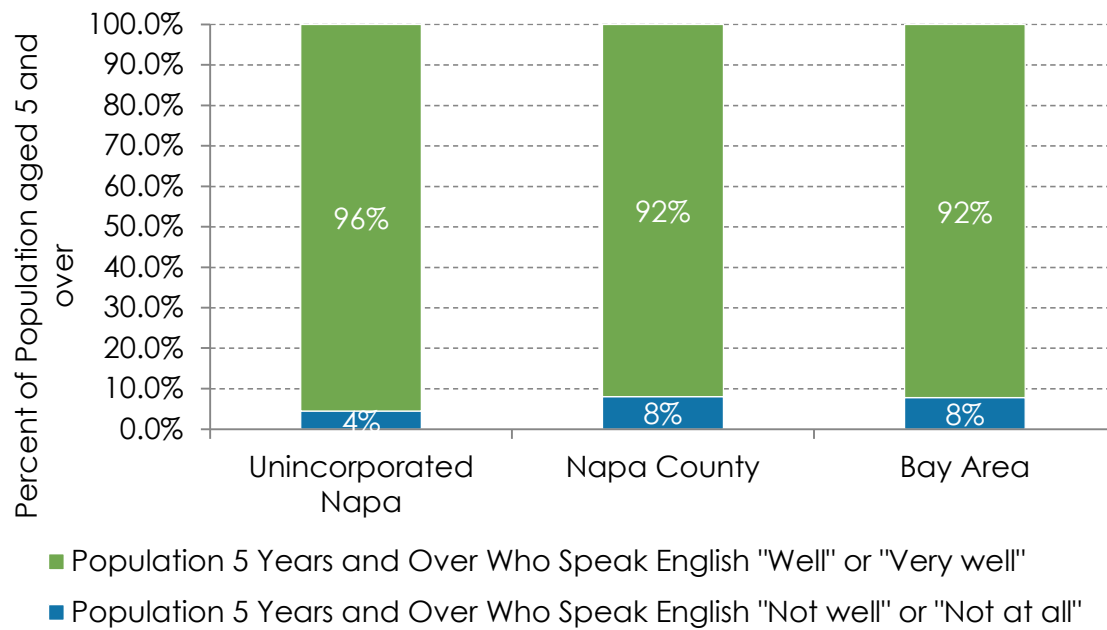
that address farmworker housing. These include Program H-3a to continue to inspect migrant farm labor housing and ensure it is maintained in sound condition; Program H-3d, which incorporates a goal of farmworker housing representing at least ten percent of housing units in developments assisted with the County's Affordable Housing Fund; Program H-3e, which seeks to develop partnerships and utilize resources to preserve existing privately-owned farmworker housing; Program H-3f, which calls for monitoring the occupancy of existing farmworker centers to document need for expanded supply; Program H-3g, which targets identifying one site and pursuing funding to develop a new farmworker housing project in the 2023-2031 planning period; Program H-3h, which calls for outreach to owners of appropriate properties to encourage them to develop farmworker housing onsite; and Program H-3j, which calls for zoning amendments that would facilitate developing farmworker housing that can offer homeownership opportunities.

In 2021, Napa County was awarded a Regional Early Action Planning (REAP) grant to fund work to explore opportunities to increase farmworker housing. Due to COVID-induced delays in contracting with the State and initiating the grant activity, and the need to focus available County Planning, Building, and Environmental Services (PBES) staffing resources on meeting deadlines for the Housing Element Update, Napa County has not yet completed the farmworker housing study. Subsequent to the adoption of the Housing Element, PBES staff capacity will be freed, and the County will be undertaking this study, with a focus on identifying actions the County and local partners can take to improve the supply, quality, and affordability of farmworker housing. These recommendations will help the County to better target its efforts to facilitate and encourage the development of farmworker housing. This may result in additional programs beyond those included in the Housing Element. Housing Element Program H-3k calls for taking steps to implement the recommendations of the Farmworker Housing Study and sets a goal of breaking ground on new farmworker housing by 2028.

### *Non-English Speakers*

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. Regionwide and for Napa County overall, the proportion of residents five years and older with limited English proficiency is eight percent. However, the proportion is lower in Unincorporated Napa County, at only four percent. Because this is a vulnerable population, it is important that tenants rights outreach and education efforts be conducted in a multi-lingual fashion. As Spanish is the primary language of the majority of unincorporated Napa County's non-English speakers, Housing Element Program H-3b calls for fair housing efforts to be conducted in Spanish as well as English, at a minimum.

**Figure 42: Population with Limited English Proficiency**



Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005.

## 6. ASSESSMENT OF FAIR HOUSING

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The Housing Element must include a program that promotes and affirmatively furthers fair housing throughout the community for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or any other characteristics that are protected by the California Fair Employment and Housing Act (FEHA), Government Code Section 65008, and all other applicable State and federal fair housing and planning laws. Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”<sup>28</sup>

The Housing Element must also include an Assessment of Fair Housing (AFH) that is consistent with the core elements of the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule from July 2015. The following section summarizes key findings from the Assessment of Fair Housing, which was completed in accordance with current HCD guidance, as well as a detailed reading of the California Government Code.<sup>29</sup>

The main sources of information for the following analysis are the U.S. Census Decennial Census and American Community Survey, the HCD AFFH Data and Mapping Resources Tool, the California Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), the State Tax Credit Allocation Committee (TCAC), and the County of Napa.

HEAC meetings, public workshops, and stakeholder interviews conducted as part of the Housing Element Update raised the issues of fair housing and affirmatively furthering fair housing. This included a meeting convened specifically to gather input from Spanish-speaking community members, including farmworker representation. Participants did not raise major concerns with fair housing in the unincorporated area, focusing more on general challenges of housing availability and affordability. Participants did mention immigration status and language barriers as two challenges facing minorities, primarily Spanish-speaking community members. These community members may experience difficulty finding information about housing resources and housing rights and may also be fearful about asserting their rights, such for habitable rental housing, out of concerns that landlords would increase their rents if they were required to fix housing problems.

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<sup>28</sup> California Government Code § 8899.5 (a)(1)

<sup>29</sup> Olmstead, Z. (April 23, 2020). AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a).



Program H-3b (contract for fair housing services) calls for specific outreach activities to be conducted in both English and Spanish throughout the county.

## **Fair Housing Enforcement and Capacity**

In addition to federal fair housing laws, California has enacted a robust set of fair housing laws. The State Department of Fair Employment and Housing (DFEH) enforces California laws that provide protection and monetary relief to victims of unlawful housing practices. The Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) prohibits discrimination and harassment in housing practices, including:

- Advertising
- Application and selection process
- Unlawful evictions
- Terms and conditions of tenancy
- Privileges of occupancy
- Mortgage loans and insurance
- Public and private land use practices
- Unlawful restrictive covenants

The following categories are protected by FEHA:

- Race or color
- Ancestry or national origin
- Sex, including Gender, Gender Identity, and Gender Expression
- Marital status
- Source of income
- Sexual orientation
- Familial status (households with children under 18 years of age)
- Religion
- Mental/physical disability
- Medical condition
- Age
- Genetic information

In addition, FEHA contains similar reasonable accommodations, reasonable modifications, and accessibility provisions as the Federal Fair Housing Amendments Act. FEHA explicitly provides that violations can be proven through evidence of the unjustified disparate impact of challenged actions and inactions and establishes the burden-shifting framework that courts and the Department of Fair Employment and Housing must use in evaluating disparate impact claims.

The Unruh Civil Rights Act provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists “sex, race, color, religion, ancestry, national origin, disability, and medical condition” as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics. In practice, this has meant that the law protects against arbitrary discrimination, including discrimination on the basis of personal appearance.

Furthermore, the Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person’s race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute. Hate violence can include: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage.

The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual’s constitutional or statutory rights, including a right to equal access to housing. The Bane Act also includes criminal penalties for hate crimes; however, convictions under the Act may not be imposed for speech alone unless that speech itself threatened violence.

California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person’s citizenship or immigration status.

The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13)<sup>30</sup> prohibits tenants from being evicted without “just cause,” which means that tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity or breach of a material term of the lease. The law also caps rent increases at 5% for a period of 10 years.

In addition to these acts, Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in any land use decisions. Specifically, changes to Sections 65580-65589.8 require local jurisdictions to address the provision of housing options for special needs groups, including:

- Housing for persons with disabilities (SB 520)

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<sup>30</sup> [https://leginfo.ca.gov/faces/billTextClient.xhtml?bill\\_id=201920200AB1482](https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1482)

- Housing for homeless persons, including emergency shelters, transitional housing, and supportive housing (SB 2)
- Housing for extremely low-income households, including single-room occupancy units (AB 2634)
- Housing for persons with developmental disabilities (SB 812)

Although the FEHA purports to protect against source of income discrimination, the provision has been largely toothless. In October of 2019, the governor of California signed into law SB 329, prohibiting discrimination in housing based on source of income statewide.

In its own actions as well as in administering the Napa County Code of Ordinances, Napa County observes all of these laws, including 6<sup>th</sup> Cycle Housing Element Program H-5f, which identifies actions the County will take to ensure the County is in compliance with all recently enacted State housing laws. In addition, the Napa County Code of Ordinances (Napa County Code § 18-34) provides for specific procedures for requesting reasonable accommodations under the FHA and FEHA.

Fair housing complaints can be used as an indicator of the overall magnitude of housing complaints, and to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." Federal Law also prohibits many kinds of housing discrimination.

Housing discrimination complaints can be directed to either HUD's Office of Fair Housing and Equal Opportunity (FHEO) or the California Department of Fair Employment and Housing (DFEH).

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other protected characteristic when renting or buying a housing unit;
- and, disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

Complaints have been filed with FHEO over housing discrimination in Napa County in recent years.<sup>31</sup> From 2013 through 2020, 43 complaints were recorded, as shown below; slightly more than one-third of complaints were conciliated or settled, a no cause determination was made for slightly less than one third of complaints, and approximately one-fourth of complaints were withdrawn after resolution,

**Table 34: FHEO Fair Housing Complaints by Resolution Type, 2013 to 2000**

<b>Resolution</b>	<b>Total, 2013-2020</b>	<b>Percent of Total</b>
Conciliated/settled	16	37.2%
Dismissed for lack of jurisdiction	1	2.3%
No cause determination	14	32.6%
Withdrawn after resolution	11	25.6%
Withdrawn without resolution	1	2.3%
<b>Subtotal, All Complaints</b>	<b>43</b>	<b>100.0%</b>

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Sources: HUD, Office of Fair Housing and Equal Opportunity, 2021; BAE, 2021.

In addition to data from the FHEO, this analysis also reviewed data from the California Department of Fair Employment and Housing (DFEH). As reported in Table 35, there were a total of 18 complaints for Napa County between 2018 and 2021 year-to-date, covering 30 basis types and 32 discriminatory practices (a single complaint can include more than one of each of these two categories). Twelve of the complaints were found to have no cause, three were the subject of voluntary mediation, and three were withdrawn after resolution.

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<sup>31</sup> Data not available separately for unincorporated county only

**Table 35: DFEH Fair Housing Complaints in Napa County by Class, Practice, and Resolution Type, 2018-2021**

<b>Basis Type (a)</b>	<b>Total, 2018-2021 (YTD)</b>	<b>Percent of Total</b>
Ancestry	3	10.0%
Disability	11	36.7%
Familial status	5	16.7%
National origin/color/race	9	30.0%
Other	1	3.3%
Sexual harassment-Quid Pro Quo	1	3.3%
<b>Total, All Basis Types</b>	<b>30</b>	<b>90.0%</b>
<b>Discriminatory Practice (a)</b>		
Denied equal terms and conditions	7	21.9%
Denied reasonable accommodation	7	21.9%
Denied reasonable accommodation for a disability or medical condition	5	15.6%
Denied rental/lease/sale	3	9.4%
Evicted	4	12.5%
Harassed	2	6.3%
Subjected to restrictive/covenant	2	6.3%
Subjected to discriminatory statements/advertisements	2	6.3%
<b>Total, All Practices</b>	<b>32</b>	<b>40.6%</b>
<b>Resolution</b>		
No cause determination	12	66.7%
Voluntary mediation	3	16.7%
Withdrawn after resolution	3	16.7%
<b>Total, All Resolutions</b>	<b>18</b>	<b>100.0%</b>

Note:

(a) Each complaint may involve more than one basis type or discriminatory practice, but there is only one resolution per complaint.

Sources: California Department of Fair Employment and Housing, 2021; BAE, 2021.

### ***Unincorporated Napa County Fair Housing Services***

Napa County contracts with Fair Housing Napa Valley<sup>32</sup> (FHNV) for fair housing services. FHNV provides assistance with monitoring and enforcing fair housing rights for residents throughout Napa County and also for Vallejo in Solano County. Services provided include landlord tenant counseling, outreach and education, and discrimination investigation.

The County directs parties to FHNV for further consideration and analysis of housing-related complaints. The Napa County Housing Authority provides a link to FHNV's website at <https://www.countyofnapa.org/467/Housing-Authority>.

<sup>32</sup> <https://napafairhousing.org/>

In addition to services provided by FHEO, DFEH, and FHNV, Bay Area Legal Aid (BALA) also provides services in Napa County. BALA represents low- and very low-income residents within their seven-county service area, which includes Napa County. BALA is also a grantee under HUD's Fair Housing Initiatives Program (FHIP), which means that it receives funding from HUD to assist victims of housing discrimination. Their housing practice provides legal assistance regarding public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lock-outs and utility shut-offs, residential hotels, and training advocates and community organizations. It is important to note, however, that BALA is restricted from representing undocumented clients.

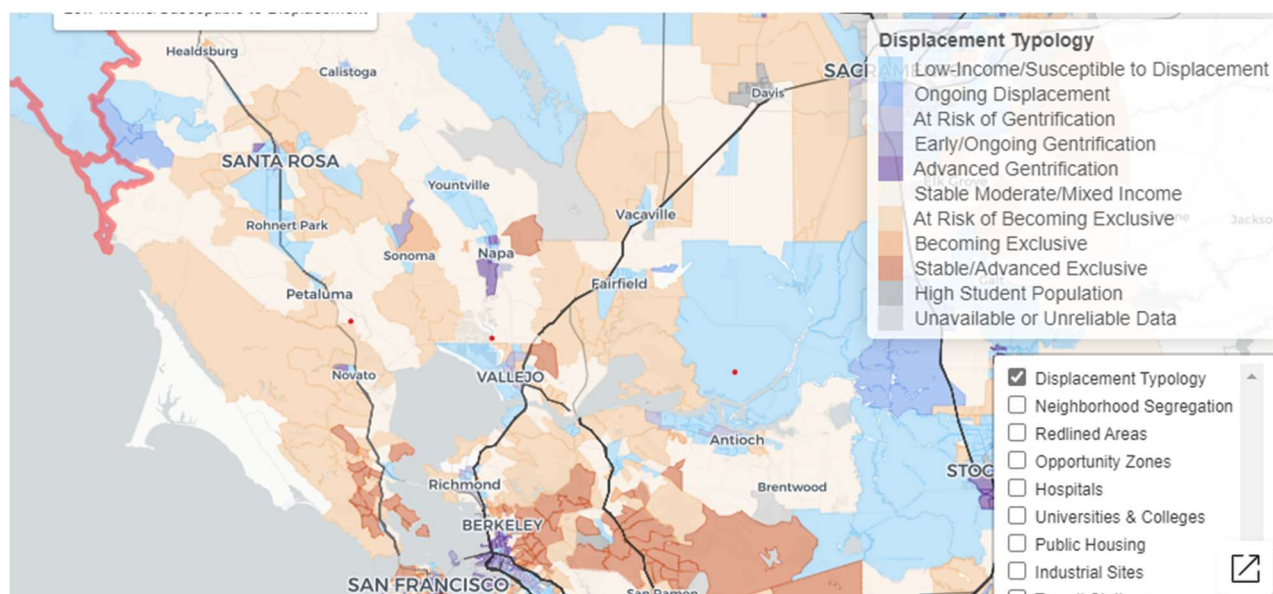
## **Integration and Segregation Patterns and Trends**

Building on the previous section's analysis of patterns of direct discrimination in the County's housing market, the following section provides an analysis of current and historic patterns of segregation and integration related to income, race and ethnicity, familial status, disability, and other key factors. Data for the County is displayed at the census tract level relying primarily on ACS 2015-2019 estimates, and wherever possible sub-regional or regional comparisons are utilized to illustrate specific patterns in Napa County.

### ***Regional Context***

The nine-County Bay Area region has long been characterized by high housing costs and disparities in access to high-quality affordable housing in areas rich with services, employment opportunities, transit access and other key amenities. Lower-income households, individuals and families with special housing needs and racial and ethnic minorities across the region experience obstacles to finding and retaining affordable housing and often face economic exclusion from areas of opportunity. The Urban Displacement Project (UDP) at UC Berkeley has conducted an analysis of census tracts across a 13-County region including Napa County focused on understanding the potential economic displacement pressures affecting lower-income households, as well as identifying areas of exclusion. Figure 43, below displays Napa County in regional perspective using this analysis. As shown, compared to the surrounding region, a larger share of Napa County census tracts are classified by the UDP as Stable Moderate/Mixed-Income neighborhoods. However, the area around Yountville and comprising a portion of the Southern Napa Valley is classified by this analysis as Lower-income/Susceptible to Development, and there is also a rural part of the County defined as Stable/Exclusive. The County has developed a variety of policies and programs (particularly Policy H-7b) to address patterns of displacement and exclusion and foster integration and access to high-quality affordable housing in areas of opportunity throughout the County. This commitment is also reflected in the five sites identified in the Sites Inventory below.

**Figure 43: Bay Area Neighborhoods by Displacement Typology**



*Source: Urban Displacement Project, 2020; US Census ACS Data, 2015-2019.*

### ***Race and Ethnicity***

As noted in the housing needs analysis, since 2000, the number and percentage of residents in Unincorporated Napa County identifying as White has decreased and the percentage of residents of all other races and ethnicities has increased by 10.3 percent, with the 2019 White Non-Hispanic population estimated at 17,827. The unincorporated county is still less diverse than the county overall. Based on 2019 ACS data, nearly 70 percent of the unincorporated county is White Non-Hispanic, in comparison to only 52 percent for the county and 39 percent for the region. This indicates that the incorporated areas of the county contain a much higher percentage of the county's minority population than the unincorporated area. The largest minority group in both the unincorporated area and the incorporated area is the Hispanic/Latino population.

### ***Historic Patterns of Racial Discrimination***

The following section discusses longer-term trends regarding race and ethnicity in Napa County overall.

Black residents were present in what is now Napa County as early as 1845.<sup>33</sup> Others who followed after the Civil War as freed slaves sought out new opportunities in California.

<sup>33</sup> [https://napavalleyregister.com/lifestyles/napa-s-early-black-history/article\\_7f378f38-961a-11e3-bffb-001a4bcf887a.html](https://napavalleyregister.com/lifestyles/napa-s-early-black-history/article_7f378f38-961a-11e3-bffb-001a4bcf887a.html).



The late 1800s showed ongoing patterns of segregation in Napa County along with progress on some fronts. Schools in the City of Napa were integrated in 1878, in large part due the expense of running a separate school for the small number of Black children in the city.<sup>34</sup> However, discrimination in employment and housing opportunities and other factors led to a decline in the Black population in Napa County over the following decades. In 1900 the Census reported only 28 African Americans in Napa County, a decline from 106 in 1870.

There is no specific evidence in Napa County of the Home Owners' Loan Corporation official "redline" maps first developed during the New Deal which reinforced housing segregation.<sup>35</sup> However, some of the housing subdivisions developed during and after World War II reportedly had restrictive covenants that prohibited Black residence in those areas, but physical evidence of those covenants is difficult to find. In at least one case, the South Gordon Terrace housing development in the City of Napa, such a covenant existed for housing developed after such restrictions were declared unconstitutional and unenforceable.<sup>36</sup> More likely, informal understandings between brokers and rental agents resulted in housing discrimination in Napa County.

In the late 19<sup>th</sup> Century, anti-Chinese sentiment led to the passage of the Chinese Exclusion Act in 1882, which along with other measures limited further Chinese immigration, especially for women and children, as well as closing the path to citizenship and employment for those of Chinese ancestry. Along with legal barriers, there were numerous other extralegal actions including attacks on Chinese individuals and businesses. The Exclusion Act was not repealed until the 1940s. Napa County was no stranger to the anti-Chinese trends, with boycotts of businesses employing or associated with those of Chinese ancestry, and arson fires in the county's Chinese settlements: newspaper coverage often echoed the associated public sentiments. The Chinese population reported by the decennial Census showed a decline from 884 in 1880 to only 70 in 1930. Napa County's history with respect to anti-Chinese racism is documented at <https://napahistory.org/napa-county-and-the-anti-chinese-league/> and also at <https://yesterdaysamerica.com/the-forgotten-history-of-napa-valley-chinatowns/>, which describe patterns of housing segregation for the Chinese population in Napa County.

More recent trends are mixed in Napa County for various racial and ethnic groups. In 1980, Napa County was nearly 90 percent White non-Hispanic (see Table 36), with the

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<sup>34</sup> *There Are No Black People in Napa: A History of African Americans in Napa County*, Alexandria Laurel Coleman Brown, a thesis submitted to Adams State University in partial fulfillment of the requirements for the degree of M.A. in United States History, June 29, 2015. This thesis formed the partial basis for her book *Hidden History of Napa County*.

<sup>35</sup> Ibid. See discussion of housing discrimination beginning on page 75.

<sup>36</sup> Ibid. See discussion on page 77.



Hispanic population making up the largest minority group with 8.7 percent of the County's population. Since 1980, the White non-Hispanic population has steadily declined; recently released 2020 Census data indicates that this group is no longer a majority of the County's total population, while the Hispanic population has grown to over one-third of the county's total. Asian/Pacific Islanders were only 2.2 percent of the 1980 population, but now make up 7.9 percent of the total. No other group shown in the table makes up more than five percent of the 2020 population. The Black population, while a small percentage of the County total, increased gradually from 981 in 1980 to 2,440 in 2010, but declined to 2,300 in 2020, never constituting even two percent of the County's population.

**Table 36: Napa County Race by Ethnicity, 1980 to 2020**

Number						
Not Hispanic nor Latino by Race	1980 Number	1990 Number	2000 Number	2010 Number	2020 Number	Change 1980 to 2020
White	86,466	89,453	85,932	76,967	68,909	-17,557
Black or African American	981	1,167	1,527	2,440	2,300	1,319
American Indian and Alaska Native	829	687	642	544	507	-322
Asian/Pacific Islander	2,153	3,391	3,895	9,299	10,836	8,683
Other (a)	171	126	2,867	3,224	6,638	6,467
<b>Total, Not Hispanic nor Latino</b>	<b>90,600</b>	<b>94,824</b>	<b>94,863</b>	<b>92,474</b>	<b>89,190</b>	<b>-1,410</b>
<b>Hispanic or Latino</b>	<b>8,599</b>	<b>15,941</b>	<b>29,416</b>	<b>44,010</b>	<b>48,829</b>	<b>40,230</b>
<b>Total, All Races</b>	<b>99,199</b>	<b>110,765</b>	<b>124,279</b>	<b>136,484</b>	<b>138,019</b>	<b>38,820</b>

Percent						
Not Hispanic nor Latino by Race	1980 Percent	1990 Percent	2000 Percent	2010 Percent	2020 Percent	Change 1980 to 2020
White	87.2%	80.8%	69.1%	56.4%	49.9%	-20.3%
Black or African American	1.0%	1.1%	1.2%	1.8%	1.7%	134.5%
American Indian and Alaska Native	0.8%	0.6%	0.5%	0.4%	0.4%	-38.8%
Asian/Pacific Islander	2.2%	3.1%	3.1%	6.8%	7.9%	403.3%
Other (a)	0.2%	0.1%	2.3%	2.4%	4.8%	3781.9%
<b>Total, Not Hispanic nor Latino</b>	<b>91.3%</b>	<b>85.6%</b>	<b>76.3%</b>	<b>67.8%</b>	<b>64.6%</b>	<b>-1.6%</b>
<b>Hispanic or Latino</b>	<b>8.7%</b>	<b>14.4%</b>	<b>23.7%</b>	<b>32.2%</b>	<b>35.4%</b>	<b>467.8%</b>
<b>Total, All Races</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>39.1%</b>

Note: The Census Bureau has changed how it gathers race and Hispanic origin data over time, so findings about trends should be noted with caution. Especially significant was the addition in 2000 of the respondents' ability to specify more than one race; this change is evidenced by the sharp increase in the "other" category, between 1990 and 2000, as it includes persons of two or more races starting in 2000.

(a) For 1980 and 1990, this category consists of persons of some other race alone. Beginning in 2000, it also includes persons of two or more races.

Sources: U.S. Census Bureau, 1980, 1990, 2000, 2010, and 2020 Decennial Census; BAE, 2021.

### *Dissimilarity Index*

One of two key metrics recommended for use in fair housing analysis as part of the federal AFFH rule, the dissimilarity index measures the evenness with which two groups are distributed across the geographic units that make up a larger area, such as Census block groups within a jurisdiction. The index can range from zero to 100, with zero meaning no segregation, or spatial disparity, and 100 indicating complete segregation between the two groups. The index score can be interpreted as the percentage of one of the two groups that would have to move to produce an even distribution. An index score above 55 is considered evidence of high segregation, while 40 to 55 is considered moderate, and below 40 is considered to show low segregation.<sup>37</sup>

The calculation of both the dissimilarity and isolation indexes relies on the use of block group and Census tract level data from the U.S. Census Bureau. However, the block groups and tracts in Napa County do not necessarily follow city boundaries, especially for the cities of Napa and American Canyon. For this analysis of fair housing, the block groups and tracts that included both incorporated places and Unincorporated Napa County were removed from the unincorporated county analysis if a review of maps and aerial images indicated that most of the population of the block group or tract lived within an incorporated place. Some lightly populated incorporated areas were unavoidably included in this analysis and some unincorporated areas of the County were not covered in the following analysis, but these areas were not substantially populated. Since data were not available for just the unincorporated portions, the calculations summarized below reflect the characteristics of entire block groups and tracts, including the portions of some block groups and tracts that extend into incorporated areas.

In 2010, Unincorporated Napa County showed moderate to high dissimilarity indexes for most minority populations, as shown in Table 37. The indexes for every group increased between 2010 and 2019, indicating a trend toward increased housing segregation in the Asian and Hispanic or Latino communities. For other racial and ethnic categories, as noted above in Table 36, the population of several of the minority groups in Napa County are extremely small; as a result, the 2015 to 2019 numbers are subject to potential statistical error.

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<sup>37</sup> Cloud Nine Technologies and Brent Mast, (2017). *Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation*. HUD Office of Policy Development and Research, and Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

**Table 37: Dissimilarity Index, Unincorporated Napa County, 2010 and 2015-2019**

Racial and/or Ethnic Group	Dissimilarity Index	
	2010	2015-2019
Black or African American alone	52.6	70.0
American Indian and Alaska Native alone	25.1	83.4
Asian alone	37.4	55.1
Native Hawaiian and Other Pacific Islander alone	60.8	90.2
Some other race alone	43.4	80.8
Two or more races	23.4	48.8
Hispanic or Latino	38.2	45.1

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9, ACS 2015-2019 five-year sample data, Table B03002; BAE, 2021.

### *Isolation Index*

The other key metric recommended under the federal AFFH rule is the Isolation Index, which compares a group's share of the overall population to the average share within a given block group. Ranging from 0 to 100, the isolation index represents the percentage of residents of a given race or ethnicity in a block group where the average resident of that group lives, correcting for the fact that this number increases mechanically with that group's share of the overall study area's population. Using Hispanic or Latino residents as an example, an aggregate isolation index of 45 indicates that the average Hispanic or Latino resident lives in a block group where the Hispanic or Latino share of the population exceeds the overall communitywide average by roughly 45 percent. Isolation index values close to zero indicate that members of that minority group live in relatively integrated neighborhoods.<sup>38 39</sup>

Table 38 summarizes isolation index scores by racial and ethnic minority affiliation. The data indicate that most racial and ethnic subpopulations in Unincorporated Napa County live in areas with relatively high degrees of racial and ethnic integration. Hispanics make up the second largest race/ethnic group in the Unincorporated County and have the highest isolation index score. Non-Hispanic Whites, the largest single race/ethnic group in Unincorporated Napa County, have the second-highest score. The isolation indexes showed modest increases over the 2010 to 2019 period for all groups, but for all the groups, the isolation levels are still relatively low. Once again, it should be noted that the

<sup>38</sup> HUD. (2013). *AFFH Data Documentation*. Available at:

[http://www.huduser.org/portal/publications/pdf/FR-5173-P-01\\_AFFH\\_data\\_documentation.pdf](http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf)

<sup>39</sup> Glaeser, E. and Vigdor, J. (2001). *Racial Segregation in the 2000 Census: Promising News*. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at:

<http://www.brookings.edu/es/urban/census/glaeser.pdf>

population of several of the minority groups in Napa County are extremely small; as a result, the 2015 to 2019 numbers are subject to potential statistical error.

**Table 38: Isolation Index, Unincorporated Napa County, 2010 and 2015-2019**

Racial and/or Ethnic Group	Isolation Index	
	2010	2015-2019
Non-Hispanic White	14.1	20.5
Black or African American alone	2.0	5.4
American Indian and Alaska Native alone	0.2	4.2
Asian alone	4.3	9.4
Native Hawaiian and Other Pacific Islander alone	0.3	1.7
Some other race alone	0.2	7.0
Two or more races	0.8	3.0
Hispanic or Latino	16.8	22.3

Sources: U.S. Census Bureau, 2010 Decennial Census, Table P9, ACS 2015-2019 five-year sample data, Table B03002; BAE, 2021.

### *Geographic Distribution of Residents by Race and Ethnicity*

Figure 44 through Figure 61 below illustrate the geographic concentrations of the overall non-White population and the non-Hispanic populations of White, Black, Native American/Alaska Native, Asian, Pacific Islanders, Some Other Race, and Two or More Races, and Hispanic or Latino residents by Census block group, for both Unincorporated Napa County and a comparison region, defined as Napa and Sonoma Counties combined. (the “North Bay Region”).

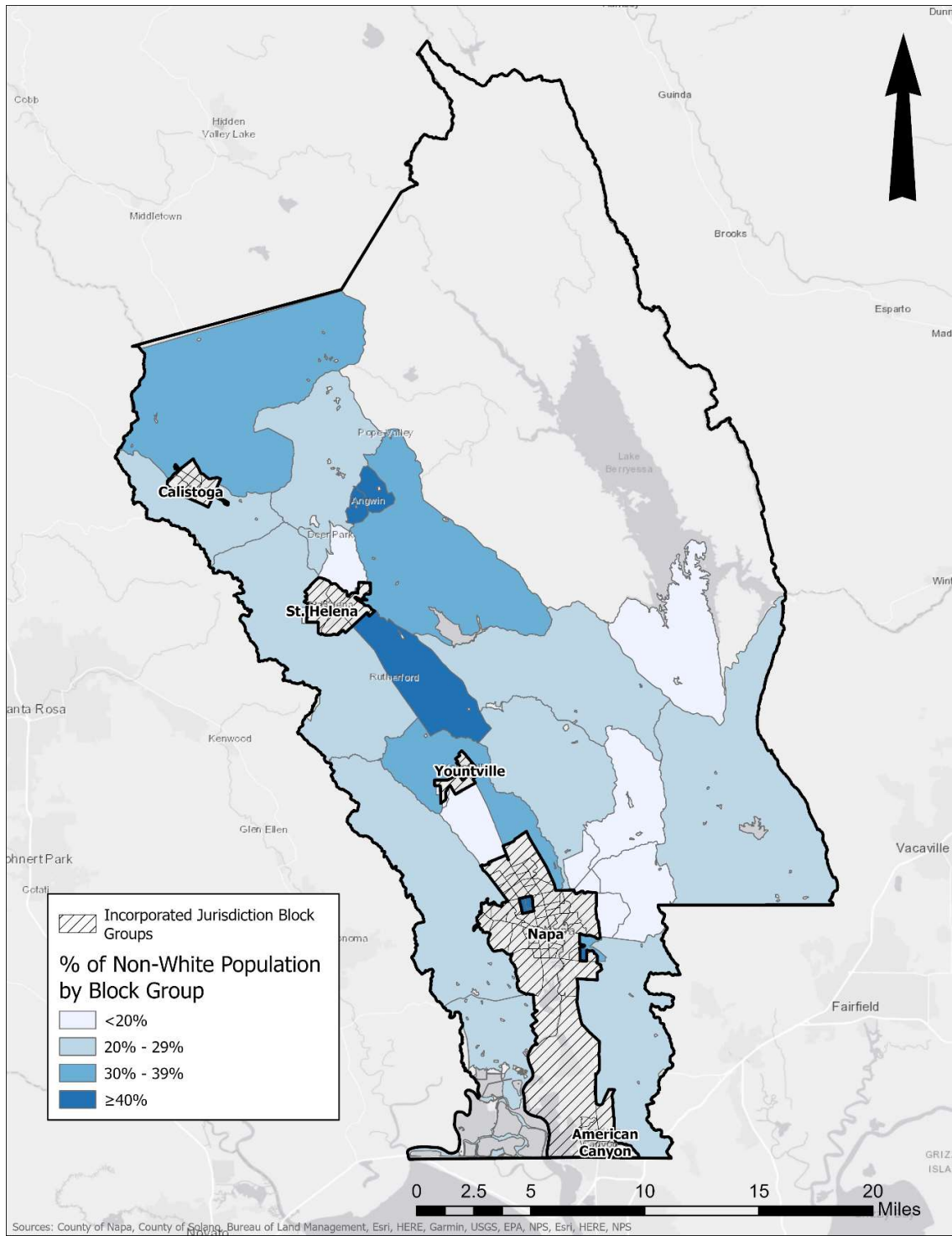
As noted above, Census block group and tract boundaries in Napa County do not always follow city boundaries, especially for the cities of Napa and American Canyon. As a result, some unincorporated areas are grouped with the incorporated cities in the maps and analysis below, and some unincorporated areas are excluded. The areas described on the maps as “Incorporated Jurisdiction Block Groups” or Incorporated Jurisdiction Tracts” are the areas that have been excluded from the analysis, but these may include some unincorporated areas.

While slightly more than two-thirds of the Unincorporated County’s population overall is White Non-Hispanic, the proportion of the total population of other race/ethnic groups varies considerably by Census block group, as shown in Figure 44, ranging from 14 percent to 69 percent. Correspondingly, the percentage of White non-Hispanic persons ranges from 31 percent to 86 percent (see Figure 46). The highest non-White and Hispanic concentrations are in a block group covering an unincorporated island within Napa city, and in a block group between Yountville and St. Helena. For the North Bay Region overall, the block groups with the highest non-White and Hispanic population tend to be in the urban areas, with concentrations by block group ranging from only four percent up to greater than 90 percent (see Figure 45). Conversely, the highest concentrations of White

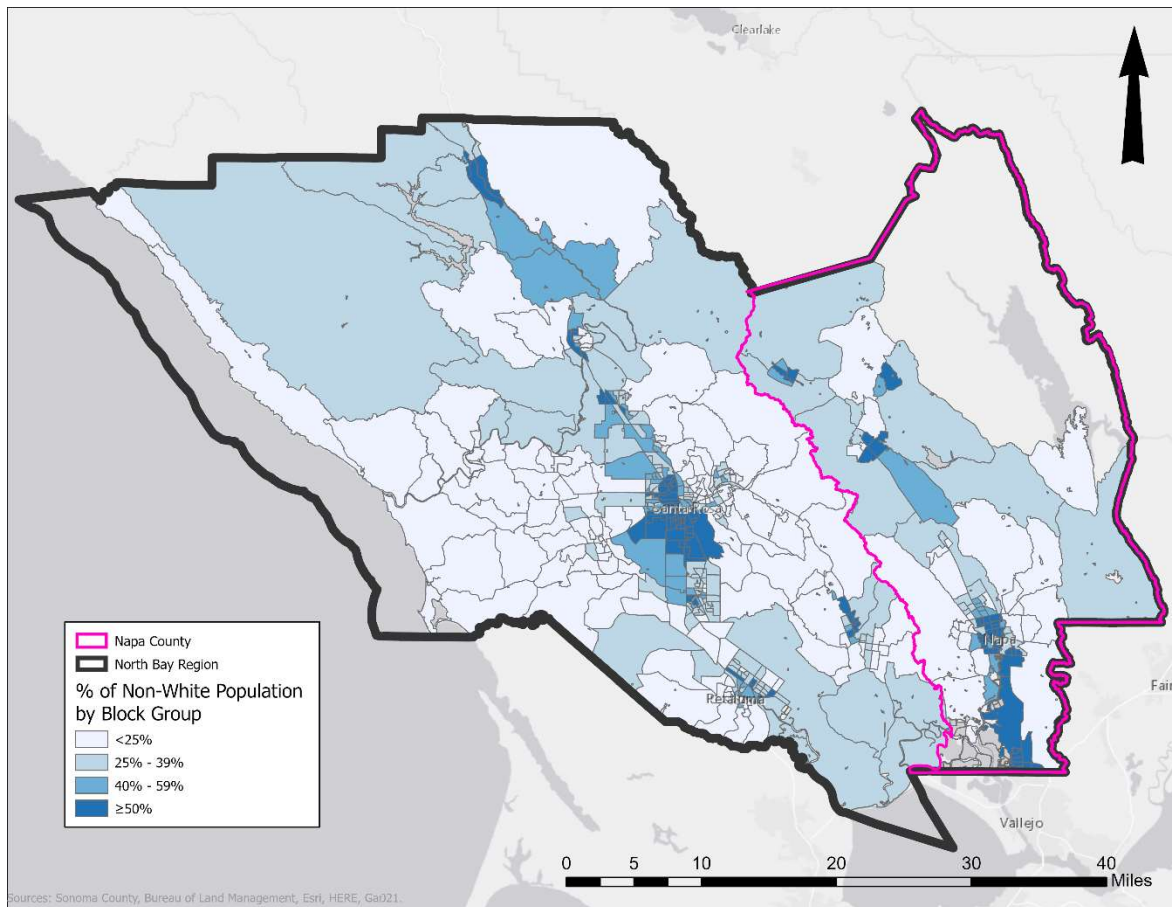
non-Hispanic persons tend to be found in more rural areas of the region, ranging from eight percent to 96 percent, as shown in Figure 47

None of the other major race/ethnic populations make up even four percent of the Unincorporated County population. However, there are concentrations of two of the groups in one particular area of the county, the community of Angwin, which has high proportions of non-Hispanic Blacks (Figure 50) and non-Hispanic Asians (Figure 52). This is an indicator of the diverse student body of Pacific Union College.

**Figure 44: Census Block Groups by Percent Non-White, Unincorporated Napa County**



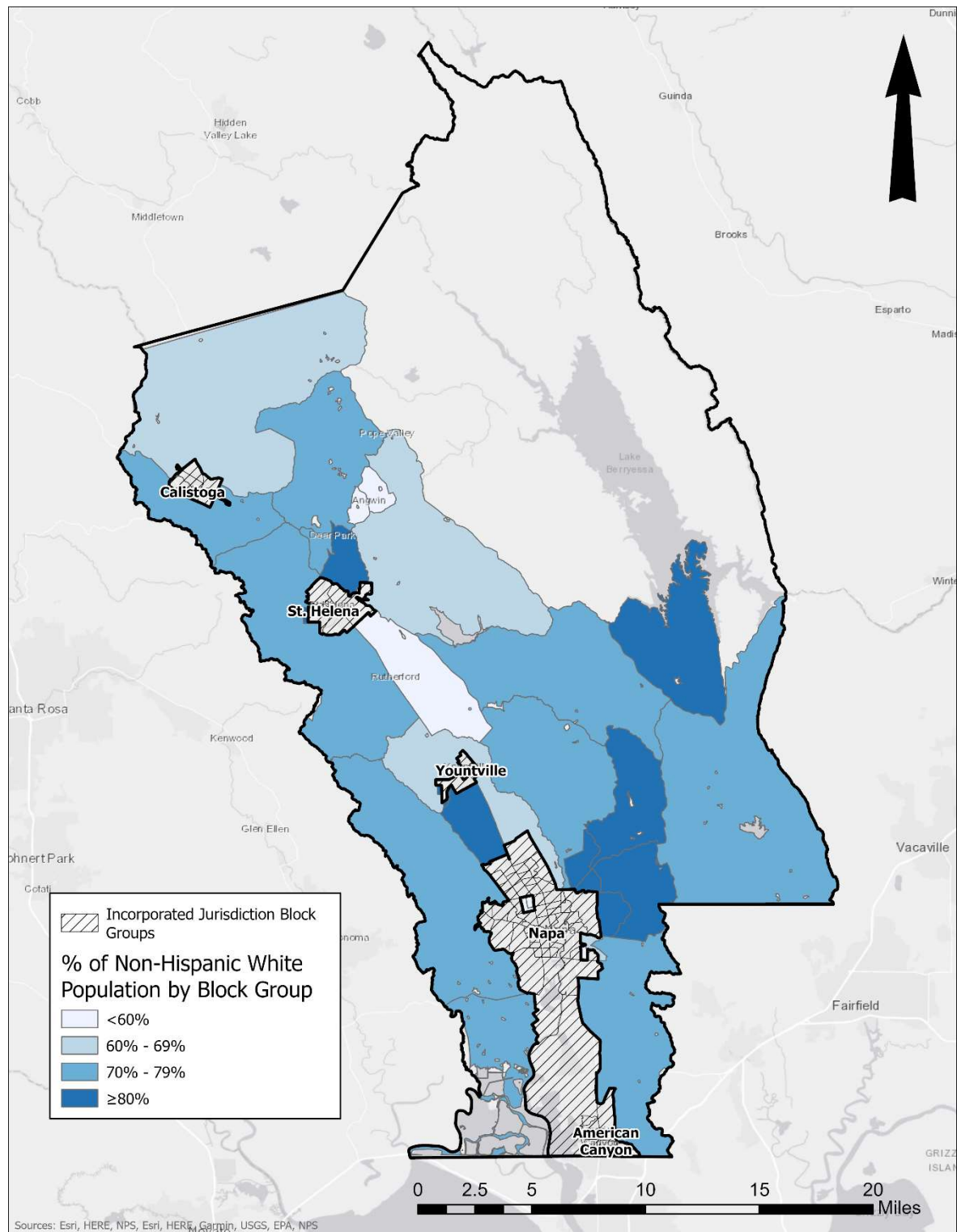
**Figure 45: Census Block Groups by Percent Non-White, North Bay Region**



Note: Includes all categories except White non-Hispanic persons.  
Source: Esri 2018.

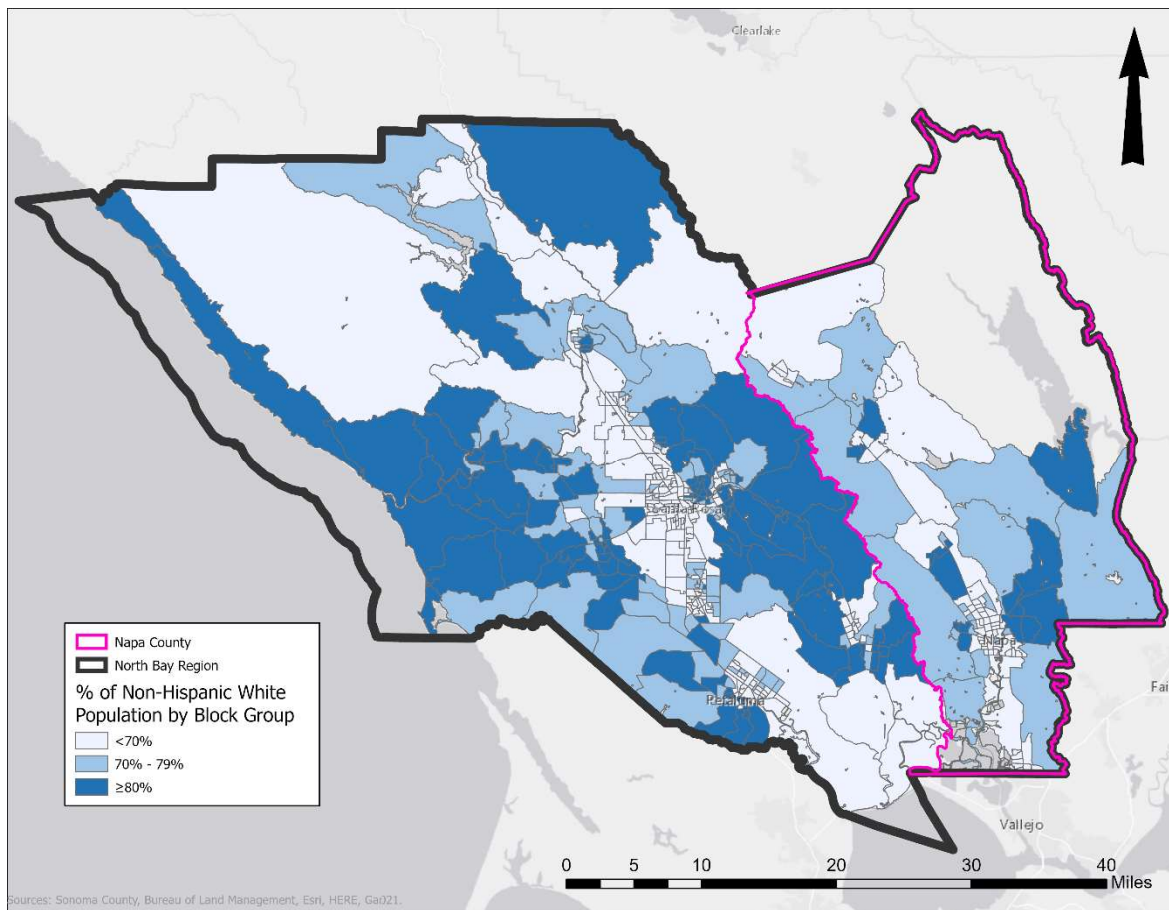


**Figure 46: Census Block Groups by Percent Non-Hispanic White, Unincorporated Napa County**





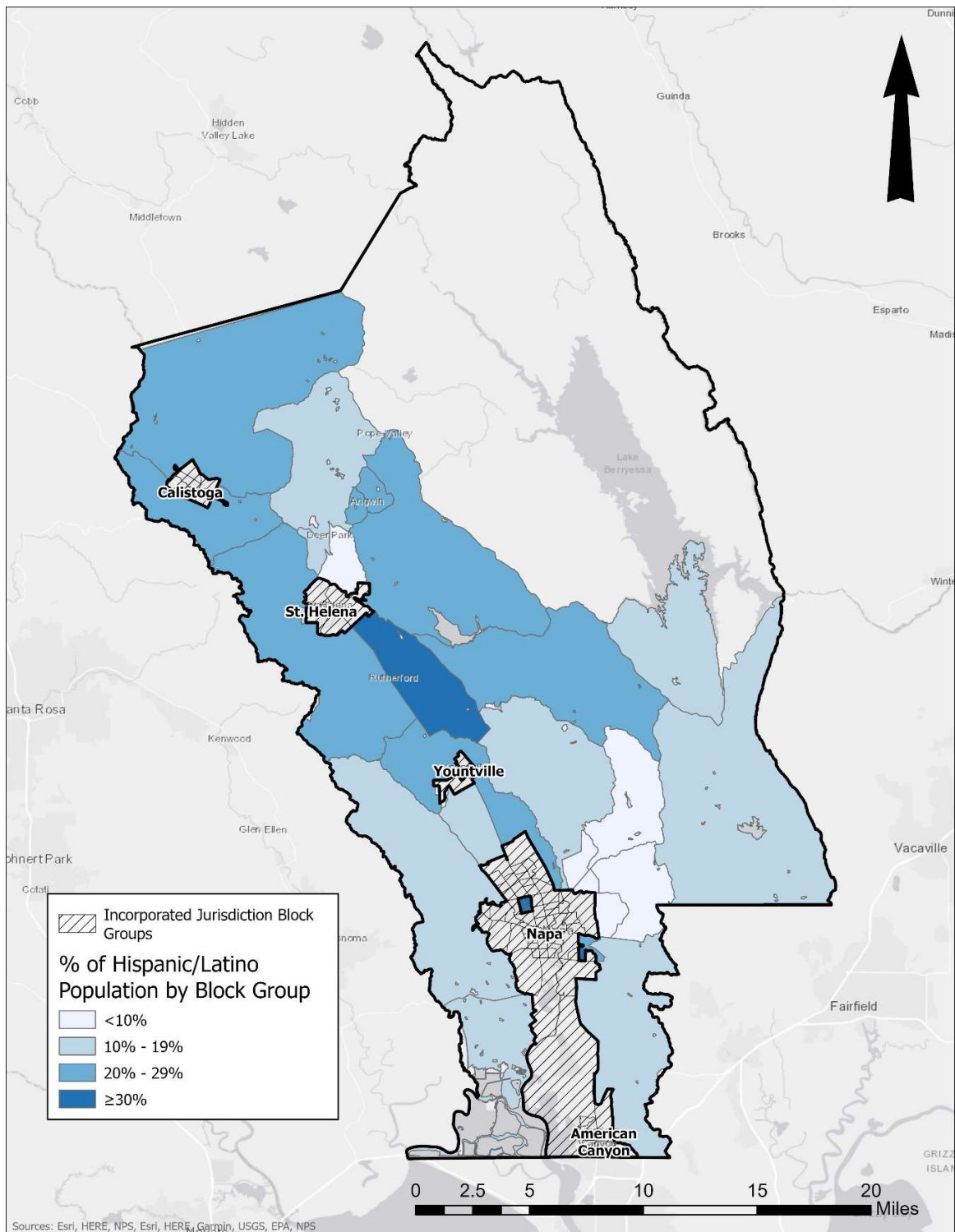
**Figure 47: Census Block Groups by Percent Non-Hispanic White, North Bay Region**



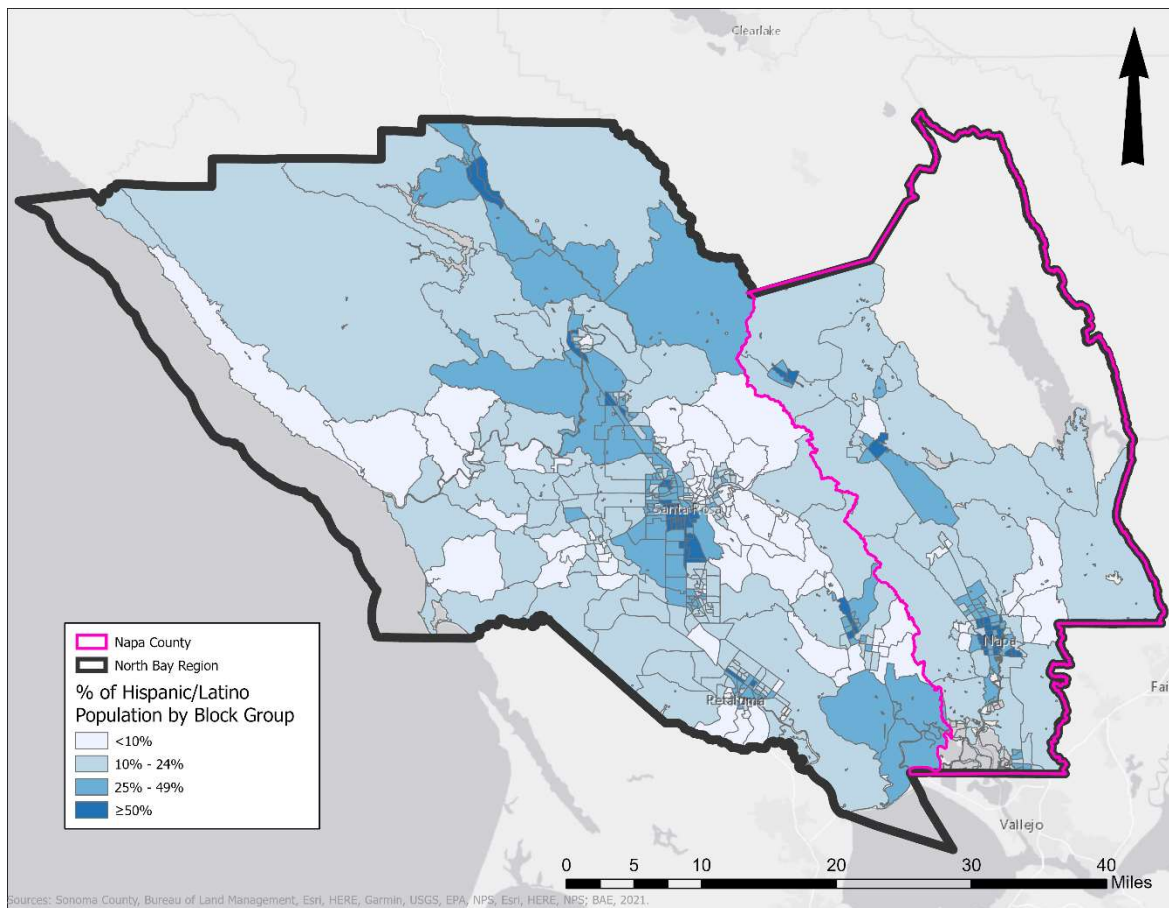
Source: Esri 2018.

The largest non-White or Hispanic population in the Unincorporated County is the Hispanic/Latino population, at 21.4 percent of the area's total, as shown above in the housing needs assessment. By block group, the percentage varies widely, from six percent to 64 percent (see Figure 48). This group is most concentrated to the southeast of St. Helena and in block groups adjacent to the City of Napa. Regionwide, there are areas with somewhat lower and somewhat higher concentrations of the Hispanic/Latino population, with the proportions ranging from six percent to 88 percent by block group. The highest concentrations are generally in the more urban areas of the North Bay Region (see Figure 49).

**Figure 48: Census Block Groups by Percent Hispanic or Latino, Unincorporated Napa County**



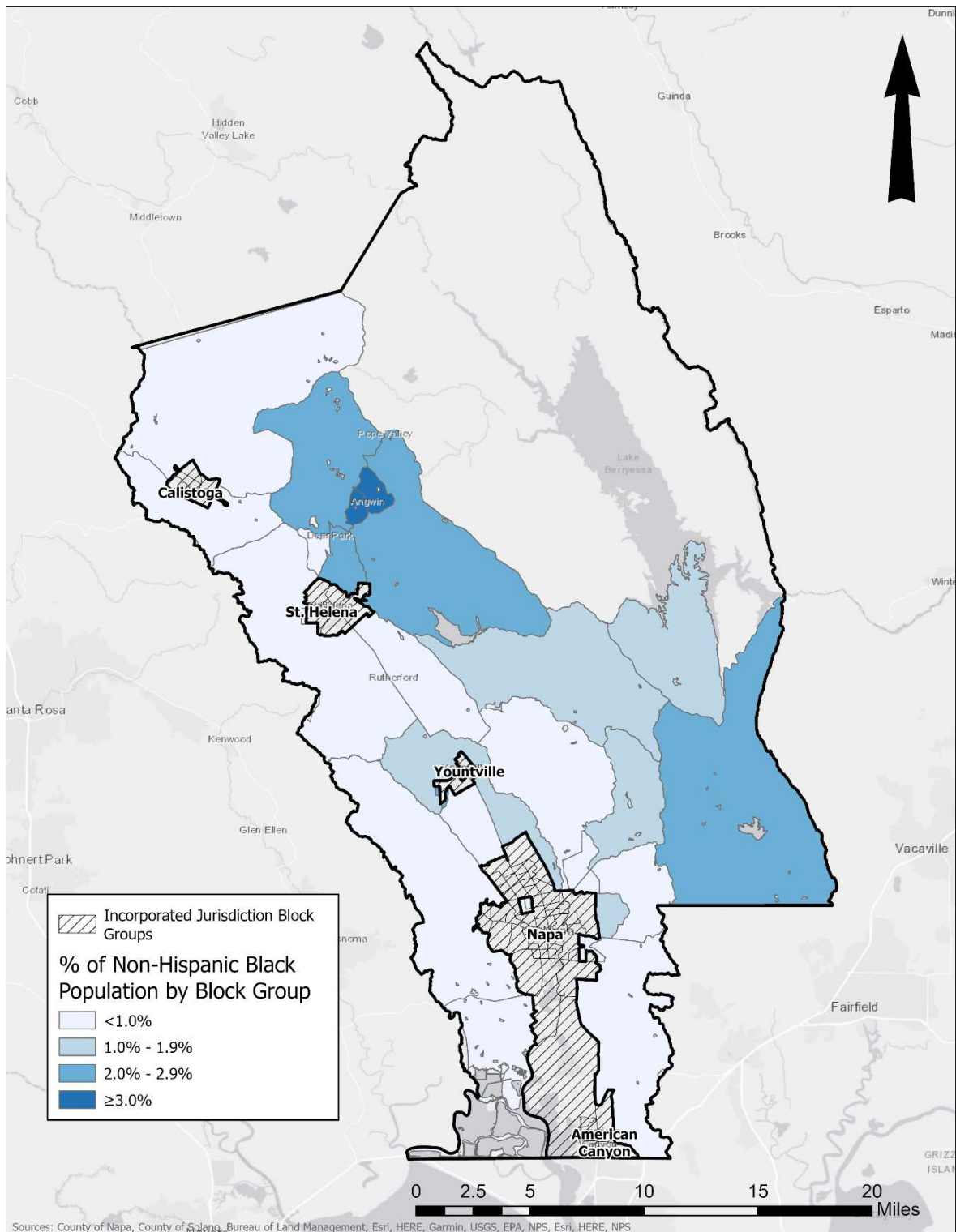
**Figure 49: Census Block Groups by Percent Hispanic or Latino, North Bay Region**



Source: Esri 2018.

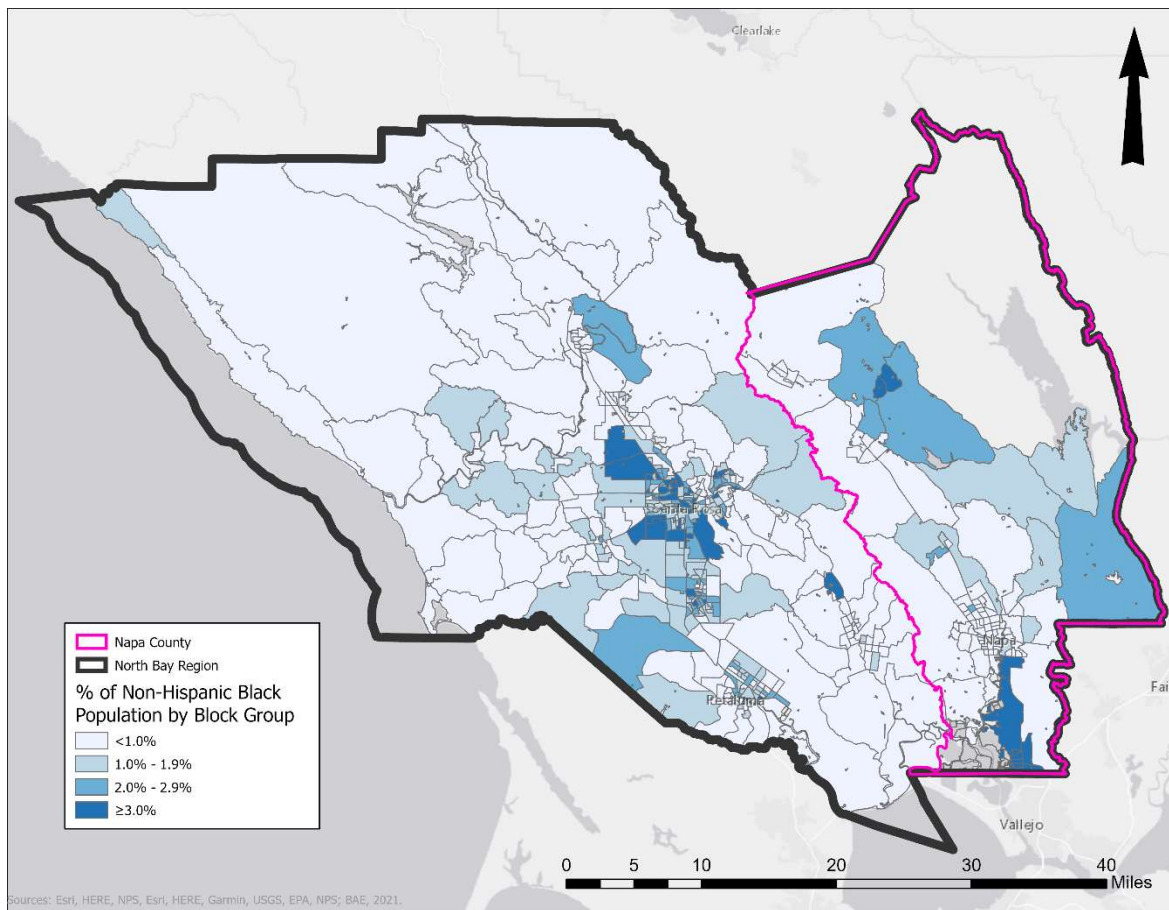
The Black non-Hispanic population of Unincorporated Napa County is extremely small, accounting for less than three percent of the area's population according to 2015-2019 American Community Survey data as discussed in the housing needs assessment. Three block groups in the area have no Black non-Hispanic residents, and the highest proportion is 6.5 percent in Angwin, likely related to the presence of Pacific Union College (see Figure 50). For the North Bay Region, the range by block group is from zero to 26 percent, as shown in Figure 51. The single block group at 26 percent is the block group for the Napa State Hospital, a psychiatric hospital in Napa city operated by the State of California. The only other block group with a non-Hispanic Black population making up more than 10 percent of the total is in American Canyon. Other block groups with high concentrations tend to be clustered in and around Santa Rosa.

**Figure 50: Census Block Groups by Percent Non-Hispanic Black, Unincorporated Napa County**





**Figure 51: Census Block Groups by Percent Non-Hispanic Black, North Bay Region**

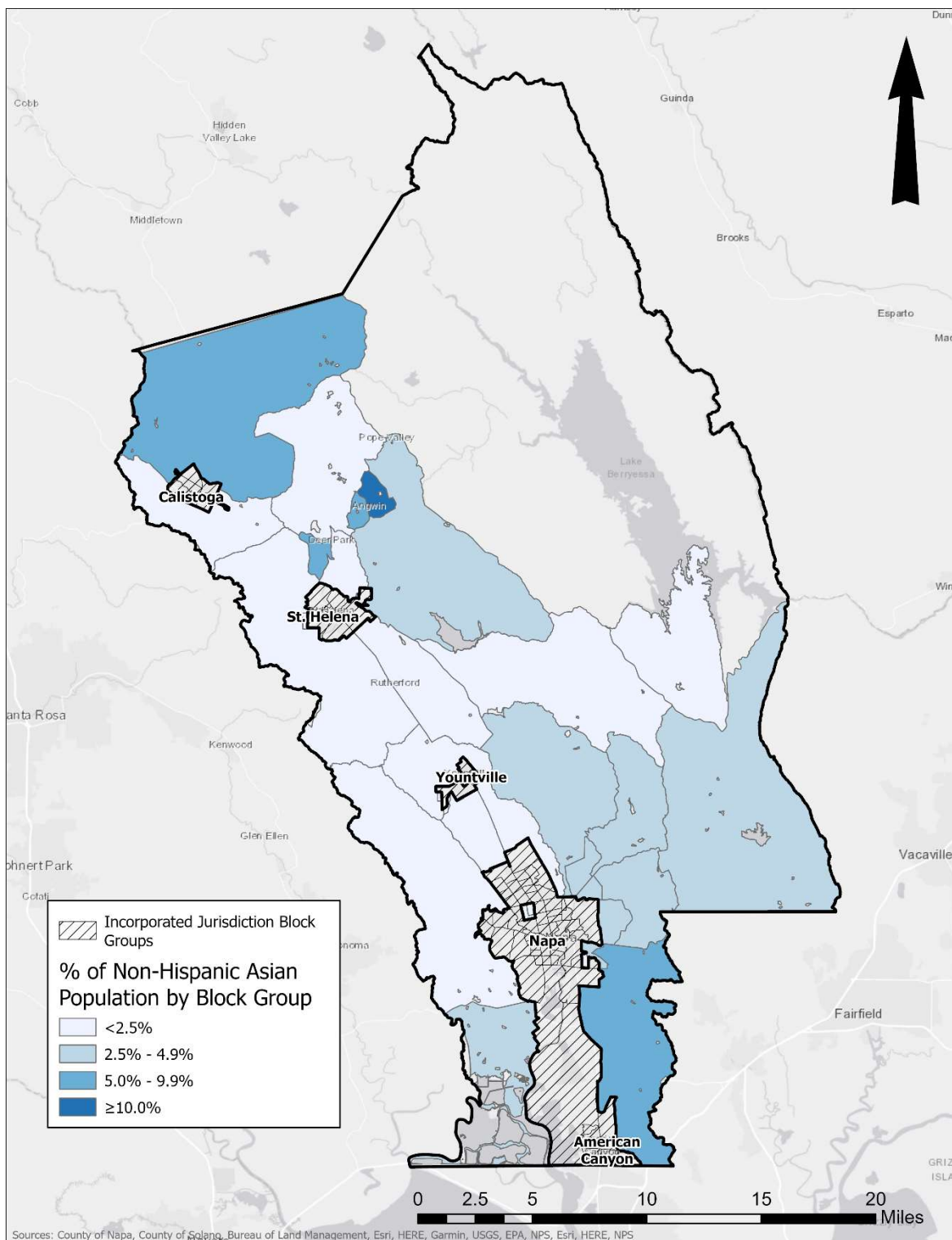


Source: Esri 2018.

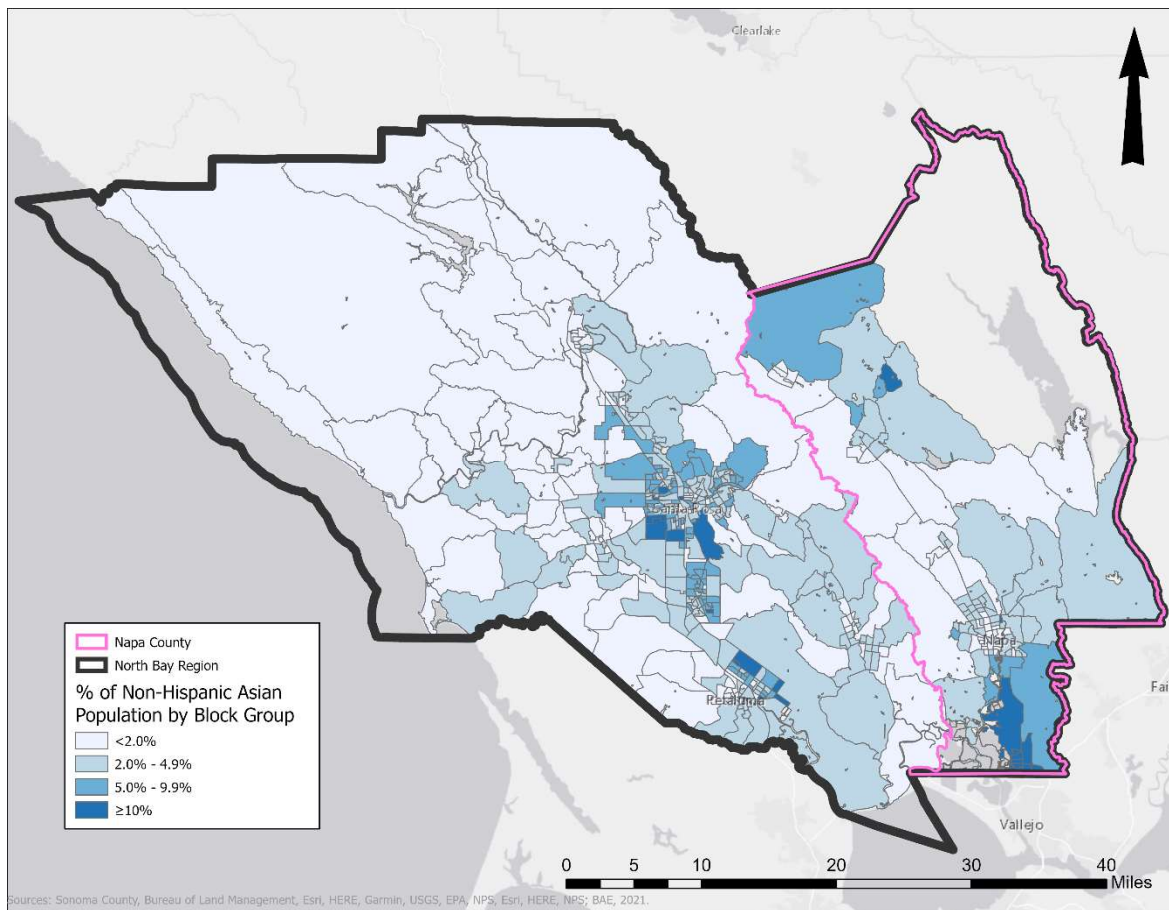
As noted in the housing needs assessment, non-Hispanic Asians and Pacific Islanders make up 4.5 percent of Unincorporated Napa County's population. As seen in Figure 52, the proportion of non-Hispanic Asians by block group varies from less than 0.5 percent to 18.9 percent, with the highest proportion found in Angwin, again likely due to the presence of Pacific Union College – no other block group in the Unincorporated County is more than 10 percent Asian non-Hispanic.

For the North Bay Region, the proportion of population that is Asian non-Hispanic ranges from zero to 58 percent. The three block groups with the highest concentrations (greater than 40 percent) are associated with American Canyon (see Figure 53). These areas have shown more growth in recent years than the county overall and the high proportions of Asians and other non-White and Hispanic populations may indicate a declining level of discrimination in the region.

**Figure 52: Census Block Groups by Percent Non-Hispanic Asian, Unincorporated Napa County**



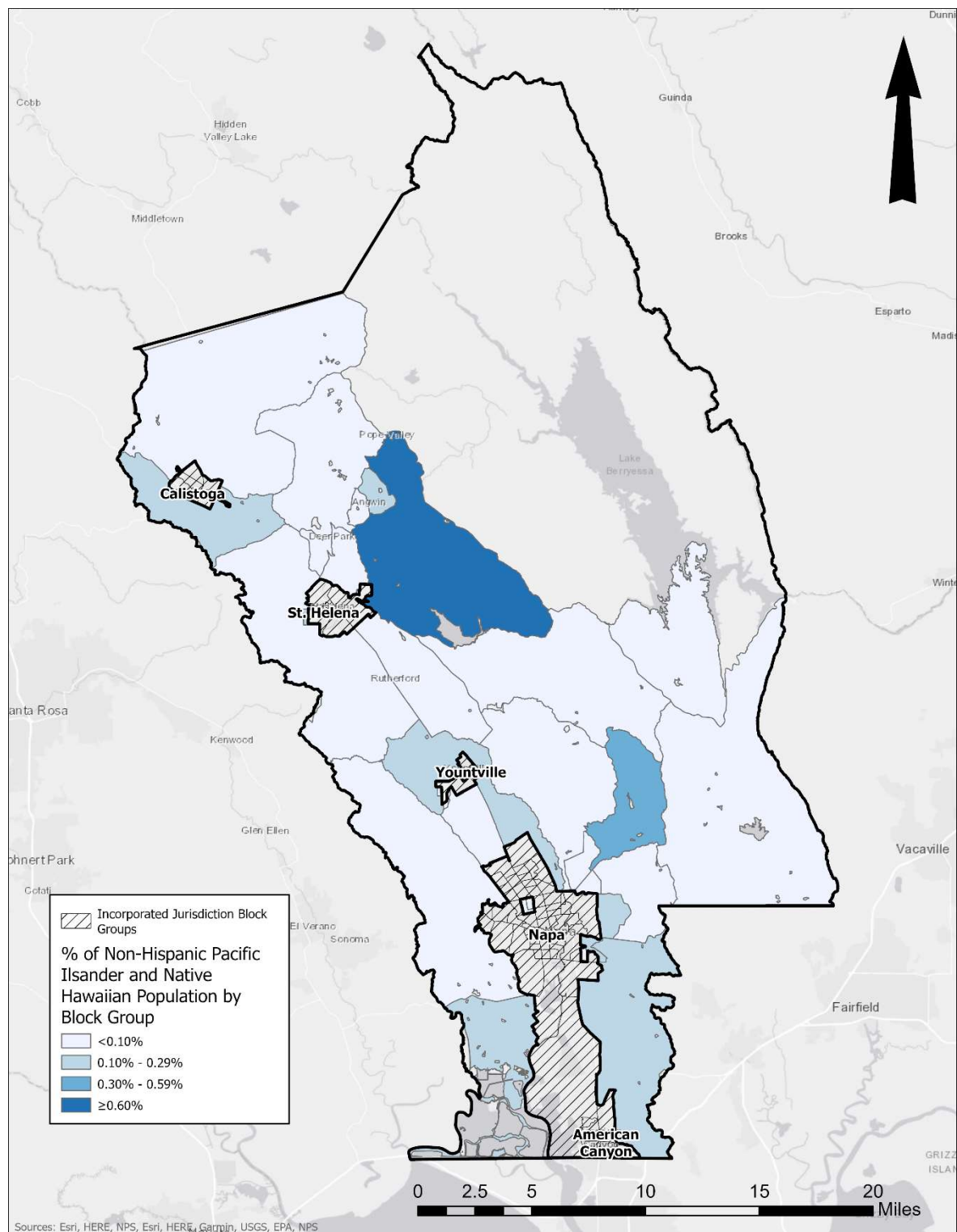
**Figure 53: Census Block Groups by Percent Non-Hispanic Asian, North Bay Region**



Source: Esri 2018.

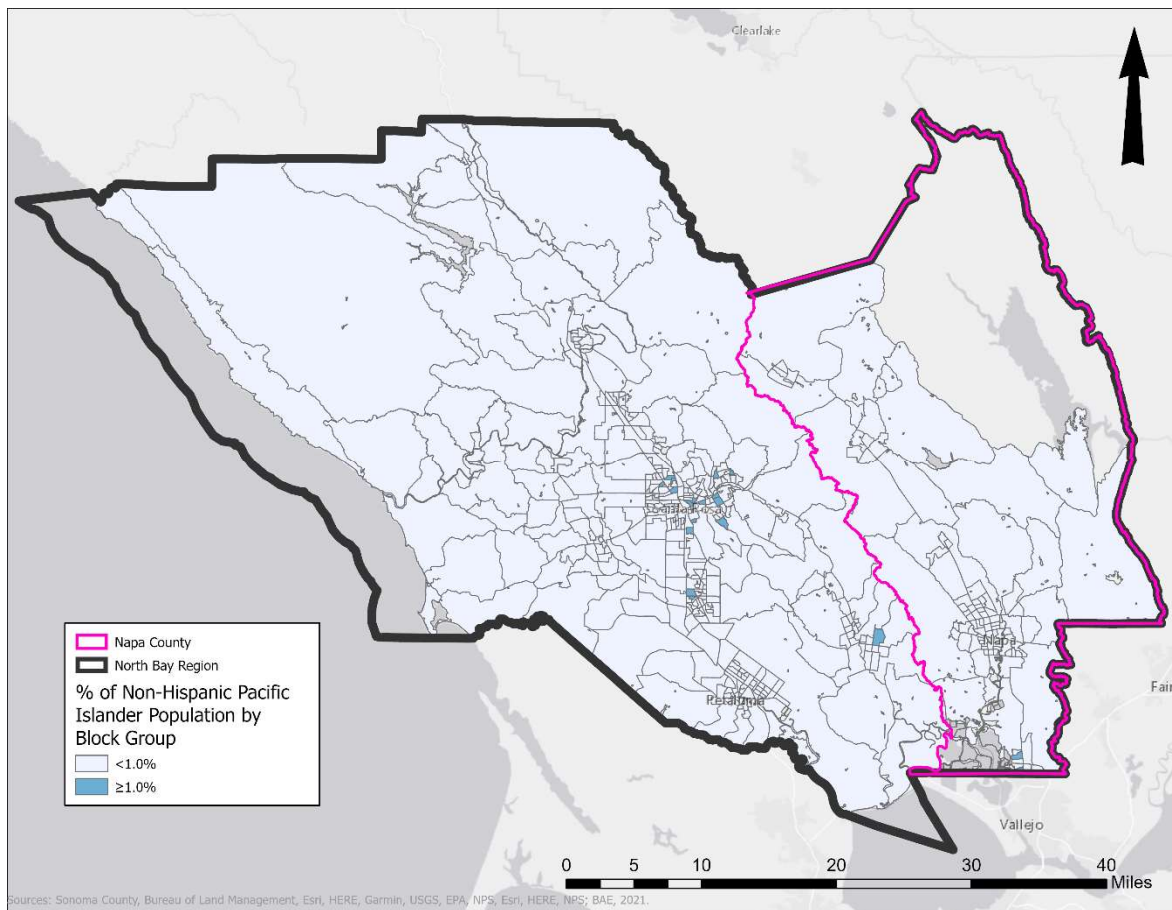
The Hawaiian Native/Pacific Islander population in Unincorporated Napa County is extremely small. By Census block group, the proportions range from none to less than 0.8 percent (see Figure 54). Regionally, this population is also fairly small; the highest concentration by block group is only four percent, as illustrated in Figure 55.

**Figure 54: Census Block Groups by Percent Non-Hispanic Pacific Islander, Unincorporated Napa County**





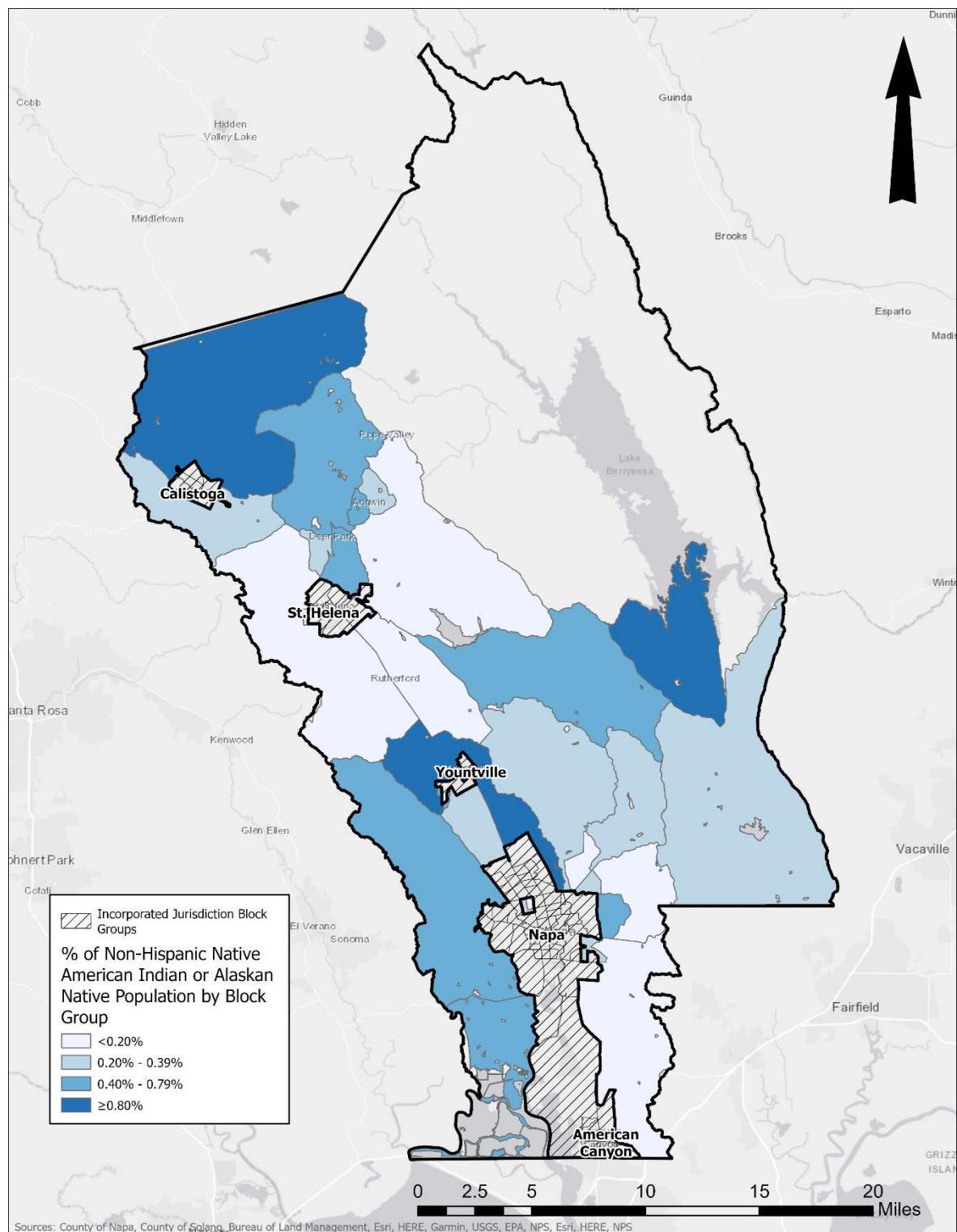
**Figure 55: Census Block Groups by Percent Non-Hispanic Pacific Islander, North Bay Region**



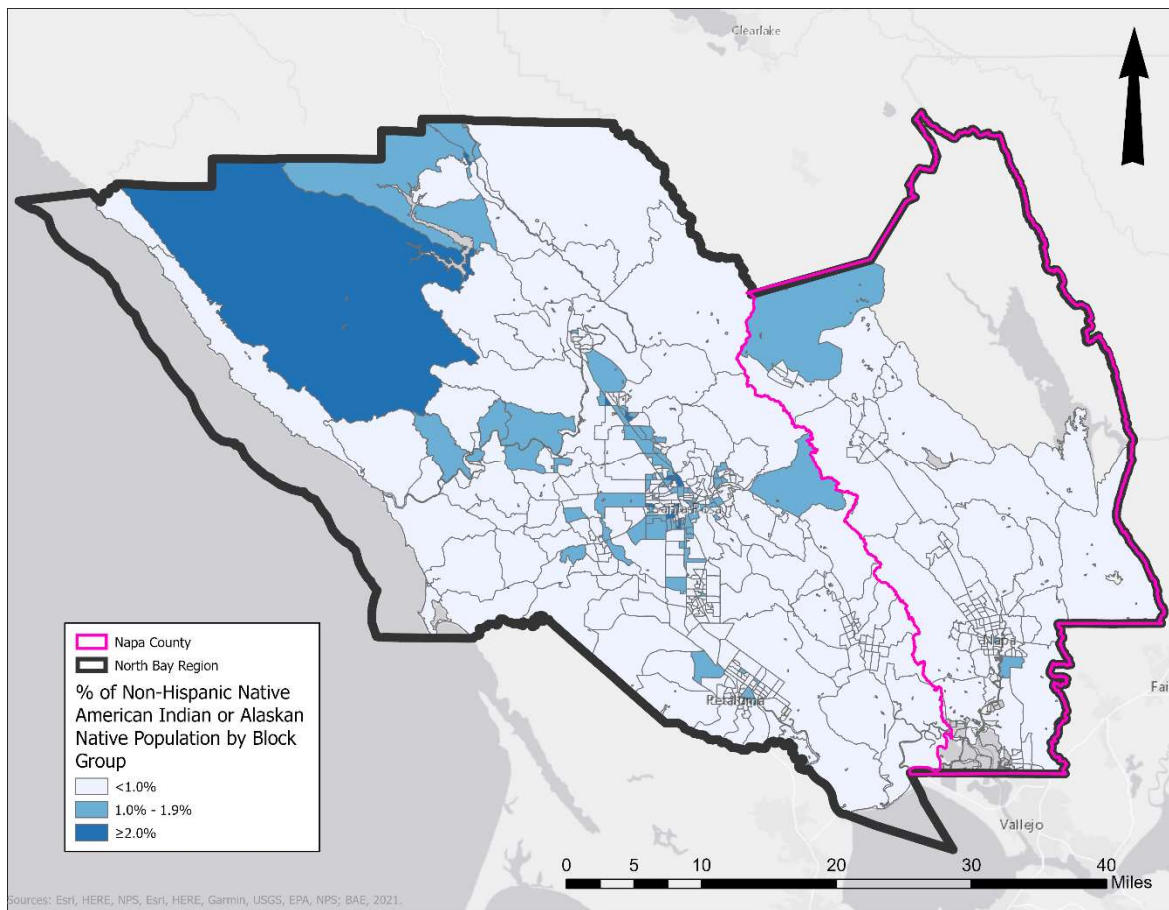
Source: Esri 2018.

As displayed in Figure 56, the non-Hispanic Alaska Native/Native American population in the Unincorporated County is also extremely small, ranging from zero to only 1.4 percent by block group. Regionally, the proportion in all but one block group was less than three percent. One rural block group in northwest Sonoma County showed non-Hispanic Native Americans making up approximately ten percent of the population (see Figure 57).

**Figure 56: Census Block Groups by Percent Non-Hispanic Native American, Unincorporated Napa County**



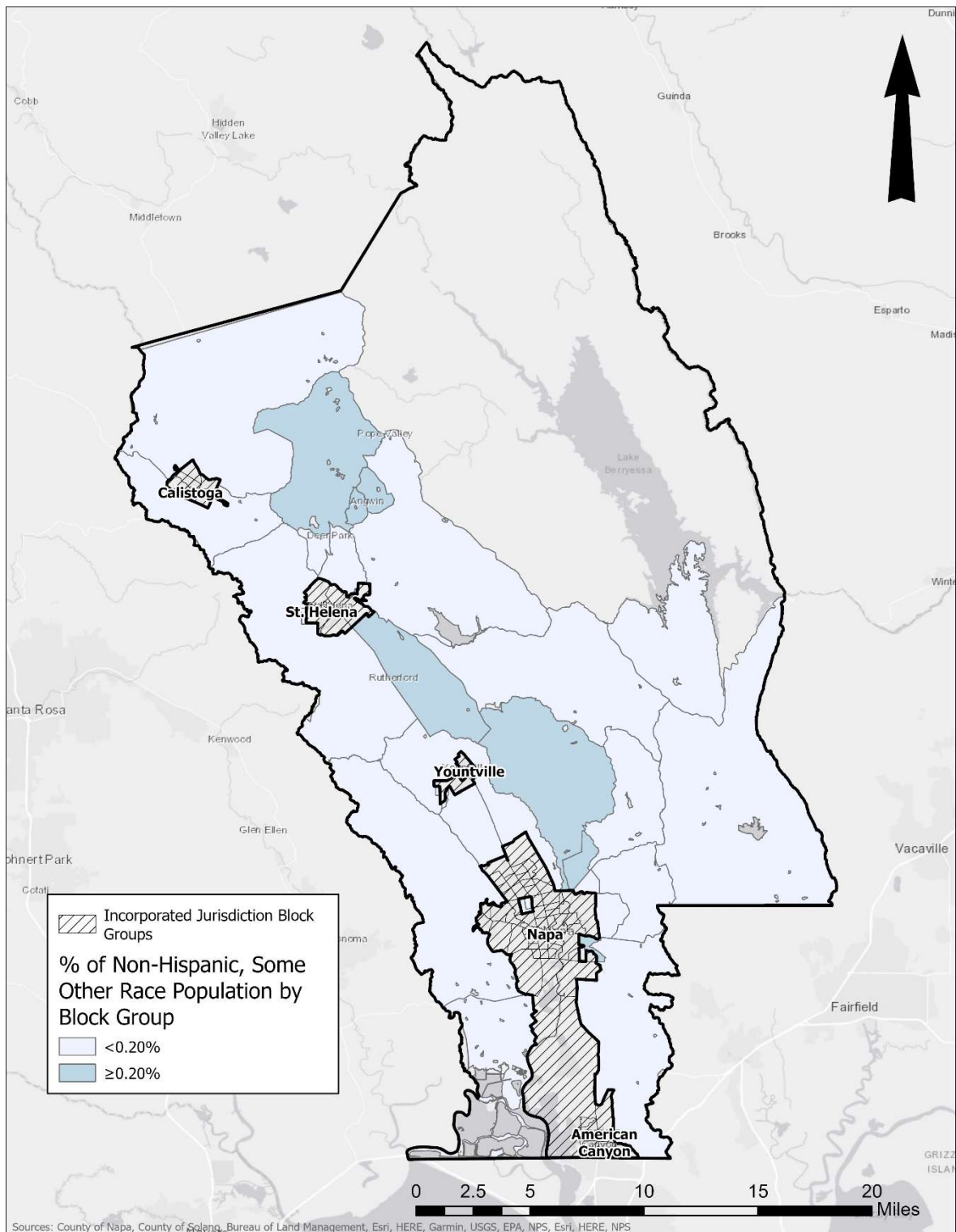
**Figure 57: Census Block Groups by Percent Non-Hispanic Native American, North Bay Region**



Source: Esri 2018.

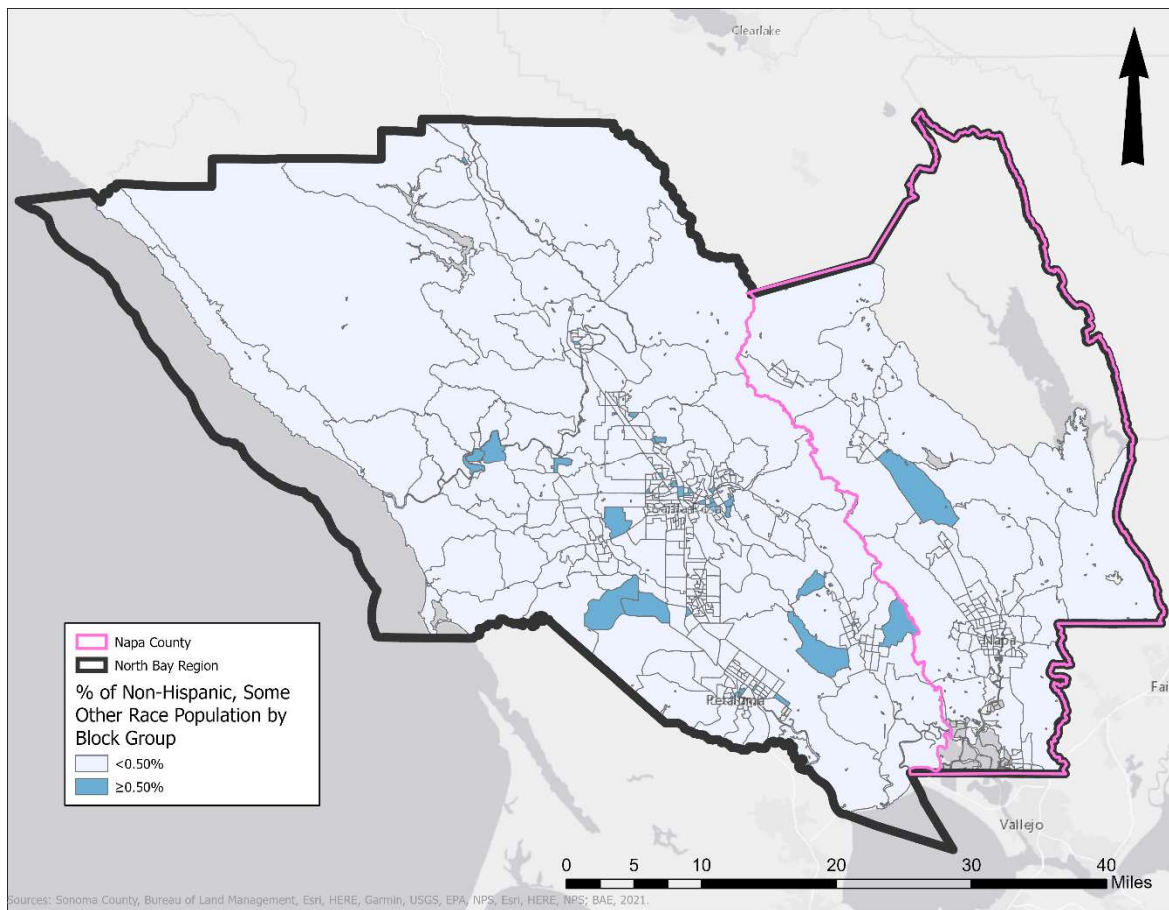
Yet another very small race/ethnic cohort in the Unincorporated County and the North Bay Region is the non-Hispanic Some Other Race Alone population as shown in Figure 58 and Figure 59. In Unincorporated Napa County, the percentage by block group ranges from zero to only 0.7 percent, and in the entire North Bay Region, the largest concentration by block group is only 1.2 percent.

**Figure 58: Census Block Groups by Percent Non-Hispanic Other Race Alone, Unincorporated Napa County**





**Figure 59: Census Block Groups by Percent Non-Hispanic Other Race Alone, North Bay Region**

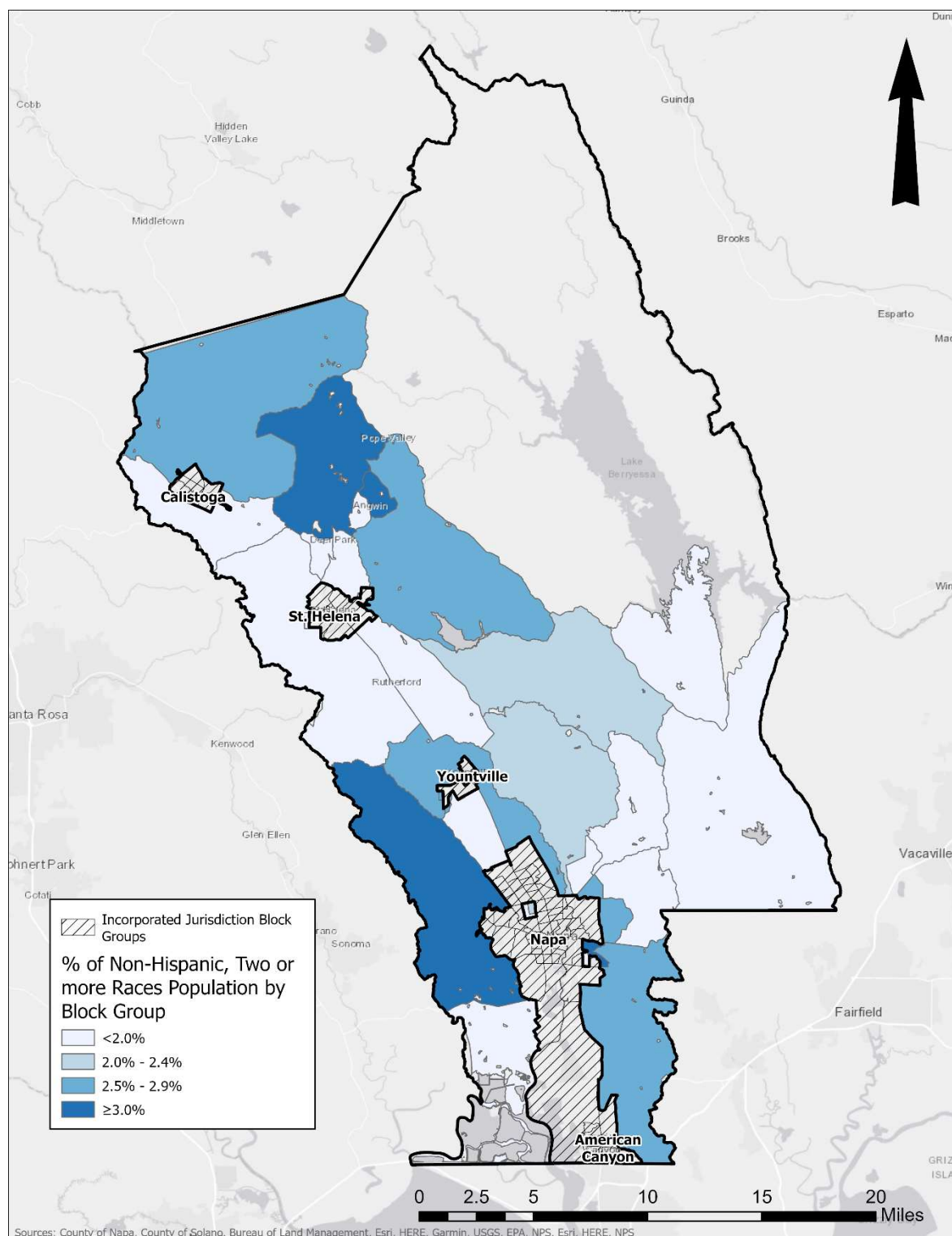


Source: Esri 2018.

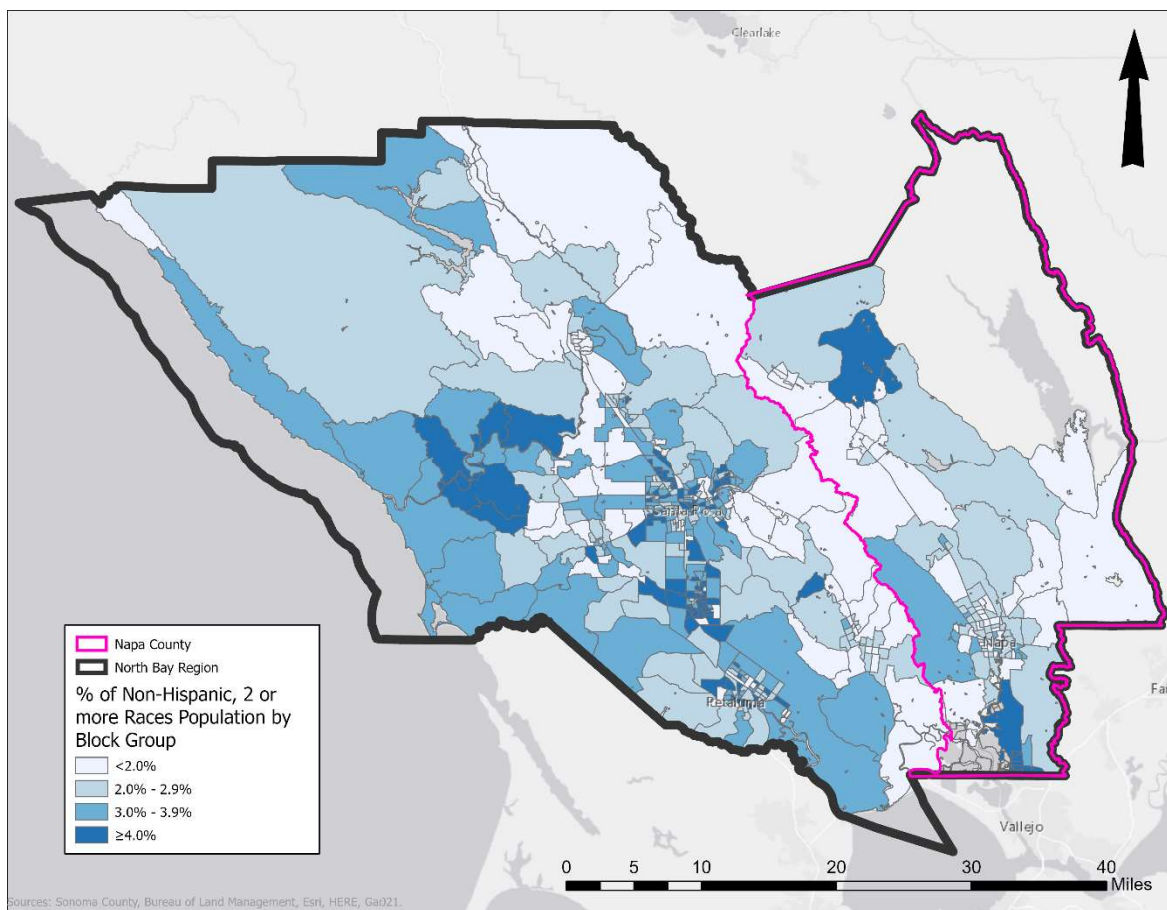
Based on 2020 Census data, persons of two or more races and non-Hispanic make up the second-largest minority race/ethnic group in Napa County; however, this group makes up only four percent of the Unincorporated County total. Concentration by block group ranges from less than 0.5 percent to six percent of total population.<sup>40</sup>

<sup>40</sup> Range is based on 2015-2019 ACS data.

**Figure 60: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, Unincorporated Napa County**



**Figure 61: Census Block Groups by Percent Non-Hispanic Persons of Two or More Races, North Bay Region**



Source: Esri 2018.

## Persons with a Disability

As discussed in the housing needs assessment, approximately 13 percent (3,300 persons) of the civilian noninstitutionalized population in Unincorporated Napa County is estimated to have one or more of the six disability types specified by the American Community Survey. This proportion is similar to the County overall but higher than for the Bay Area.

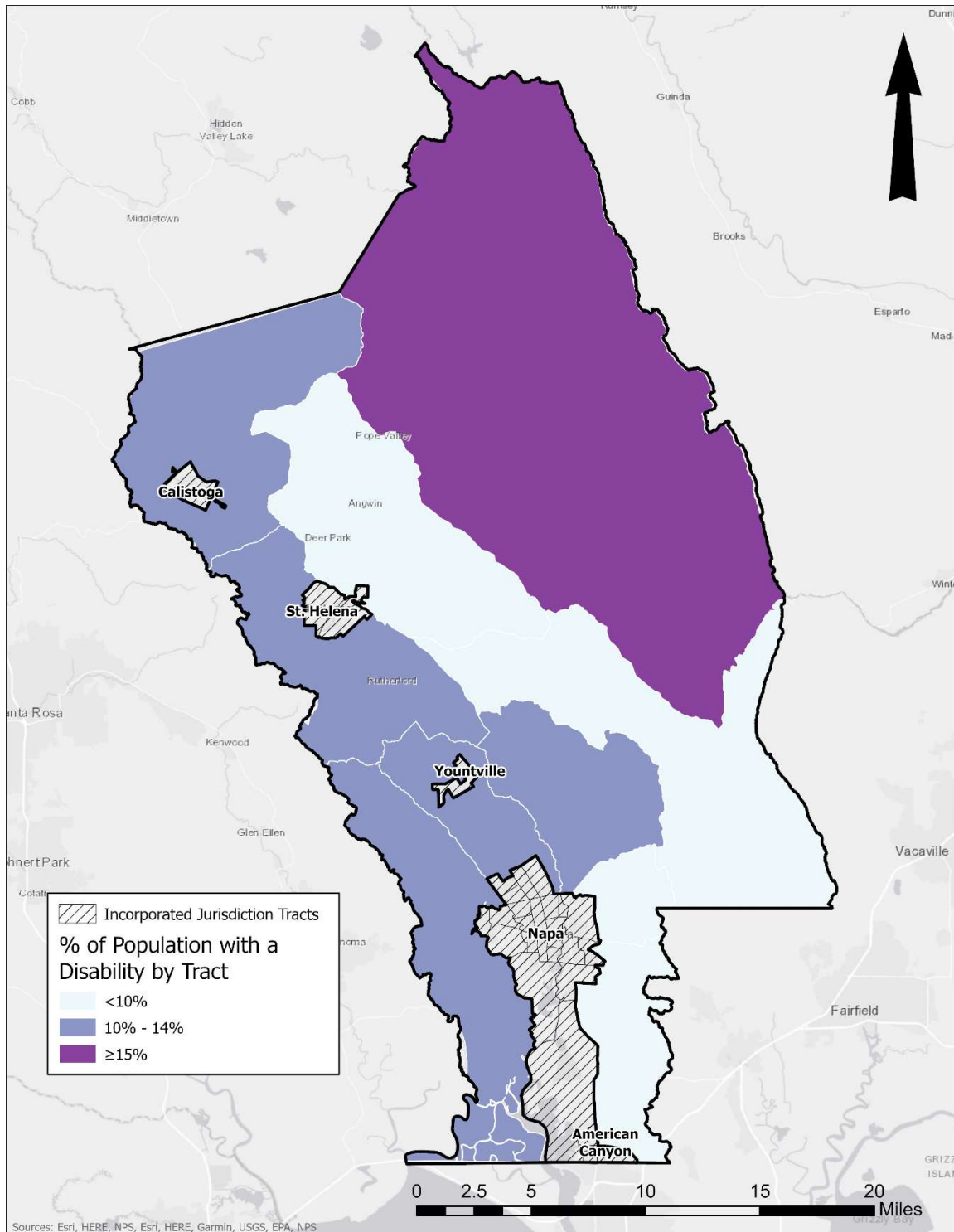
Figure 62 shows the percent of persons with a disability by Census tract for the Unincorporated County using ACS data from 2015-2019. The tracts range from 8.2 percent to 15.8 percent of the civilian noninstitutionalized population having one or more type of disability. The highest proportion is found in a large tract that is northernmost in the county and is thinly populated.

As shown in Figure 63, the North Bay Region shows some Census tracts with very high proportions of disabled persons. There are five tracts reporting that over 20 percent of the non-institutionalized civilian population is disabled, with one of those tracts showing almost three-fourths of this population as disabled. This tract is home to the Napa State Hospital, a State-run facility for involuntarily held mentally disabled persons (e.g., persons found not guilty of a crime due to insanity); there is little other population in the tract. A closer look at the data indicates that the disabled proportion anomaly may be due to a misclassification of hospital residents as being non-institutionalized. Additionally, this lightly populated tract contains an affordable housing project, the Skyline Apartments that has 19 units targeted towards very low-income households with at least one disabled member. The second highest concentration of disabled persons was found in the tract containing the recently closed Sonoma Developmental Center. This facility closed in 2018, but the data from ACS covers a period beginning in 2015.

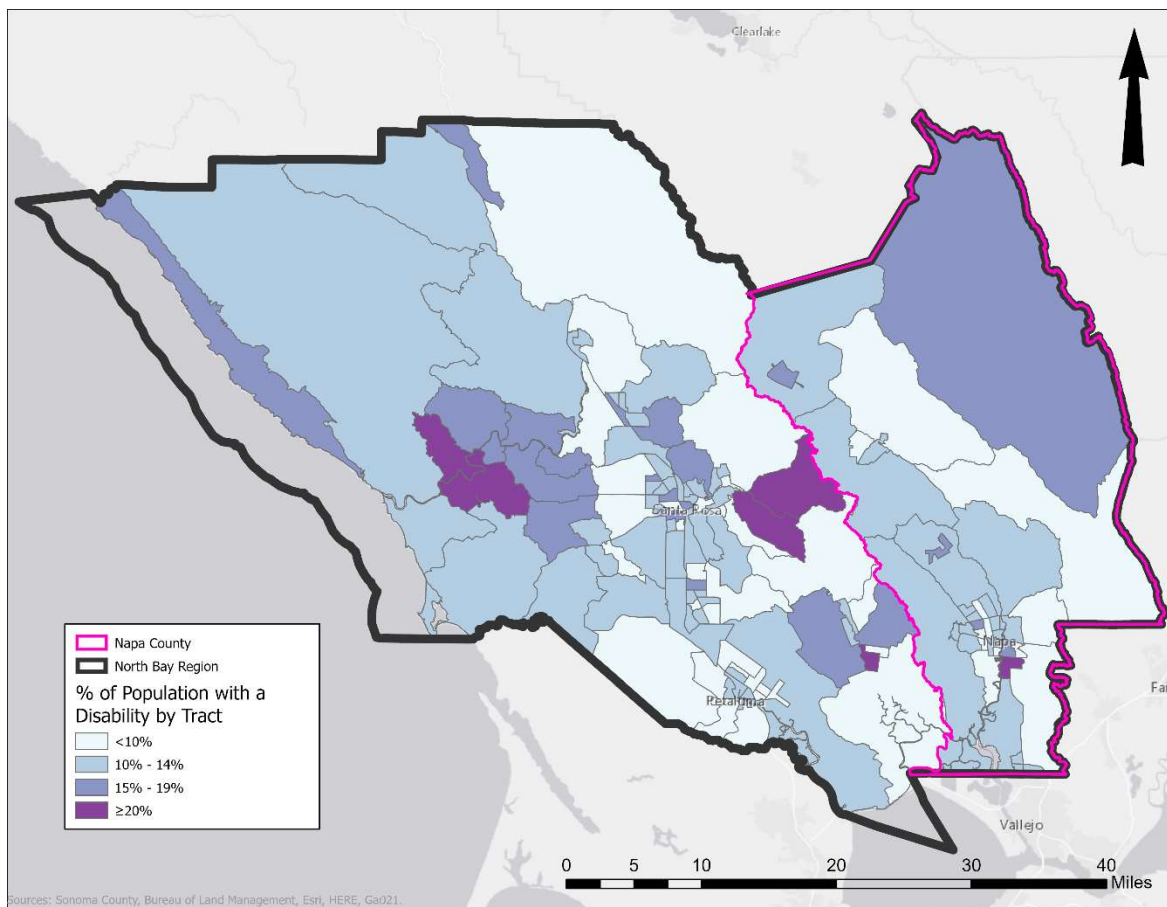
These high concentrations of reported disabled persons thus appear to be associated with institutionally dominated Census tracts, which may indicate a data collection problem rather than clusters of disabled persons in the non-institutionalized population. Otherwise, while disabled persons may face difficulty finding suitable housing in Unincorporated Napa County due to housing costs and other factors, these findings do not indicate any geographic pattern of housing discrimination or segregation of disabled persons in the area, except for those assigned by the courts to Napa State Hospital.



**Figure 62: Population with a Disability by Census Tract, Unincorporated Napa County**



**Figure 63: Population with a Disability by Census Tract, North Bay Region**



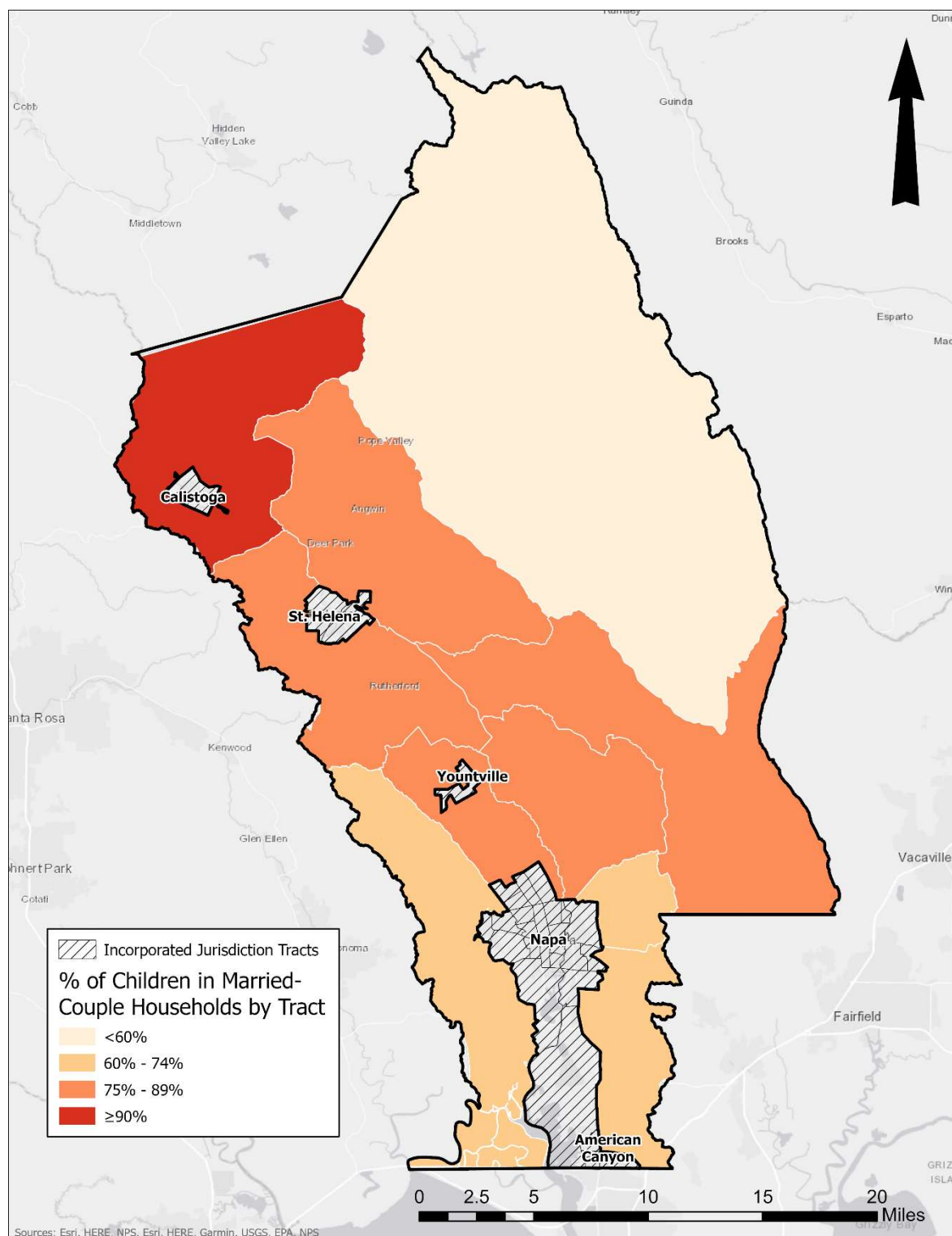
Source: U.S. Census American Community Survey, 2015-2019 data.

## Familial Status

Familial status discrimination means discrimination based on households with children under 18 or pregnancy. Households with more than one adult, especially married couple households, tend to have higher incomes, can better afford housing and are less likely to face discrimination due to familial status. As a result, the presence of higher proportions of married-couple families with children under 18 may indicate a lower likelihood of discrimination based on familial status. Unincorporated Napa County has a higher proportion of married-couple households compared to the County overall and the Bay Area, with 62 percent of households reporting as married-couple families compared to 53 percent for the county and 51 percent of the region. Most children under 18 in Unincorporated Napa County live in married-couple households. By Census tract, between 53 percent and 100 percent of children under 18 reside in married-couple households (as shown in Figure 64), indicating no areas within the Unincorporated County with a majority of children in single-parent or other non-married couple households. With the exception of the large northernmost tract, the higher concentrations

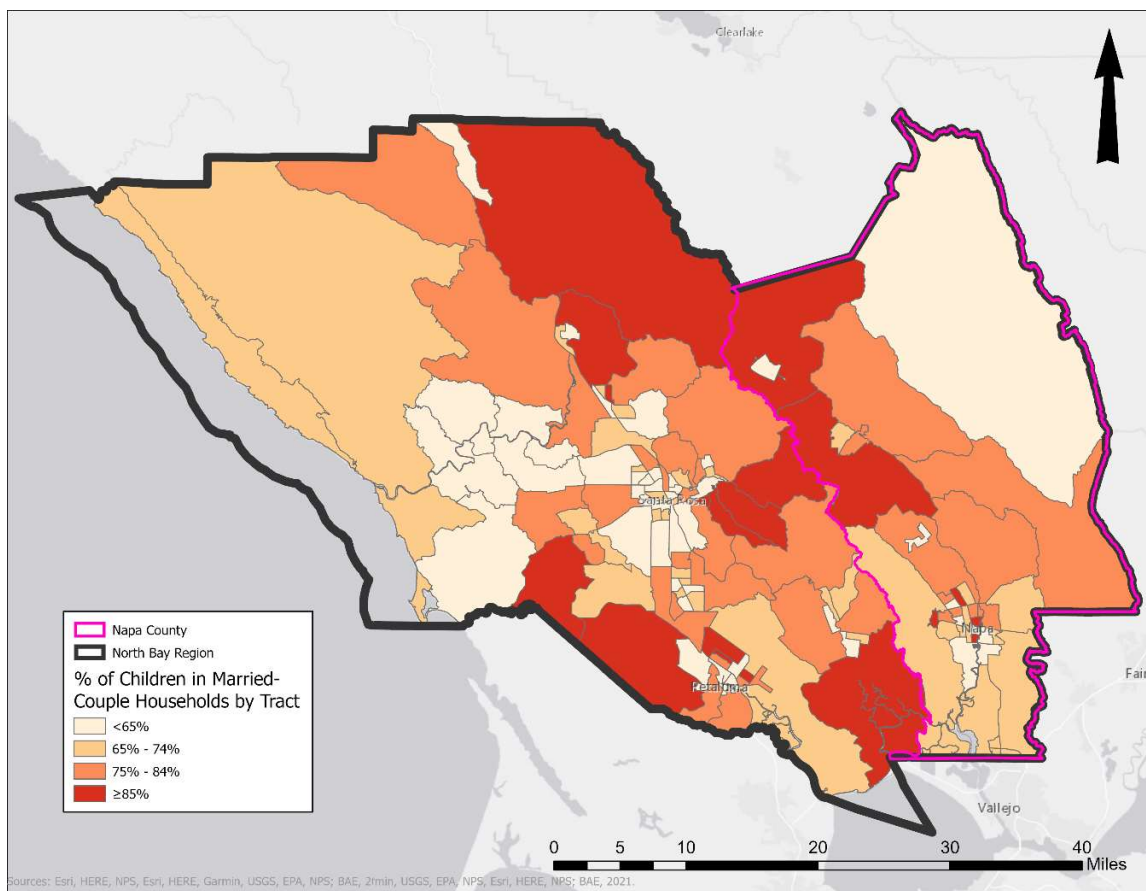
of children under 18 in married couple households are to the north of Napa city. For the North Bay Region, the proportion of children in married-couple households ranges from 27 to 100 percent. There does not appear to be a clear pattern as to the location of the tracts with low percentages, but the highest percentages appear to be in more rural areas (see Figure 65).

**Figure 64: Percent of Children in Married-Couple Households, 2015-2019,  
Unincorporated Napa County**



Source: U.S. Census American Community Survey, 2015-2019 data.

**Figure 65: Percent of Children in Married-Couple Households, 2015-2019, North Bay Region**

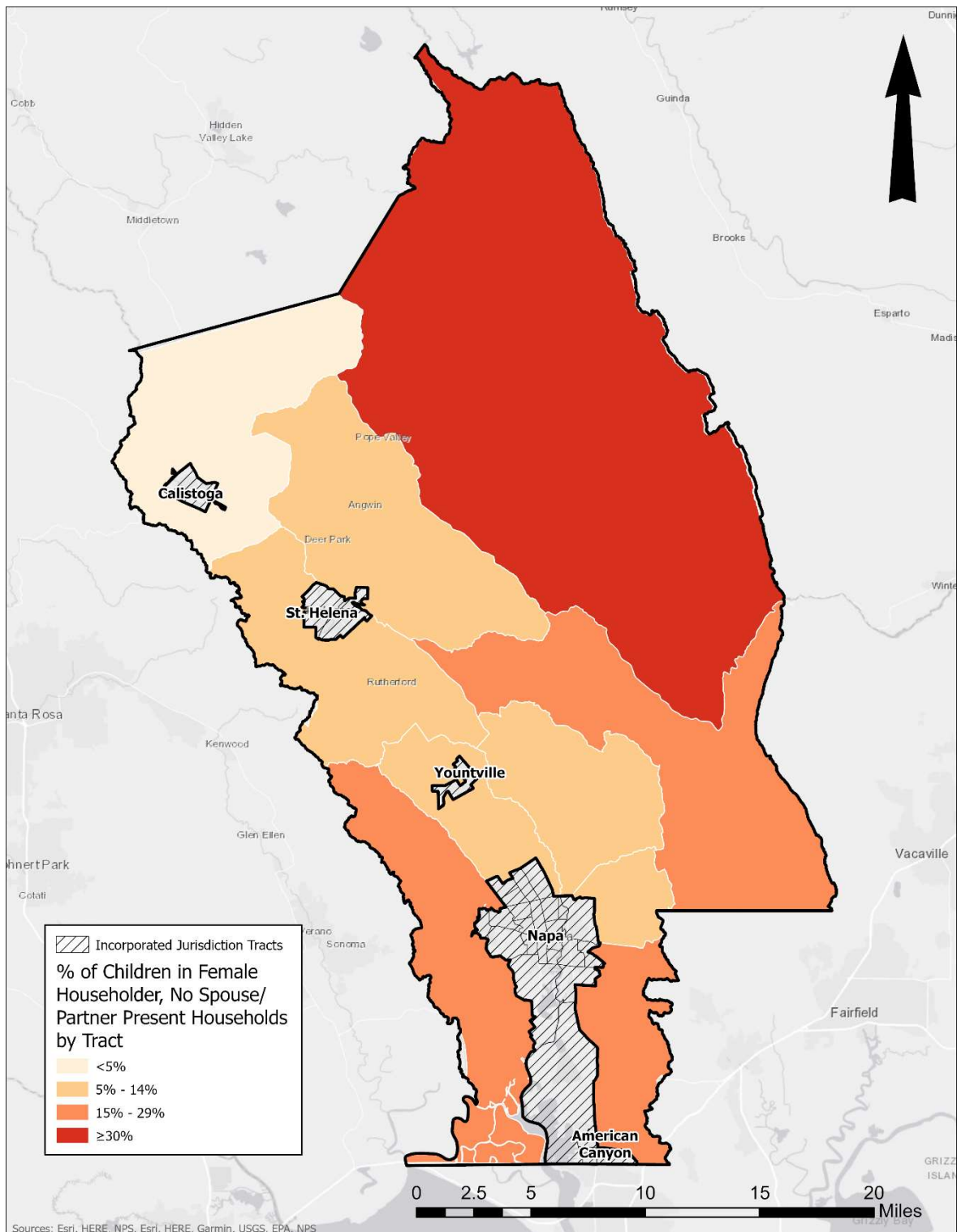


Source: U.S. Census American Community Survey, 2015-2019 data.

Households with only one parent or guardian present, especially female-headed households, are more likely to face problems in finding affordable housing. Figure 66 shows the distribution in the Unincorporated County of the percent of children in female-headed households with no spouse or partner present, with the proportion of children in this type of households ranging from none to 35 percent. That highest concentration is found in the thinly populated northernmost tract. Three other tracts show concentrations greater than 15 percent. For the North Bay Region, the proportion of children in female-headed households with no spouse or partner present ranges from none to 64 percent (see Figure 67). The only tract over 40 percent is the tract containing the Napa State Hospital; this tract has a very small reported population; some persons may be misclassified as being in households (see discussion above regarding this problem regarding the disabled and non-institutionalized population). ACS 2015-2019 shows only 11 children under 18 living in any type of household in this tract. The other tracts showing 30 percent or more of children in female-headed households are scattered throughout the region, typically being the same tracts with a low percentage of children in married couple households.

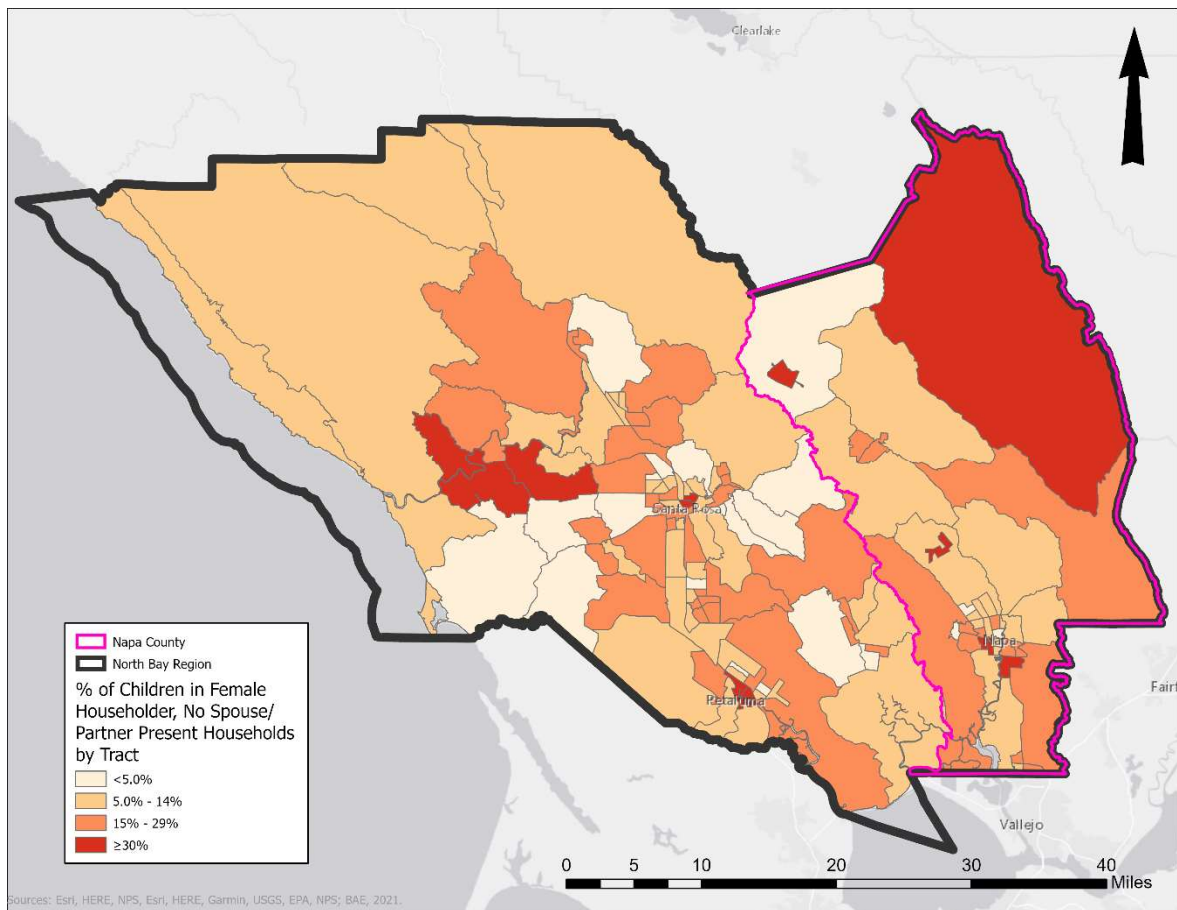


**Figure 66: Percent of Children in Single-Female Headed Households, Unincorporated Napa County**



Sources: Esri, HERE, NPS, Esri, HERE, Garmin, USGS, EPA, NPS  
 Source: U.S. Census American Community Survey, 2015-2019 data.

**Figure 67: Percent of Children in Single-Female Headed Households, Los Angeles County**



Source: U.S. Census American Community Survey, 2015-2019 data.

## Income

As shown in Table 39, for the 2015-2019 ACS survey period the median annual household income in the Unincorporated County, at \$108,961, compared to only \$83,000 for the North Bay Region. Only 8.3 percent of the Unincorporated County's households reported incomes below \$25,000; while 12.5 percent of those in the overall North Bay Region have incomes at this level. For the upper end of the income scale, over one-third of the Unincorporated County's households had incomes of \$150,000 or more, while only 22.1 percent of the North Bay Region's households had income in that range.

**Table 39: Household Income Distribution and Median Income, 2015-2019**

<b>Unincorporated Napa County</b>		
<b>Household Income</b>	<b>Number</b>	<b>Percent</b>
Less than \$14,999	490	5.4%
\$15,000 to \$24,999	256	2.8%
\$25,000 to \$34,999	407	4.5%
\$35,000 to \$49,999	831	9.2%
\$50,000 to \$74,999	1,216	13.5%
\$75,000 to \$99,999	963	10.7%
\$100,000 to \$149,999	1,661	18.4%
\$150,000 and above	3,198	35.4%
<b>Total Households</b>	<b>9,022</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$108,691</b>	

<b>North Bay Region</b>		
<b>Household Income</b>	<b>Number</b>	<b>Percent</b>
Less than \$14,999	15,831	6.6%
\$15,000 to \$24,999	13,854	5.8%
\$25,000 to \$34,999	15,831	6.6%
\$35,000 to \$49,999	23,858	10.0%
\$50,000 to \$74,999	38,754	16.3%
\$75,000 to \$99,999	33,243	14.0%
\$100,000 to \$149,999	44,098	18.5%
\$150,000 and above	52,610	22.1%
<b>Total Households</b>	<b>238,079</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$83,206</b>	

Notes:  
Incomes are in 2019 dollars.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period, B19001 and S1903; BAE, 2021.

Figure 68 below shows the geographic distribution of households by median annual household income by block group in Unincorporated Napa County. The lowest median annual income by block group is slightly more than \$50,000, and the highest is over \$230,000. The highest medians are found in block groups to the east of Napa city and a block group to the northeast of Yountville; there is not a clear pattern as to the location of the low-median block groups. Regionally, median annual household incomes range from less than \$10,000 to more than \$200,000 (see Figure 69). The lowest household median income is found in the block group containing the Napa State Hospital; the income levels may reflect problematic data where some group quarters population has been improperly



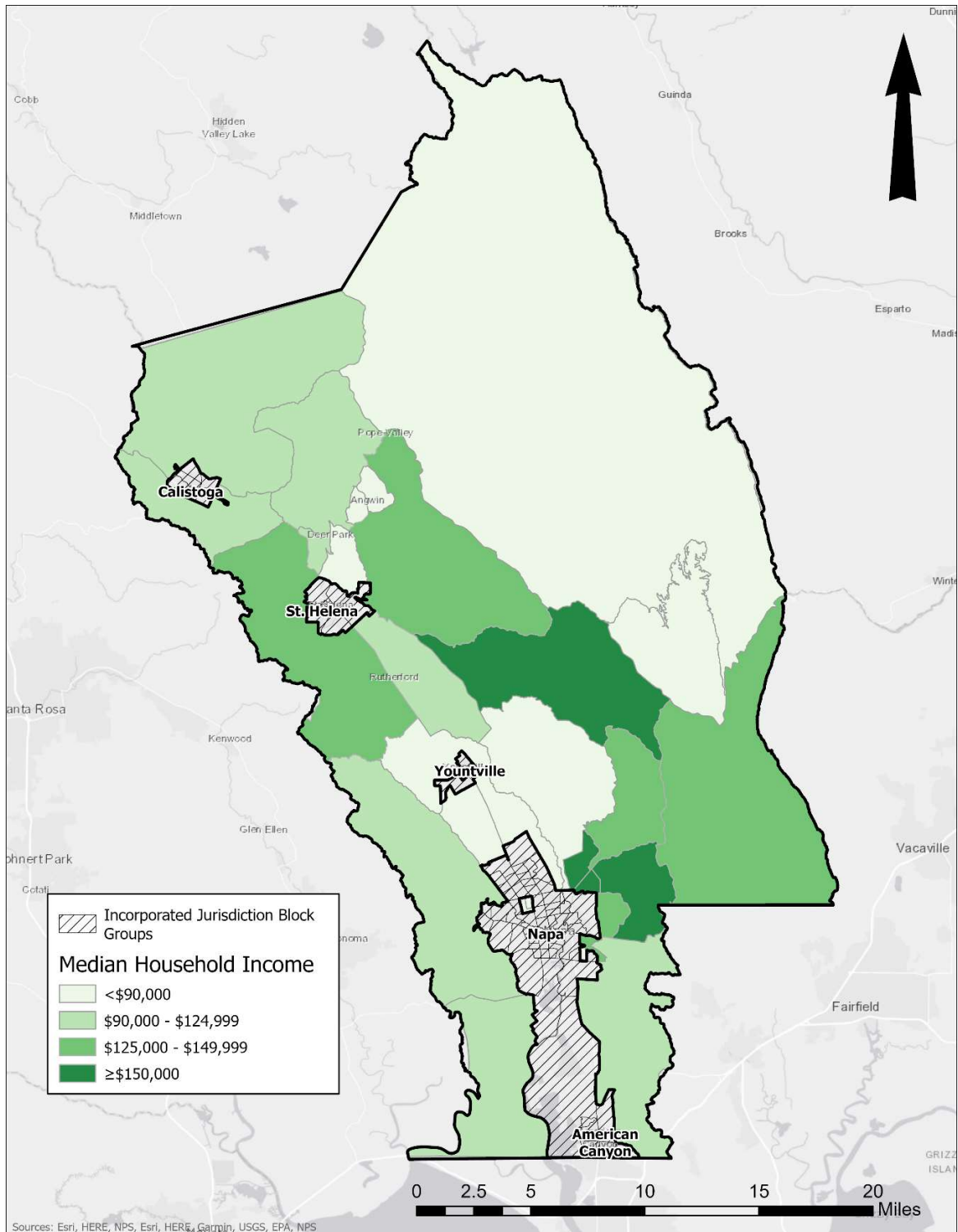
placed in households.<sup>41</sup> Generally speaking, the lower median income levels are found in the more urbanized areas of the North Bay Region, especially Napa city and Santa Rosa.

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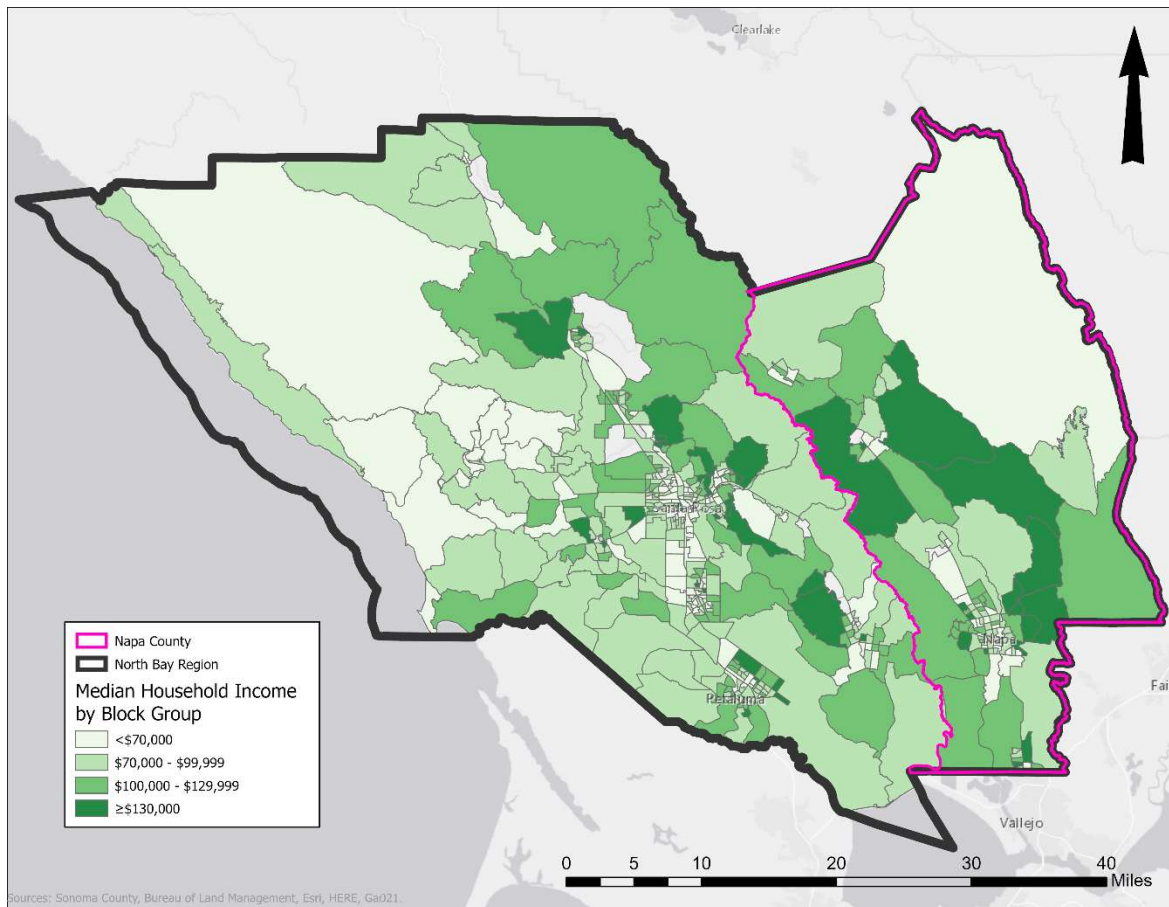
<sup>41</sup> See additional discussion above regarding the problematic data from the block group and census tract containing this group quarters facility.

**Figure 68: Distribution of Median Household Income by Block Group, Unincorporated Napa County**



Source: U.S. Census American Community Survey, 2015-2019 data.

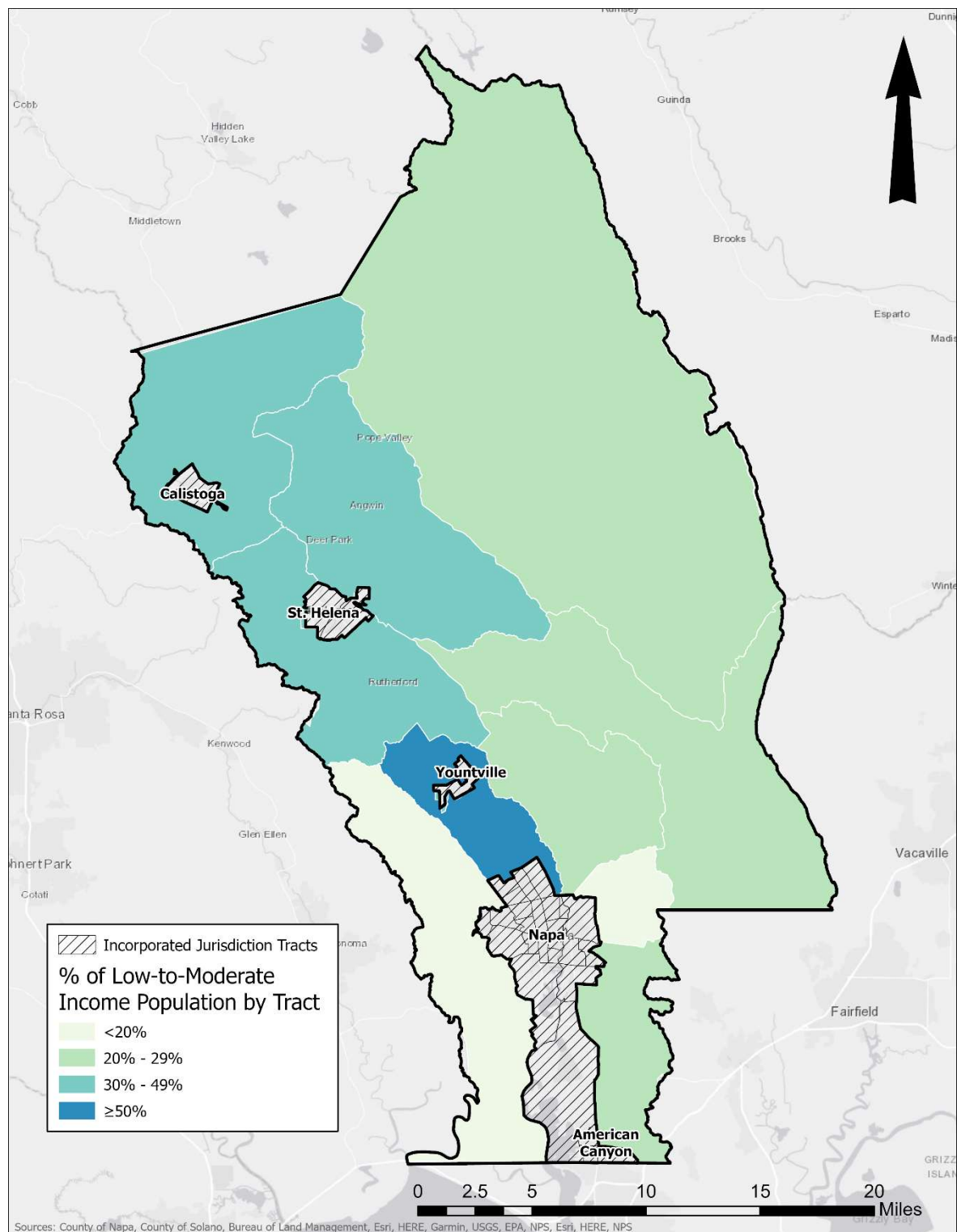
**Figure 69: Distribution of Median Income by Block Group, North Bay Region**



Source: U.S. Census American Community Survey, 2015-2019 data.

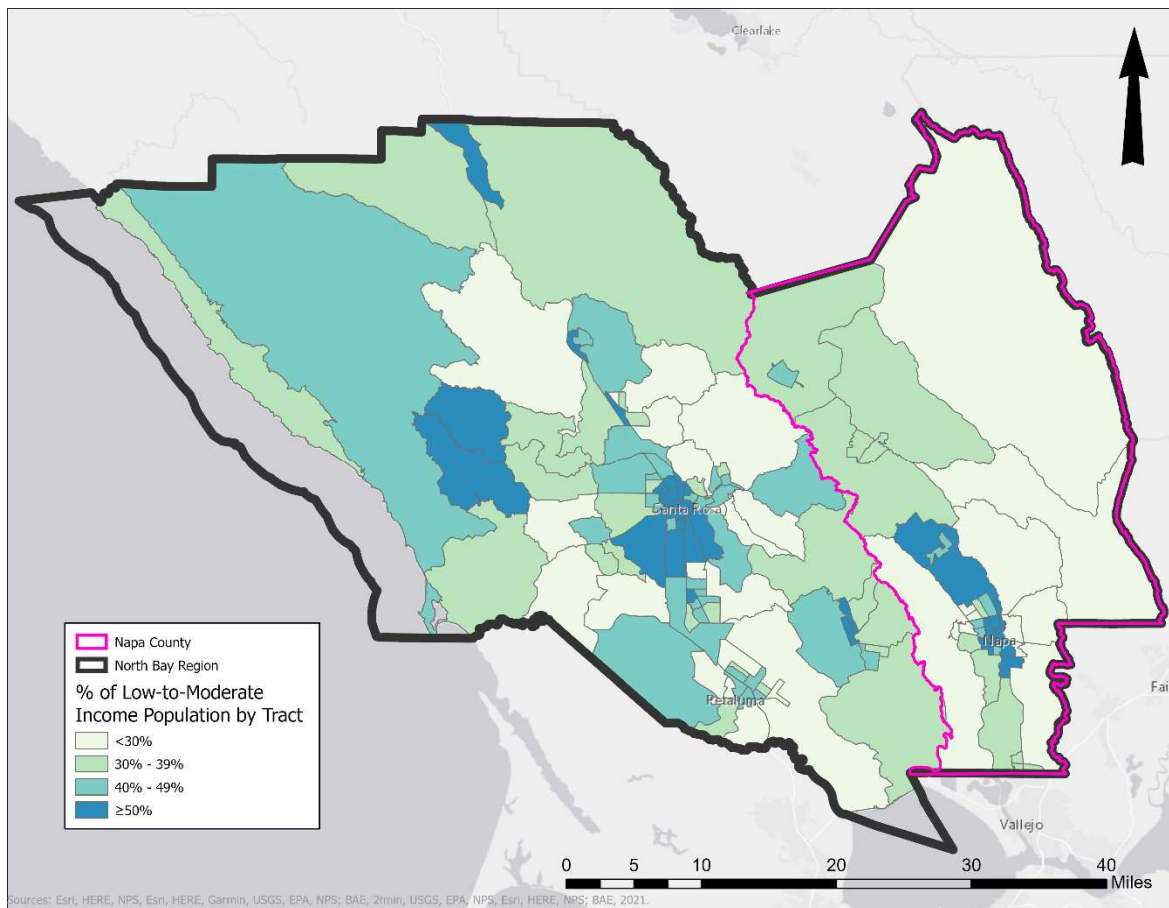
Figure 70 displays additional information regarding income levels in Unincorporated Napa County, showing the percentage of persons in low- to moderate-income households by Census tract. The percentage by tract ranges from 15 percent to 50 percent, with the highest percentage in the tract surrounding Yountville. The North Bay Region shows a broader range, with the percentage of persons in low- to moderate-income households by tract ranging from 9.7 percent to 100 percent, as shown in Figure 71. The tract at 100 percent contains the Napa State Hospital, perhaps leading to data problems once again due to misclassification of persons into households rather than in group quarters. No other tract has more than about 75 percent of its population in households at low and moderate income levels.

**Figure 70: Percent of Low to Moderate Income Households by Census Tract, Unincorporated Napa County**



Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

**Figure 71: Percent of Low to Moderate Income Households by Census Tract, North Bay Region**

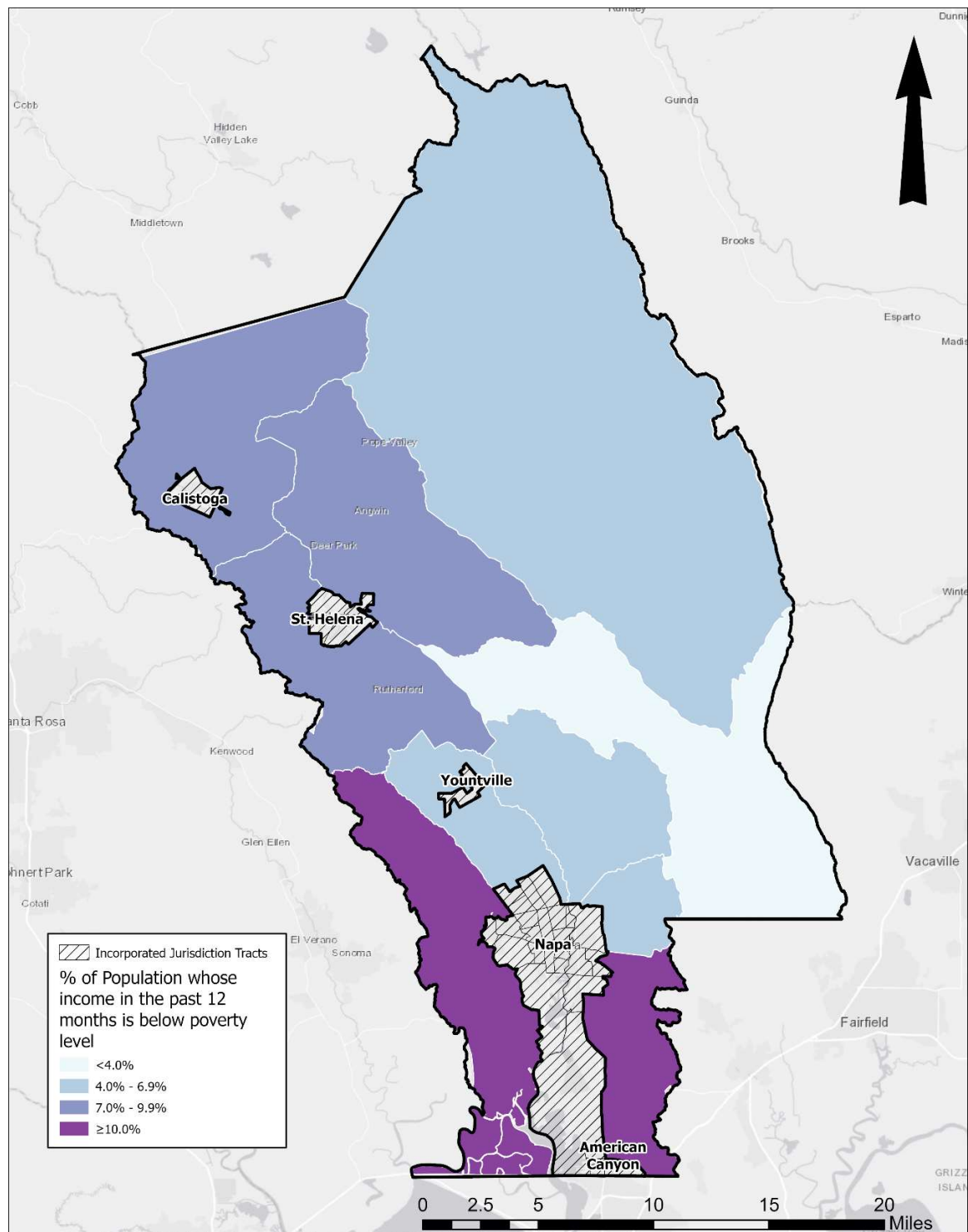


Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

As shown in Figure 72, which displays poverty status by Census tract in Unincorporated Napa County, the percentage of population in poverty ranges from 1.1 percent to 11.3 percent, indicating that while the population in poverty is limited, there are some persons living in poverty in the Unincorporated County. The highest concentrations are in tracts in the south portion of the county, bordering the cities of Napa and American Canyon. Tracts with higher poverty are scattered across the North Bay Region, in both rural and urban areas (see Figure 73). Excluding the tract containing the Napa State Hospital, the percent of population in poverty ranges from 1.1 percent to 23.5 percent.



**Figure 72: Poverty Status, Unincorporated Napa County**

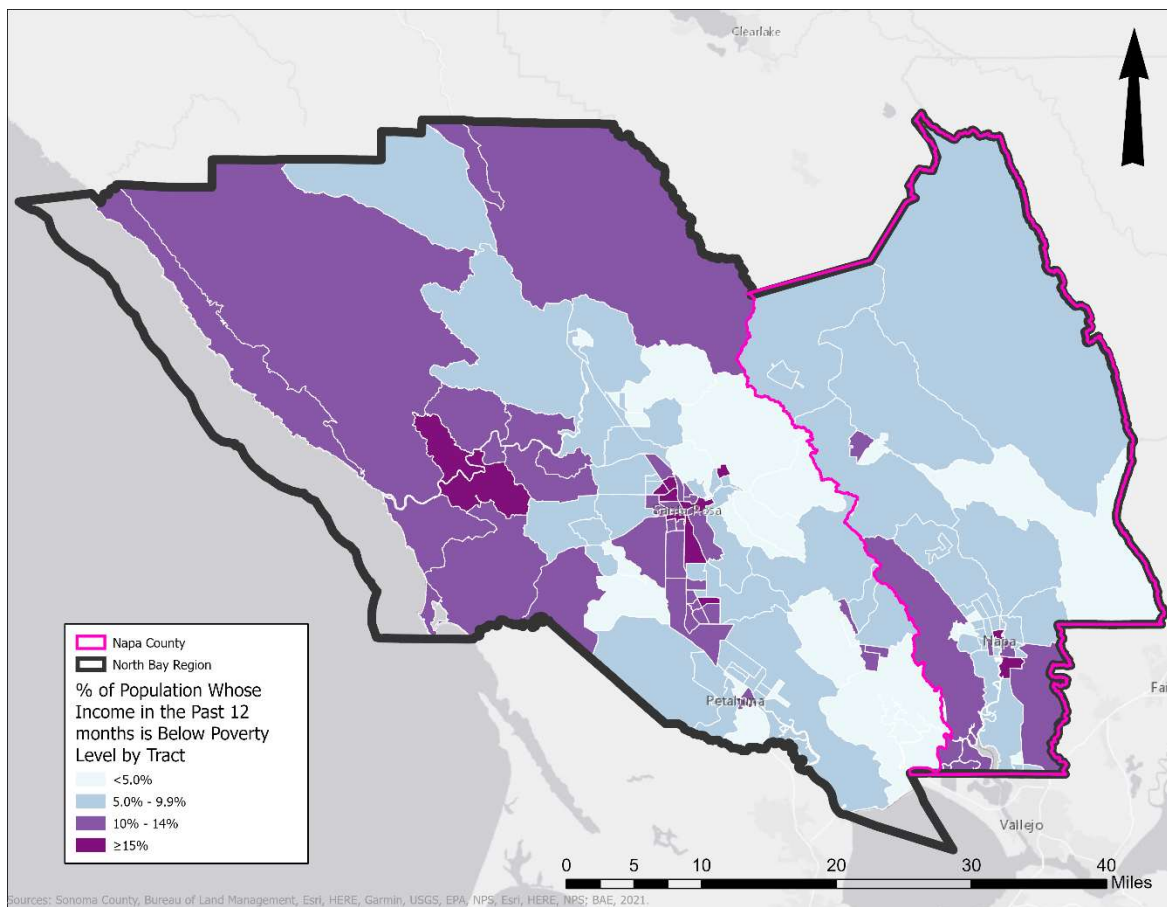


Sources: County of Napa, County of Solano, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, NPS

Note: "Incorporated Jurisdiction Tracts" are defined as those whose population largely resides within incorporated cities and towns and may include some nearby unincorporated areas. Conversely, unincorporated area tracts may include small portions of incorporated jurisdictions.

Source: U.S. Census American Community Survey, 2015-2019 data.

**Figure 73: Poverty Status, North Bay Region**



Sources: Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, NPS, BAE, 2021.

Source: U.S. Census American Community Survey, 2015-2019 data.

## **Racially and Ethnically Concentrated Areas of Poverty**

The overall distribution of households in poverty by race is discussed in the Housing Needs Assessment chapter. To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RCAPs and ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. The racial and ethnic concentration threshold requires that an RCAP or ECAP have a non-White population of 50 percent or more. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. While there are tracts with a non-White population majority, none of the tracts in Unincorporated Napa County or elsewhere in the North Bay Region have more than one quarter of their population below the poverty line, so there are no R/ECAP areas in Unincorporated Napa County or elsewhere in the region.



## **Racially and Ethnically Concentrated Areas of Affluence**

R/ECAPs show one side of concentrations by race and wealth. On the other side are “areas of affluence” where non-minority affluent populations are concentrated. HCD devised a measure which calls out Census tracts with relatively high concentrations of both White population and higher household incomes, as detailed in the HCD AFFH Data and Mapping Tool. These areas are designated as “Racially Concentrated Areas of Affluence,” or RCAAs.

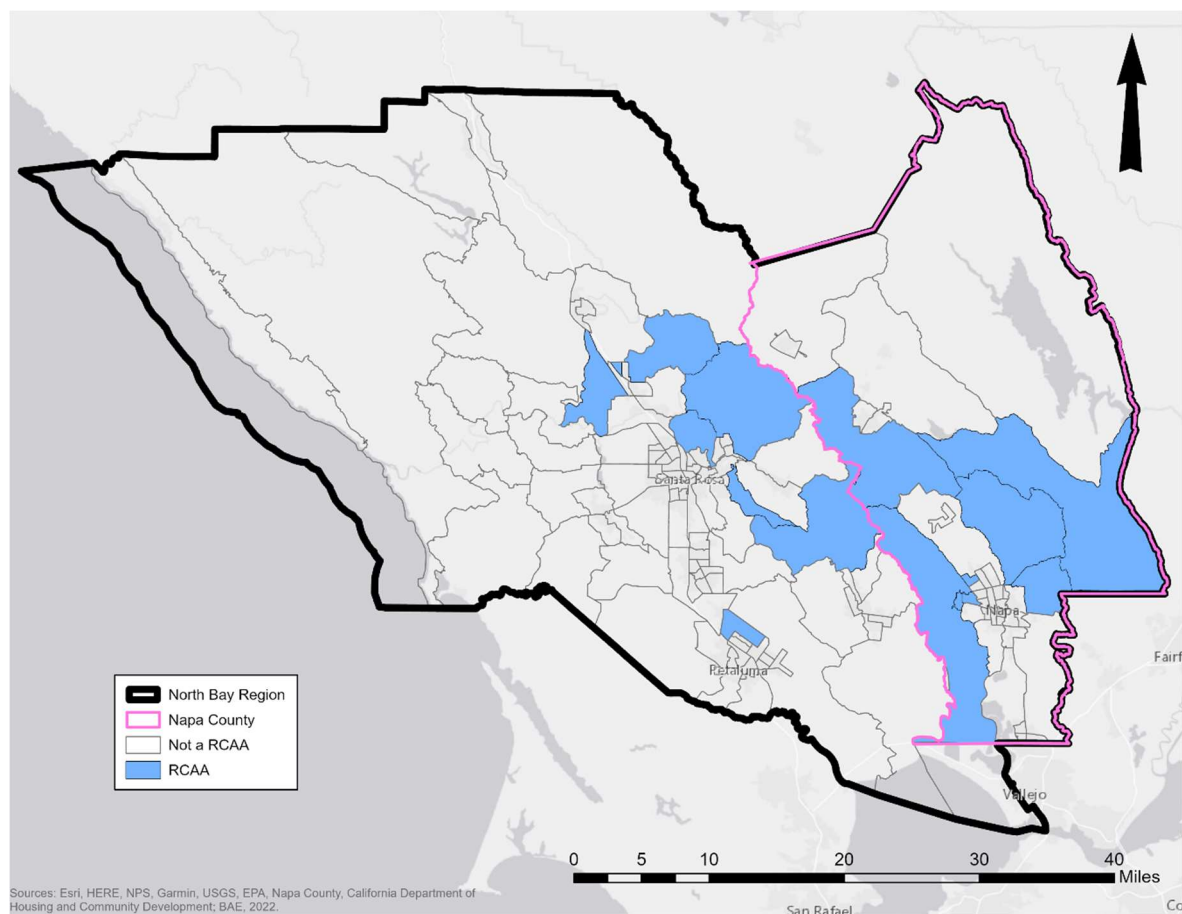
Per HCD’s criteria, most of Unincorporated Napa County south of St. Helena is in RCAAs, as shown in Figure, showing a link between affluence and high concentrations of white persons. Regionally, there are additional RCAA tracts in Sonoma County, but very few additional ones in Napa County. Most of the RCAAs in the North Bay Region are in rural unincorporated areas as shown in Figure 75. This reflects the high cost of rural land in these counties, and especially Napa County, much of which may be used for valuable vineyards; the lack of public water and sewer services, which limits density and adds additional costs for wells and septic fields; and the general access to wealth by white households, resulting in a racially concentrated areas of wealth.

The pattern in Unincorporated Napa County and the North Bay Region, with the RCAAs generally found in less urban areas, is similar to that for the Bay Area overall. For example, the coastal parts of the San Mateo County are largely RCAAs, as are the less densely populated areas of Santa Clara County. However, the Bay Area region overall has RCAAs in higher income suburban areas that are more densely populated than rural Napa County, including portions of Oakland, the city of Piedmont, much of southern Marin County, and suburban areas in the Tri-Valley and Contra Costa County. In the North Bay, however, more densely developed areas are generally more affordable.

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**Figure 75: Racially and Ethnically Concentrated Areas of Affluence, North Bay Region**



## Disparities in Access to Opportunity

The Housing Element must include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Maps. The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.”<sup>42</sup>

TCAC and HCD created these “Opportunity Maps,” using reliable and publicly available data sources to derive 21 indicators to calculate opportunity index scores for Census tracts

<sup>42</sup> California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

in each region in California. The TCAC/HCD Opportunity Map categorizes Census tracts into five groups based on the opportunity index scores:

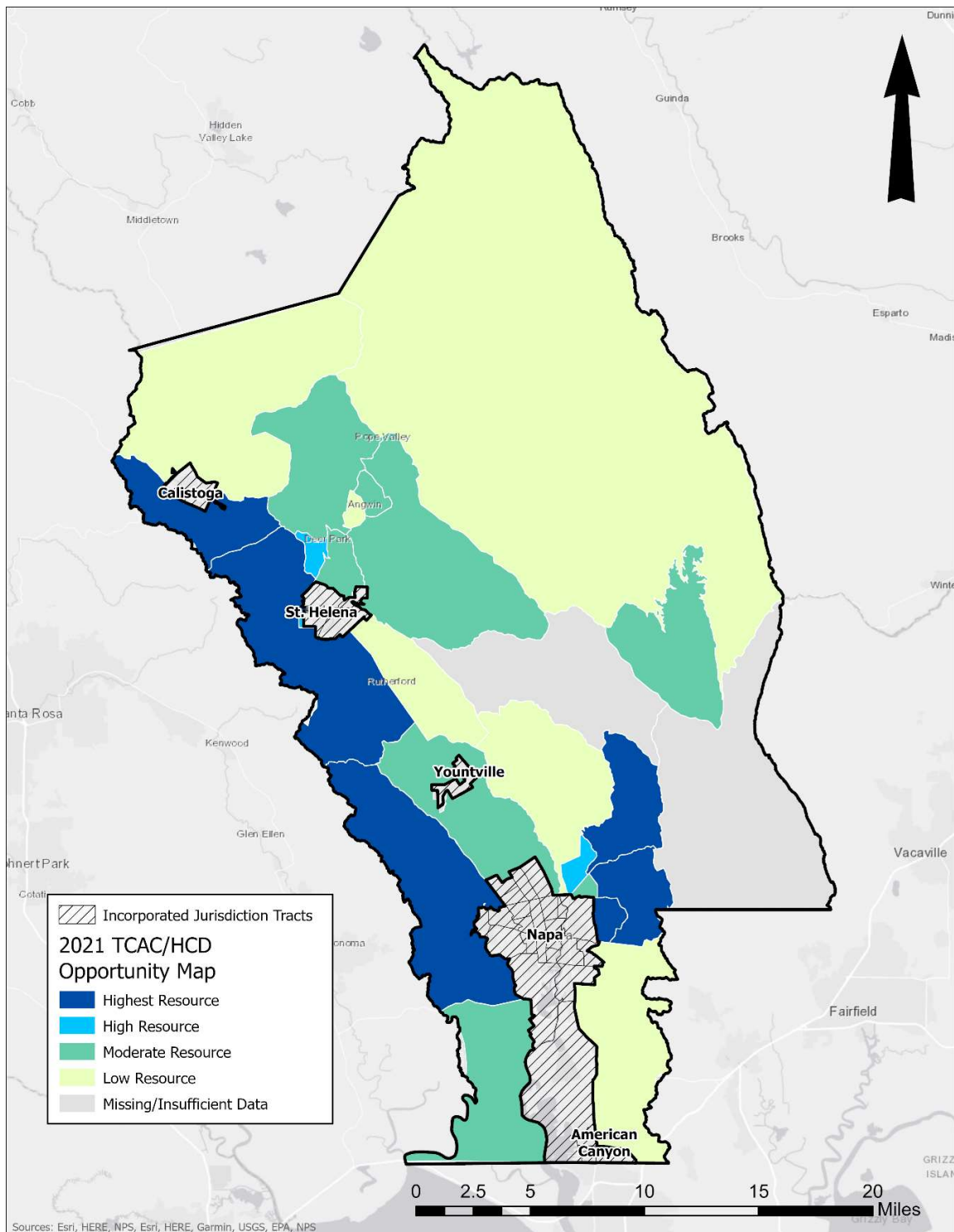
- Highest Resource
- High Resource
- Moderate Resource/Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

Before an area receives an opportunity index score, some Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30 percent of population is below the federal poverty line and there is a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts in each region with the highest relative opportunity index scores to the Highest Resource designation and the next 20 percent to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Moderate Resource and Low Resource categories.

As illustrated in Figure 76, Unincorporated Napa County has no tracts with High Segregation and Poverty, but otherwise has tracts ranging across the other four categories. The highest resource tracts are largely concentrated in the western part of the county and to the northeast of Napa city.

Elsewhere in the North Bay Region tracts cover a broad range of categories, once again with the exception of the High Segregation and Poverty category (see Figure 77). Within Sonoma County, the Highest Resource tracts are concentrated largely to the west of Santa Rosa and Petaluma toward the coast.

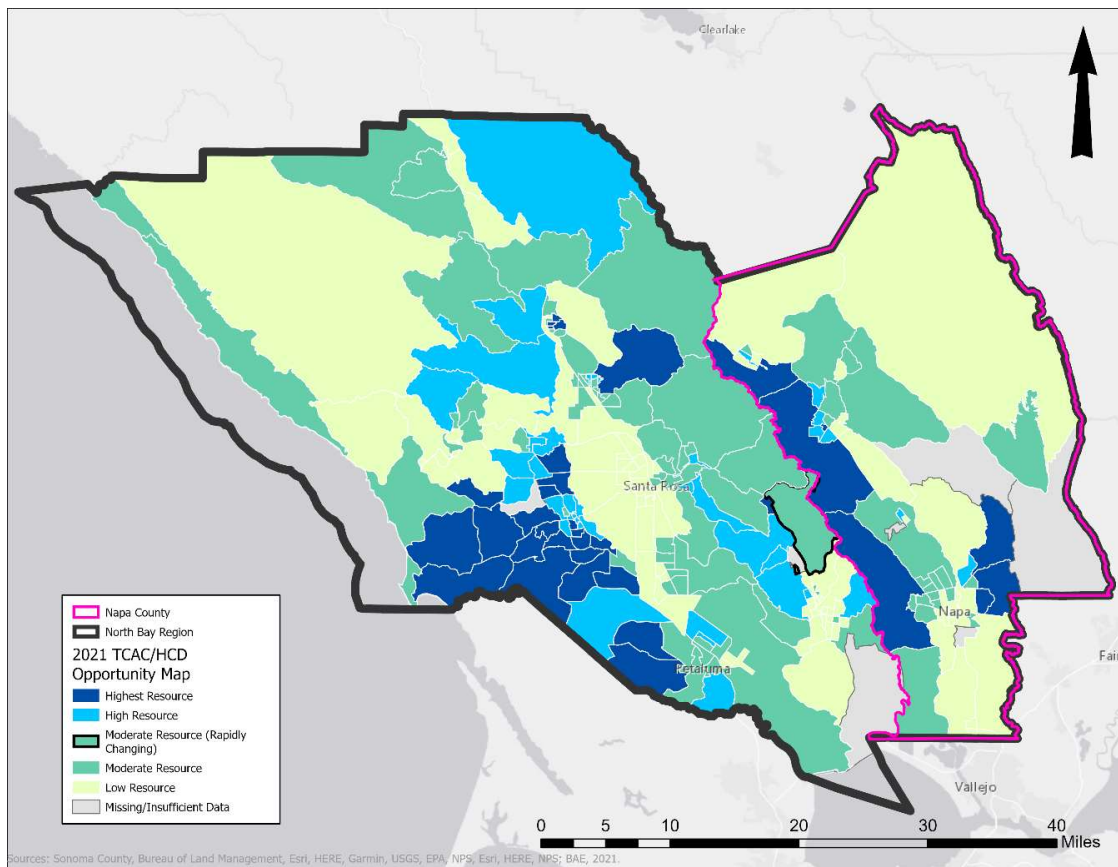
**Figure 76: 2021 TCAC/HCD Opportunity Map by Census Tract, Unincorporated Napa County**



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.



**Figure 77: 2021 TCAC/HCD Opportunity Map by Census Tract, North Bay Region**



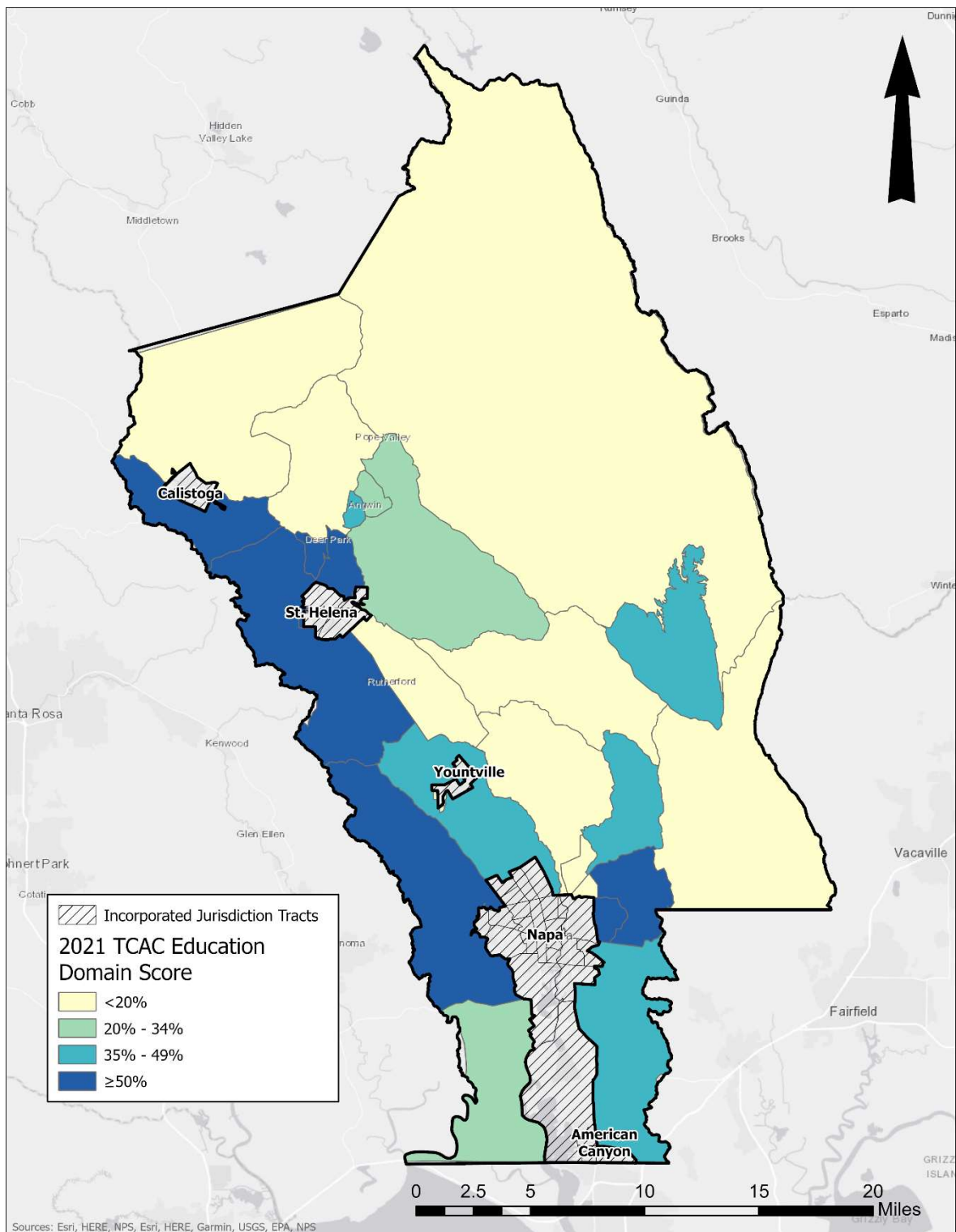
Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2021.

### ***Access to Education***

One of the factors used to develop the Opportunity Index discussed previously is education. The Opportunity Index considers three education criteria in equal measure: math proficiency for 4<sup>th</sup> graders, reading proficiency for 4<sup>th</sup> graders, high school graduation rates, and the student poverty rate, to create an “Education Domain” score ranging from 0 to 100 percent for each Census tract (or in some cases, rural block group), with a higher score representing better educational opportunities.<sup>43</sup> Figure 78 shows the Education Domain scores for subareas of Unincorporated Napa County. The geographic distribution is very similar to that for the overall Opportunity Index, with the highest scores tending to be found in the western part of the county and tracts to the northeast of the city of Napa, and the lowest scores to the east.

<sup>43</sup> The methodology for this can be found in <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>.

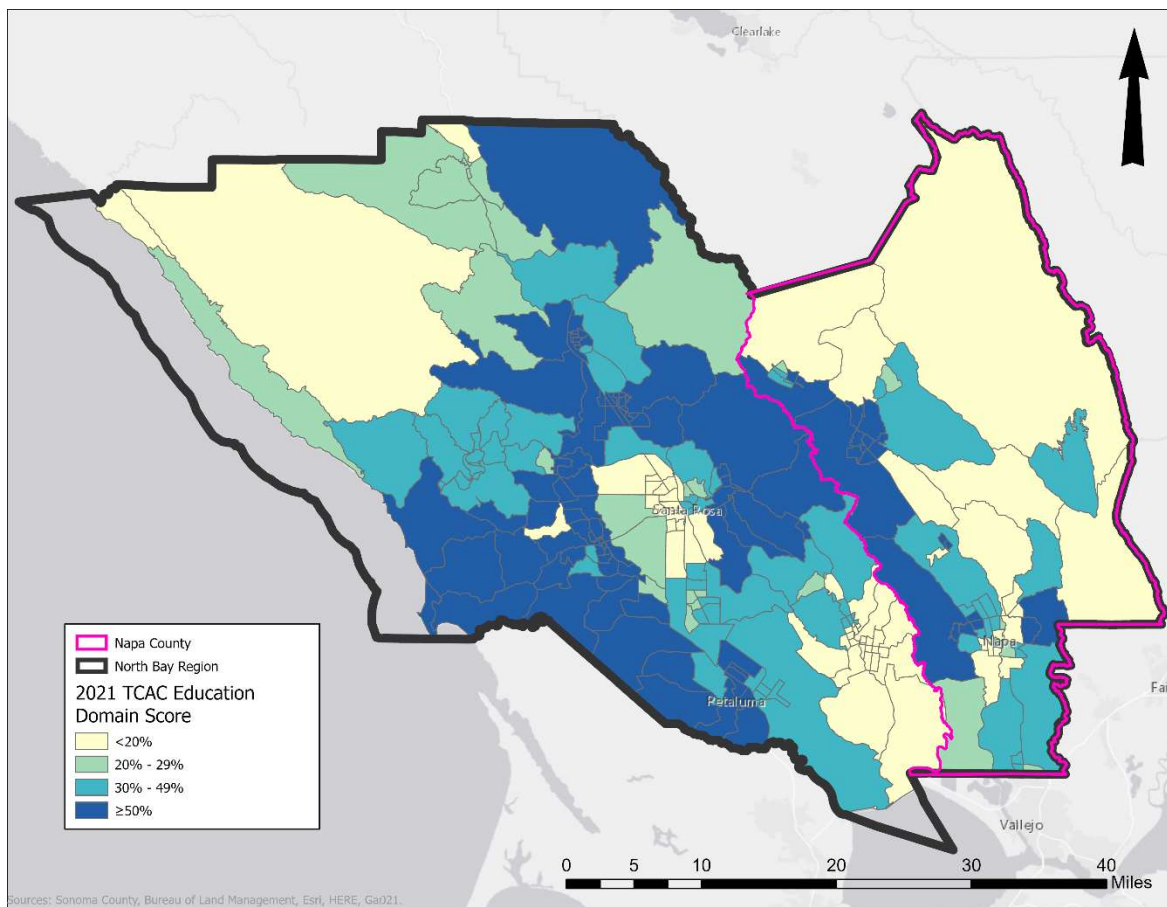
**Figure 78: TCAC Education Domain Score, Unincorporated Napa County**



Sources: California Tax Credit Allocation Committee; HCD, 2021; BAE, 2021.



**Figure 79: TCAC Education Domain Score, North Bay Region**



Sources: California Tax Credit Allocation Committee; HCD, 2021; BAE, 2021.

As illustrated in Figure 79, the level of the scores across the North Bay Region also tend to mirror the scores of the overall Opportunity Index, with high scores tending toward rural areas and lower scores in the more urbanized areas.

### ***Access to Employment***

For AFFH reports, HUD has developed the Jobs Proximity Index as a way to measure access to employment. As stated by HUD:

The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA, [Core-based Statistical Area, an urbanized region as defined by the federal government] with larger employment centers weighted more heavily.

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with

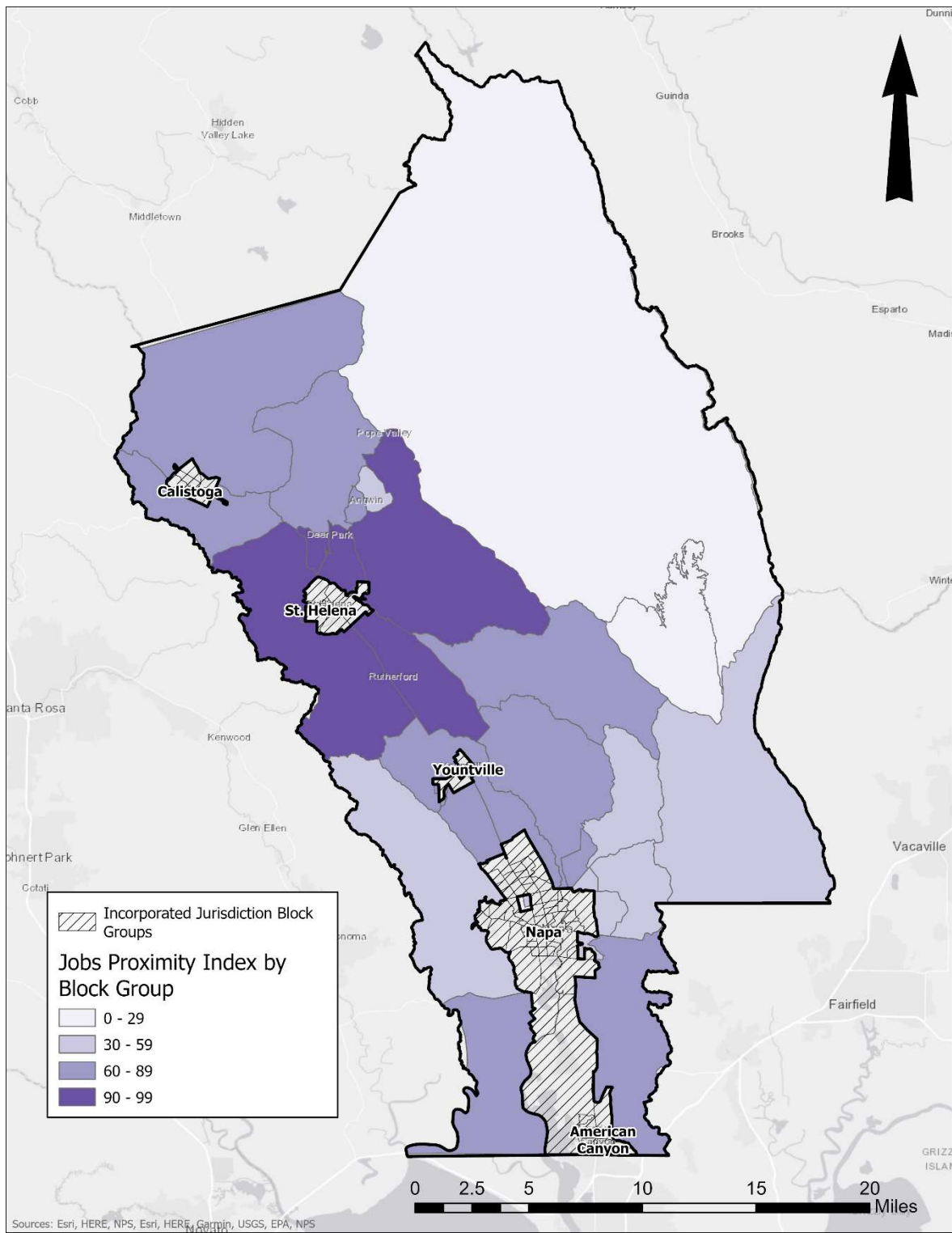
larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.<sup>44</sup>

In Unincorporated Napa County, the highest job proximity indexes are found in block groups surrounding the city of St. Helena (as shown in Figure 80). While this seems counterintuitive, this may be due to limited population relative to the number of jobs in those rural and semi-rural areas due to the wine industry. The North Bay Region similarly shows the highest indexes largely in rural areas or smaller cities, with the exception of Santa Rosa, which has a large population and is also a job center (see Figure 81).

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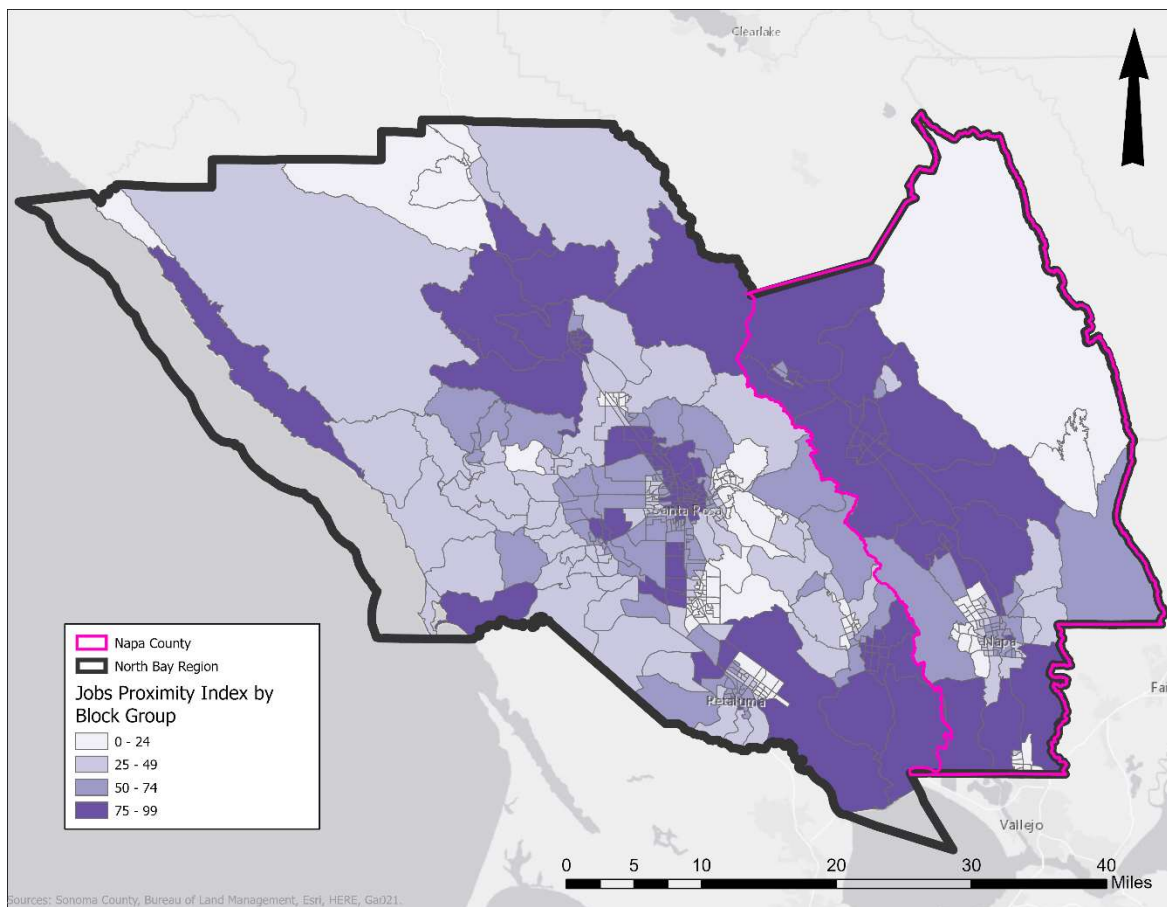
<sup>44</sup> <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about>. The index is currently based on U.S. Census Longitudinal Employer-Household Dynamics data from 2014.

**Figure 80: Jobs Proximity Index Score, Unincorporated Napa County**



Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

**Figure 81: Jobs Proximity Index Score, North Bay Region**



Sources: Sonoma County, Bureau of Land Management, Esri, HERE, Ga021.

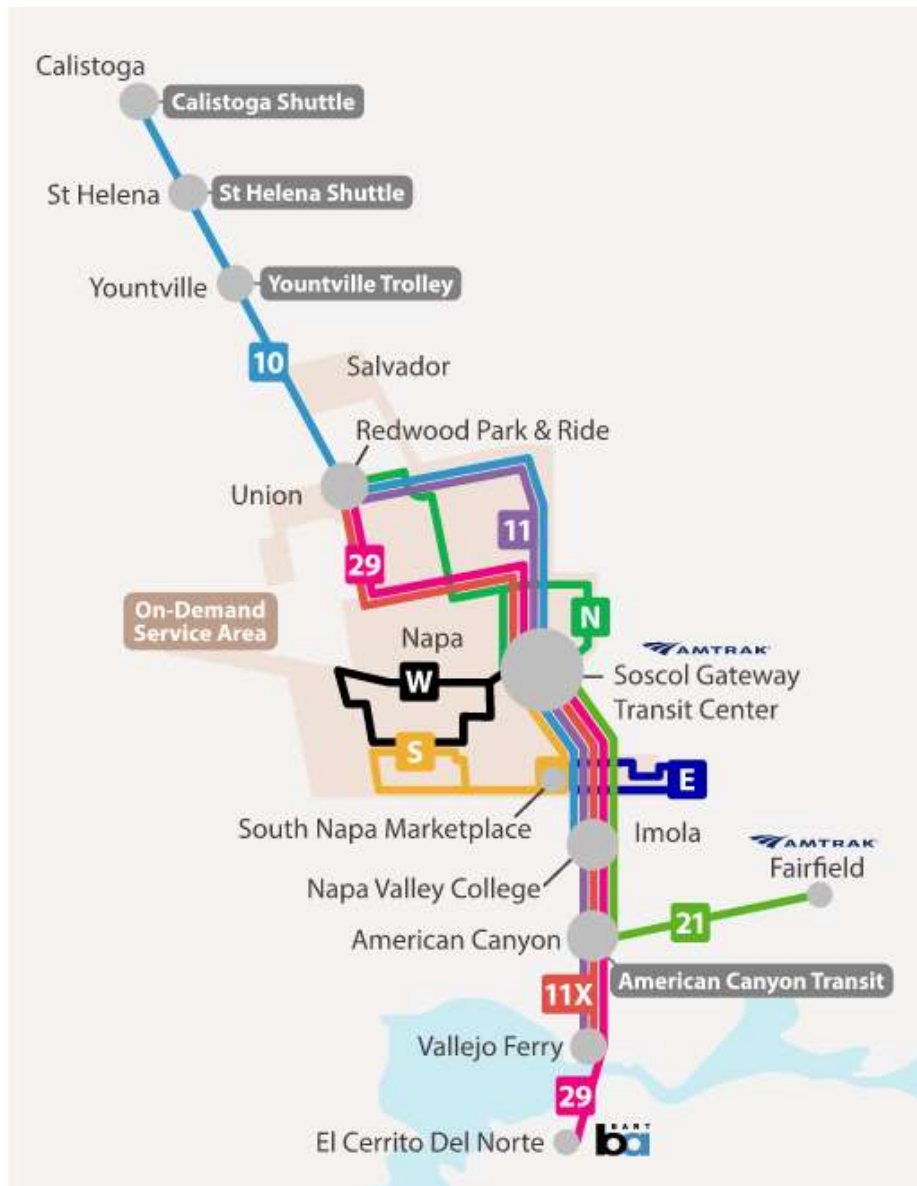
Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

### ***Transportation***

Public transit in Napa County is provided by the Vine, operated by Napa Valley Transportation Authority (NVTa). The Vine runs multiple bus routes, ranging from local on-call shuttles to intercity operations within the county, as well as providing connections outside the county in Vallejo, with BART at the El Cerrito Del Norte station, and to Fairfield and Amtrak in Suisun City. Routes operate on a mix of schedules, including weekdays, Monday through Saturday, and seven days a week, excluding holidays.<sup>45</sup>

<sup>45</sup> See <https://vinetransit.com/routes/> for complete route and schedule information.

**Figure 82: Napa Valley Transit Route Map**



Source: <https://vinetransit.com/>

The Center for Neighborhood Technology (CNT)<sup>46</sup> has developed a metric, the H+T (Housing and Transportation) Index that takes into account housing and transportation costs for a typical household. By their metric, in order to remain affordable, housing costs plus transportation costs should equal 45 percent or less of total household income. They

<sup>46</sup> <https://htaindex.cnt.org/>. For more on the methodology, see [https://htaindex.cnt.org/about/HTMethods\\_2016.pdf](https://htaindex.cnt.org/about/HTMethods_2016.pdf).

estimate this burden at the Census block group level, so disparities in this total estimated cost can be seen at a local or a regional level.

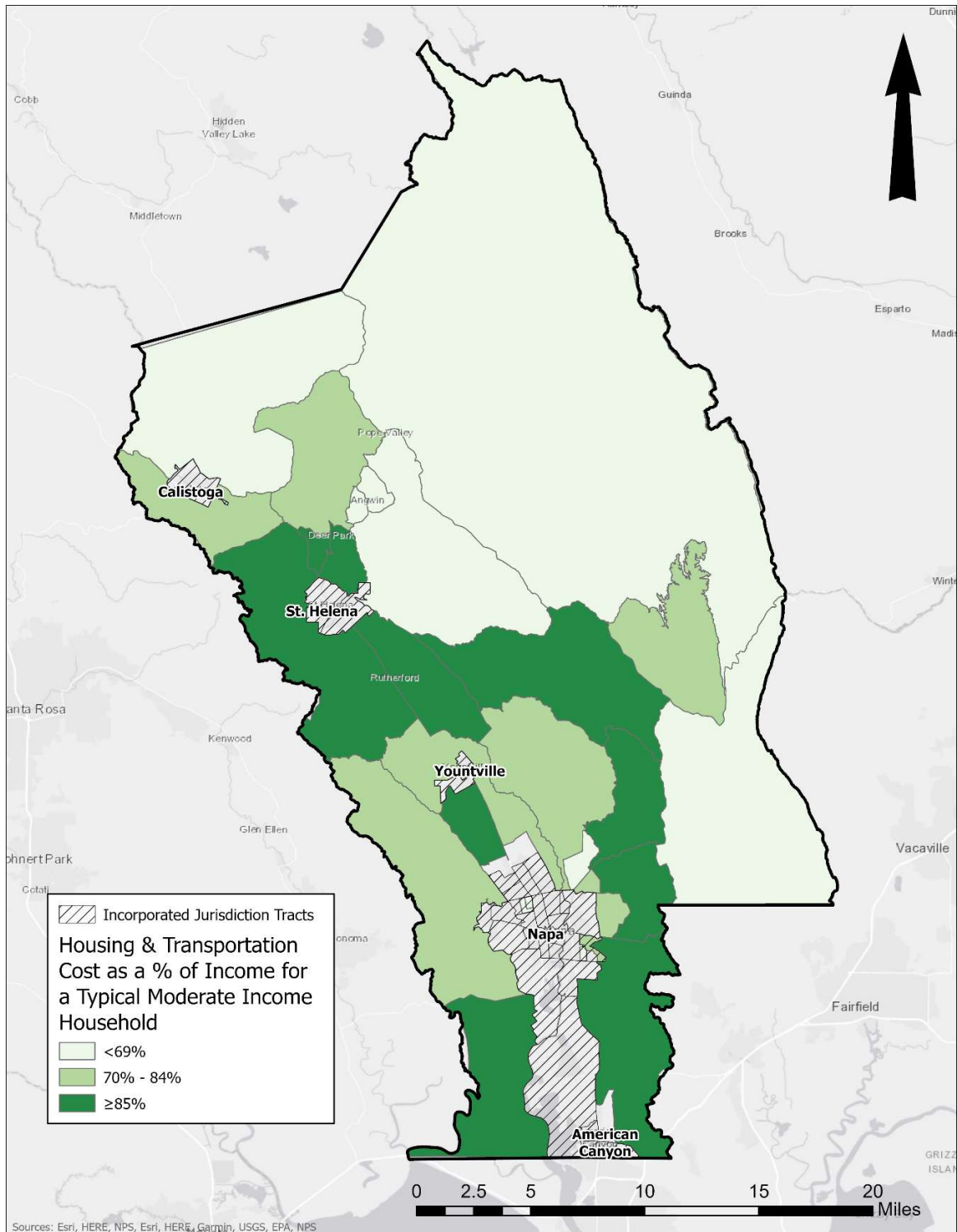
Based on their estimates, for many of the Census block groups for Unincorporated Napa County, the costs of housing plus transportation would be excessively high for what CNT calls a typical moderate-income household, as shown in Figure 83. This means that a household with an income in this range would, on average, be cost-burdened when considering combined housing and transportation costs.

For the North Bay Region the block groups with high housing plus transportation cost burdens tend to be in rural areas; the low costs burdens are found in the urban nodes of the region (see Figure 84).

However, while the costs may represent an undue burden for a “typical” moderate income household, many households have higher incomes and would not necessarily be burdened. These households may be able to sustain these higher housing and transportation costs. However, the combined costs act to restrain the ability of households at moderate and low incomes to live in much of Unincorporated Napa County.

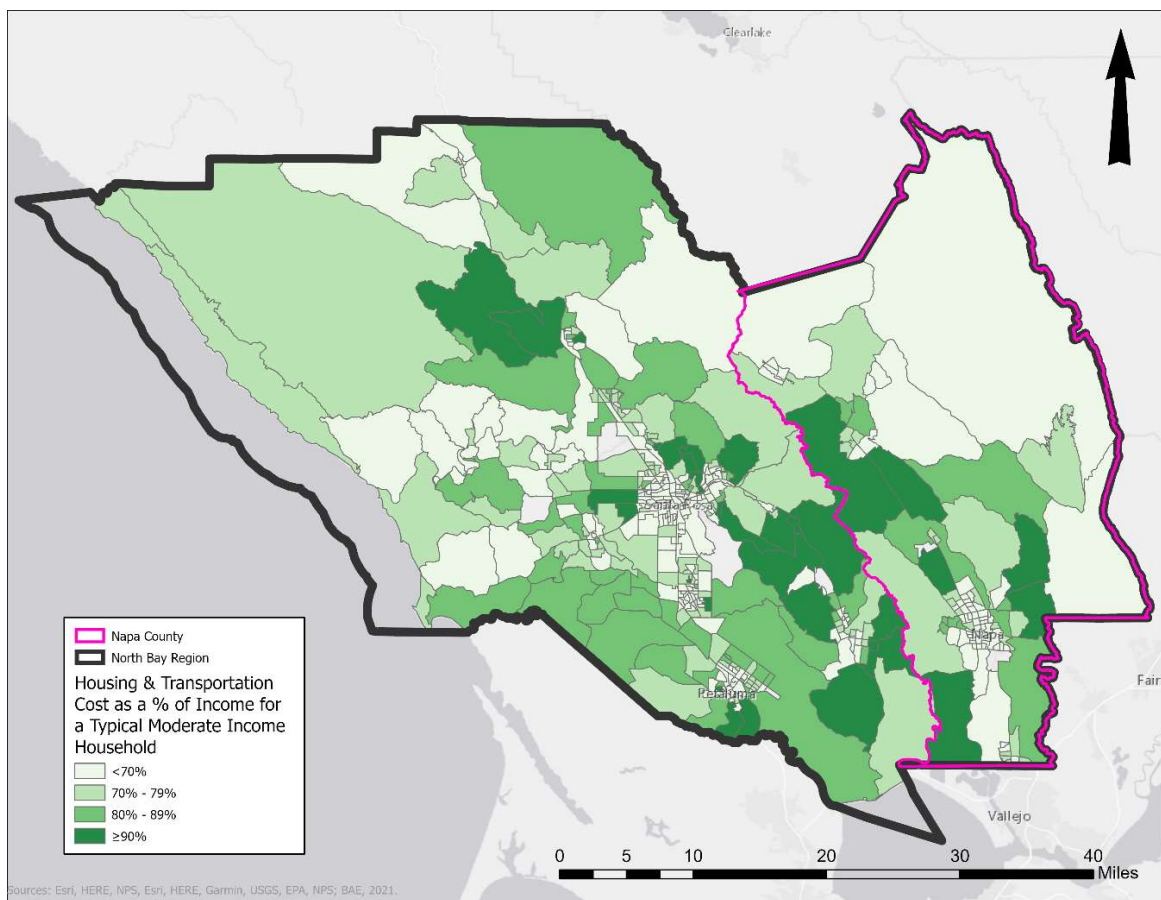


**Figure 83: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in Unincorporated Napa County**





**Figure 84: Percent of Income to Housing + Transportation for a Typical Moderate-Income Household in the North Bay Region**



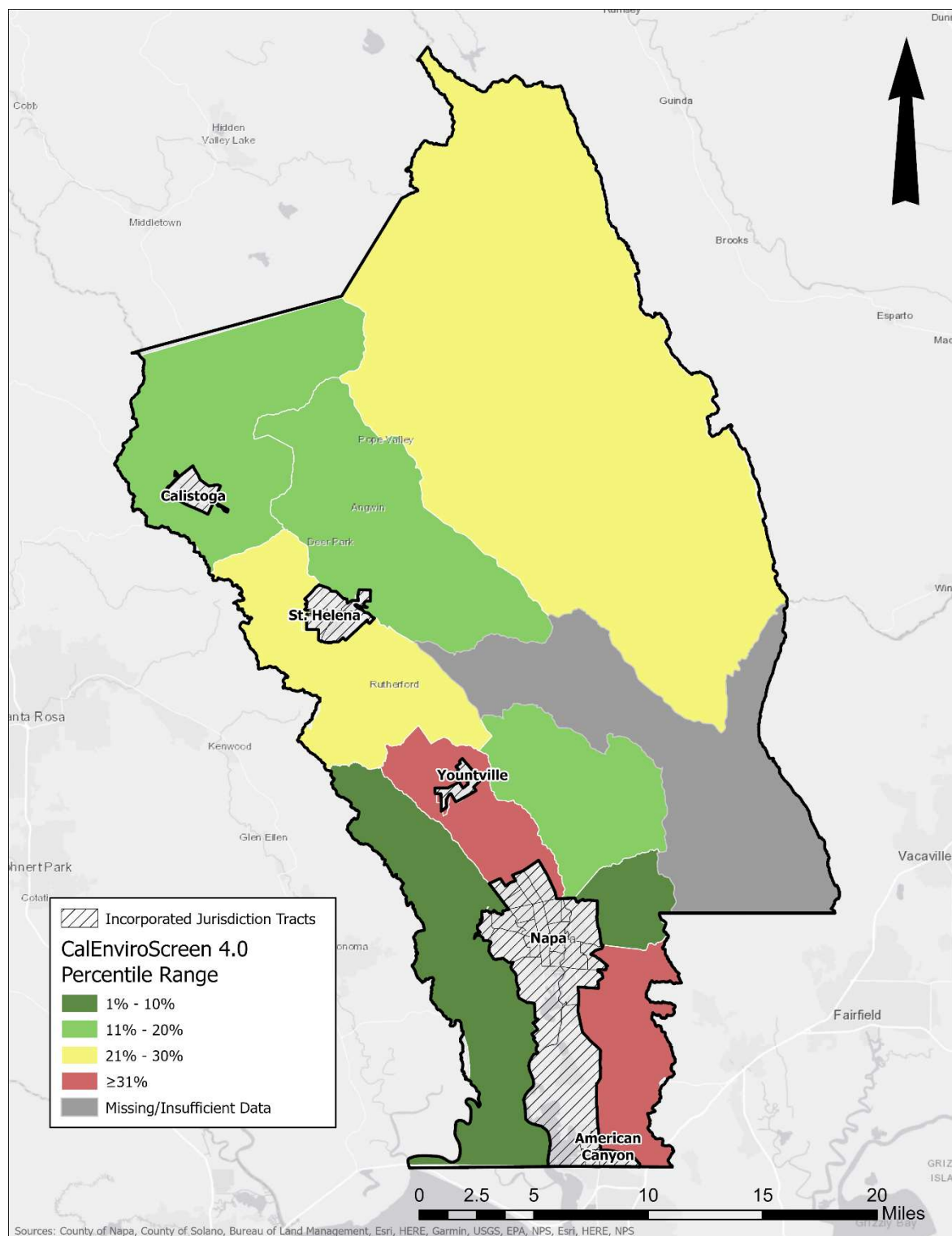
Source: Housing + Transportation Index, Center for Neighborhood Technology.

### *Access to a Clean Environment*

CalEnviroScreen provides a methodology to assist in identifying whether a local community is disproportionately burdened by pollution. For every Census tract in the state, CalEnviroScreen produces a score using environmental, health, and socioeconomic information derived from government sources, with higher scores associated with a higher pollution burden. The original layer was developed by California's Office of Environmental Health Hazard Assessment on behalf of the California Environmental Protection Agency and released in early 2017.<sup>47</sup> The analysis here uses the draft CalEnviroScreen version 4.0, released in the first half of 2021. As shown in Figure 85 below, the highest score (indicating the worst environmental conditions) is found in the tract to the east of Napa city and American Canyon. The tract north of Napa city and surrounding Yountville also exhibits a relatively high score.

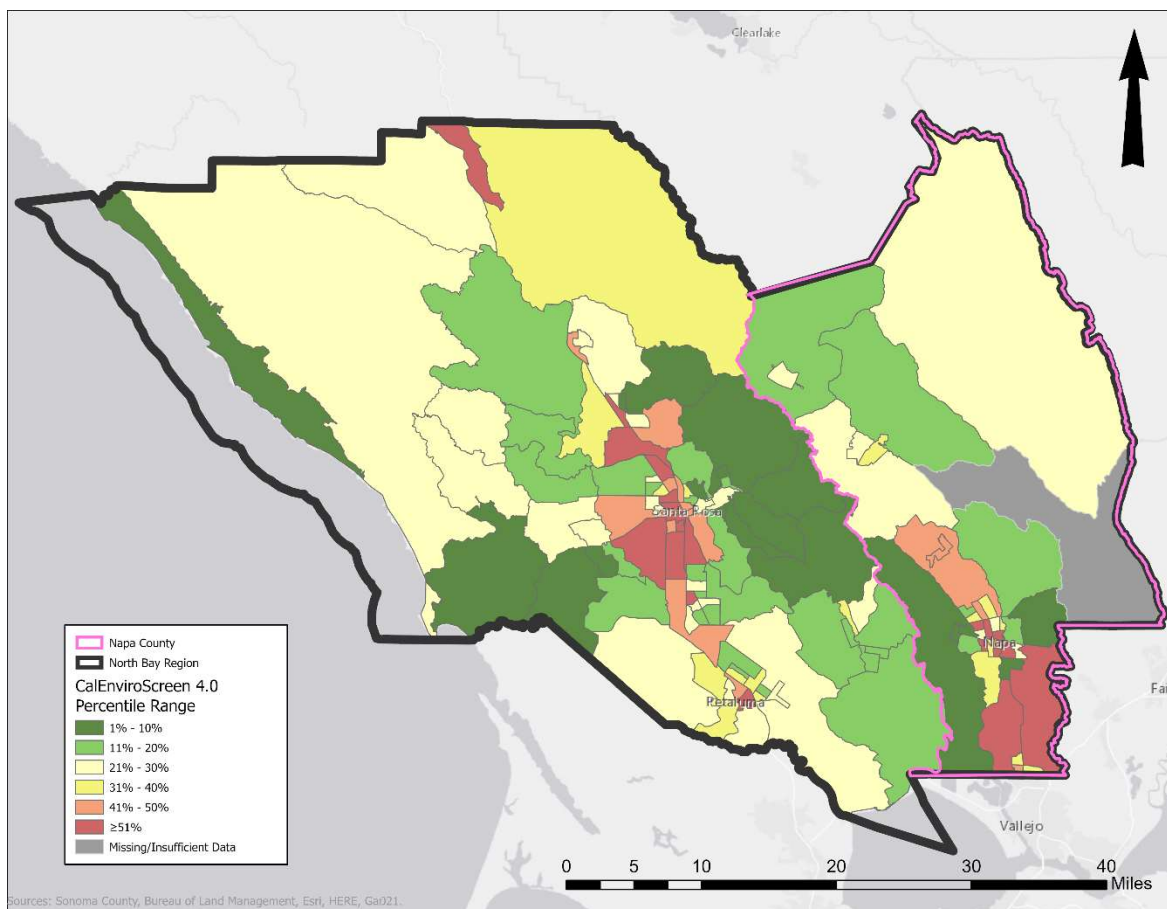
<sup>47</sup> For more information, go to <https://oehha.ca.gov/calenviroscreen>.

**Figure 85: Areas of High Pollution in Unincorporated Napa County**



Sources: CalEnviroScreen Version 4.0 DRAFT

**Figure 86: Areas of High Pollution in North Bay Region**



Sources: CalEnviroScreen Version 4.0 DRAFT

Regionally, the highest scores tend to be concentrated in or near more urbanized areas, especially Napa city and Santa Rosa. However, for the Unincorporated County and the larger region, with one exception none of the subareas score in the highest/worst quartile, indicating that regionally the area is not so disproportionately burdened for pollution.

## Disproportionate Housing Needs and Displacement Risk

The following section assesses the extent to which protected classes in Unincorporated Napa County, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement.

### *Minority Homeownership Rates*

Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. As shown in Table 40, in Unincorporated Napa County, 77 percent of all households are homeowners. The homeownership rate is

highest for non-Hispanic Whites at 84 percent, and lowest for Hispanic and some other race alone householders<sup>48</sup>, at only 44 and 45 percent, respectively. These trends likely reflect a combination of economic factors and historic discrimination in the housing market.

Overall homeownership rates are higher for Unincorporated Napa County than for the entire North Bay Region; the homeownership rates for most race/ethnic groups are higher in the Unincorporated County than in the North Bay Region. The higher rates for the region are due to the higher proportions of multifamily housing in the urban centers such as Napa city and Santa Rosa.

**Table 40: Distribution of Homeowners by Race/Ethnicity, Unincorporated Napa County**

<b>Unincorporated Napa County</b>				
<b>Householder by Race</b>	<b>Household Tenure</b>		<b>Total Household</b>	<b>Ownership Rate</b>
	<b>Owner</b>	<b>Renter</b>		
White Alone	6,540	1,641	8,181	80%
<i>Non-Hispanic White Alone</i>	6,145	1,206	7,351	84%
Asian Alone	112	49	161	70%
Some other race alone (a)	219	270	489	45%
Two or more races	109	82	191	57%
<b>Total, All Races</b>	<b>6,980</b>	<b>2,042</b>	<b>9,022</b>	<b>77%</b>
Hispanic or Latino	538	680	1,218	44%

<b>North Bay Region</b>				
<b>Householder by Race</b>	<b>Household Tenure</b>		<b>Total Household</b>	<b>Ownership Rate</b>
	<b>Owner</b>	<b>Renter</b>		
White Alone	128,670	68,083	196,753	65%
<i>Non-Hispanic White Alone</i>	118,530	55,835	174,365	68%
Asian Alone	6,351	3,013	9,364	68%
Some other race alone (a)	8,820	15,282	24,102	37%
Two or more races	3,828	4,032	7,860	49%
<b>Total, All Races</b>	<b>147,669</b>	<b>90,410</b>	<b>238,079</b>	<b>62%</b>
Hispanic or Latino	17,881	26,543	44,424	40%

(a) Includes Black, American Indian and Alaska Native Alone, Native Hawaiian and Other Pacific Islander Alone, and Some Other Race Alone. Categories with less than 100 households in the Unincorporated County were combined with Some Other Race Alone.

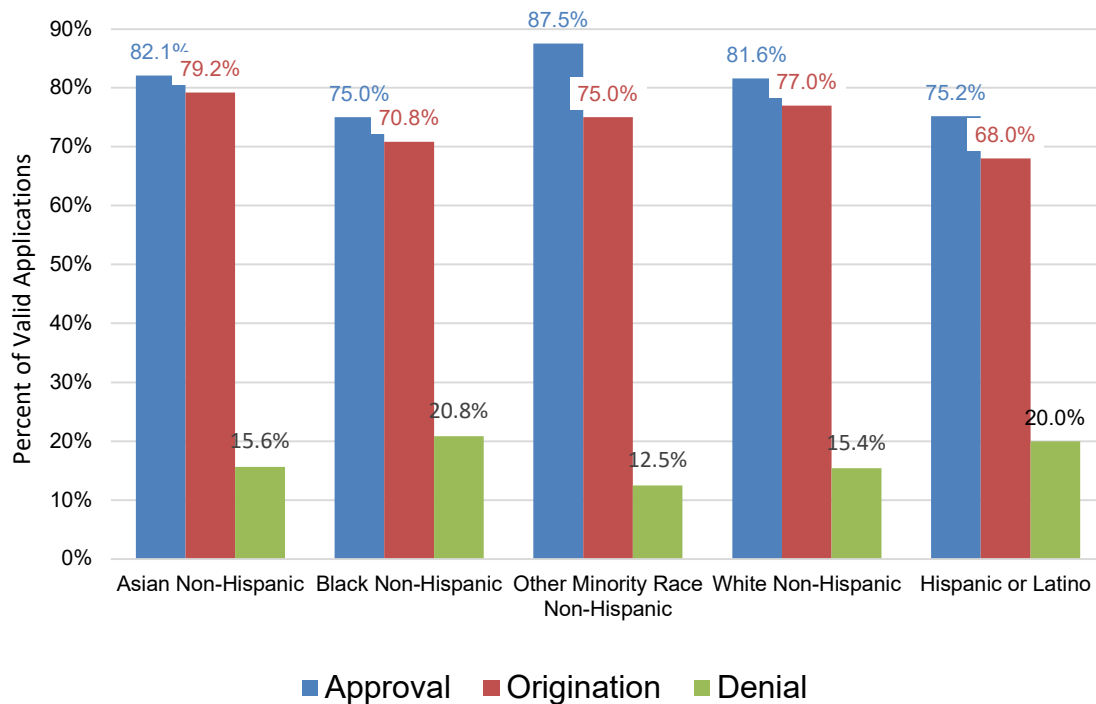
Sources: U.S. Census Bureau, American Community Survey, 2015-2019 5-year sample data, B25003A-I, BAE, 2021.

<sup>48</sup> Several minority groups have been combined due to small sample sizes with high margins of error for the individual groups. See table footnote.

### ***Mortgage Loan Approvals by Race/Ethnicity and Income***

The inability to obtain a mortgage can be a barrier to home ownership; historically, minorities have tended to have more difficulty obtaining loans, creating a significant barrier to homeownership. An analysis of HMDA data for loans in Unincorporated Napa County in 2020 indicates that Black non-Hispanic and Hispanic households have a slightly lower rate of loan approvals than White non-Hispanic applicants. It should be noted, however, that these proportions are based on small numbers of loan applications, especially for the Black households, who showed only 30 applications in 2020. The other minority race category was only responsible for nine applications. As a result, these statistics alone may not be a reliable indicator of discrimination in loan disposition.

**Figure 87: Disposition of Home Loans by Race/Ethnicity for Unincorporated Napa County, 2020**



**Notes:**

Hispanic applicants include all persons claiming Hispanic origin regardless of race. Analysis excludes refinance loans and those originated by lenders not subject to HMDA. Excludes applications that were withdrawn and files that were closed due to incompleteness. Includes FHA, FSA/RHS, and VA home loans on 1-4 family and manufactured dwellings by income, race, and ethnicity of applicant.

Sources: FFIEC, Home Mortgage Disclosure Act data, 2018; BAE, 2021.

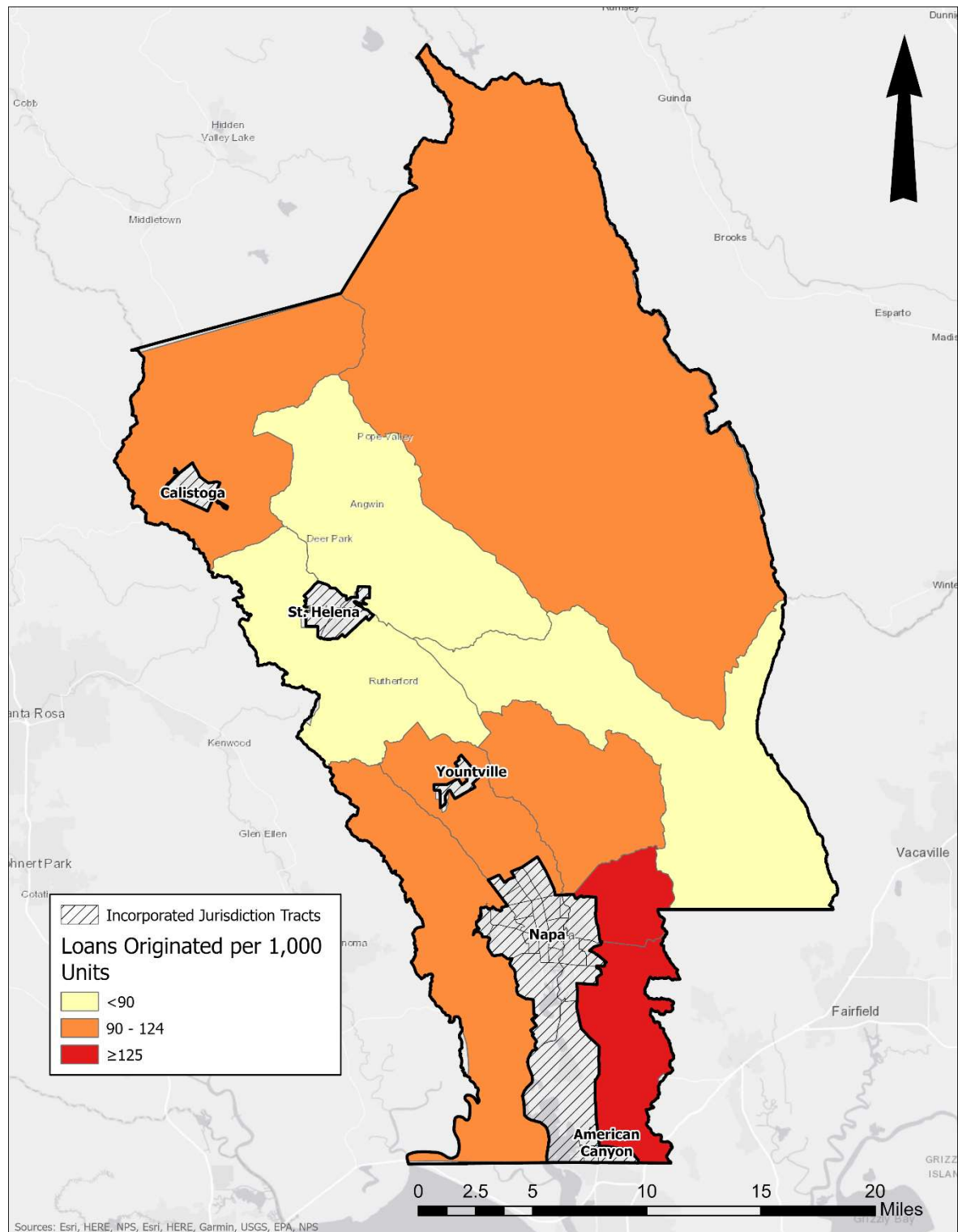
### *Geography of Mortgage Lending*

Figure 88 on the following page illustrates the geographic distribution of originated home loans by Census tract in 2019 in Unincorporated Napa County. The highest rate of loan originations (over 125 per 1,000 units) was found in the tract to the east of Napa city and American Canyon. This tract, however, includes portions of American Canyon with a high concentration of single-family residences, as the tract boundary does not conform to the city boundaries even though most of the tract is in the unincorporated county. There does not appear to be any correlation between concentrations of non-White households and loan origination rates in Unincorporated Napa County.

In the North Bay Region, the highest loan origination rates tend to be in the more urbanized southern areas, either in and around the City of Napa and American Canyon or along the 101 corridor in Sonoma County. However, the highest rates are in more suburban areas, with the urban cores where incomes tend to be lower and the rural areas showing the lowest loan origination rates.

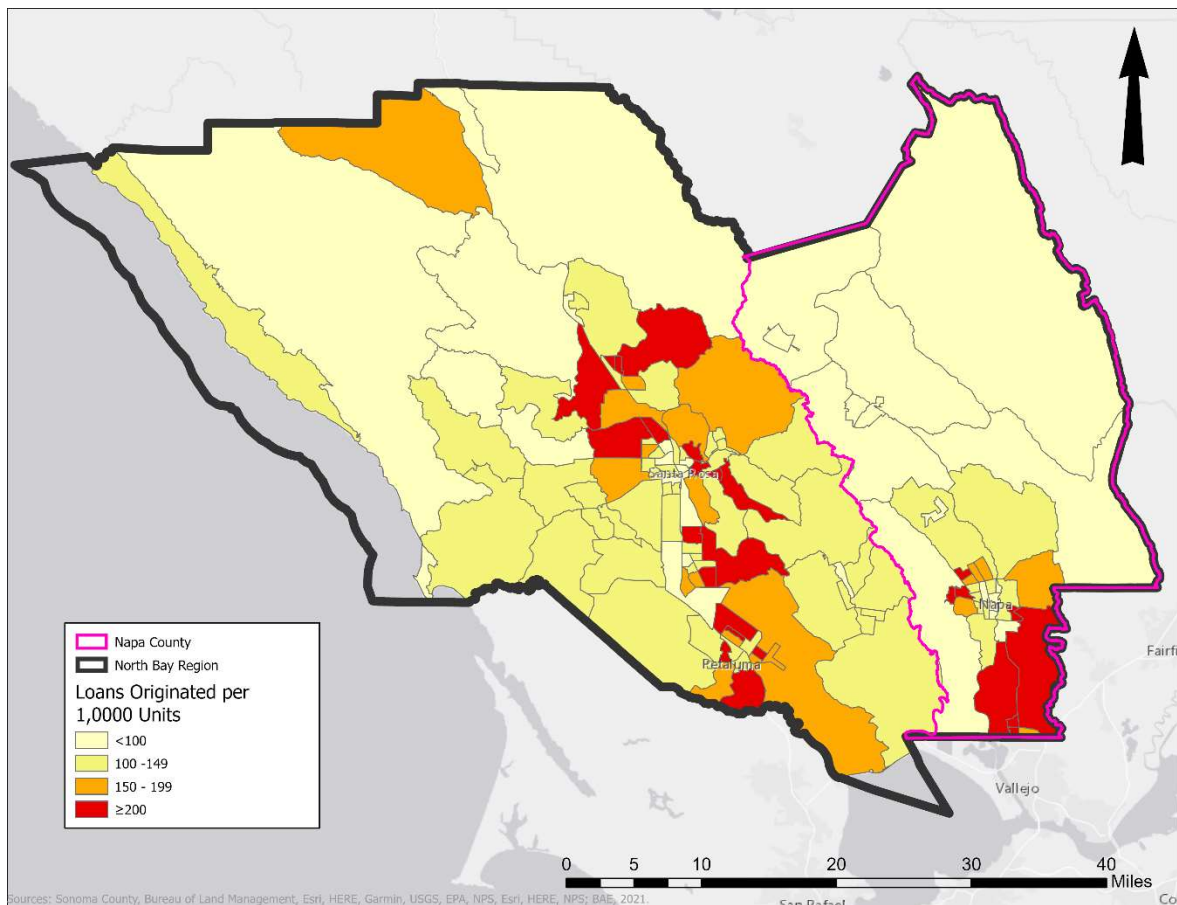


**Figure 88: Number of Loans Originated Per 1,000 Housing Units in Unincorporated Napa County by Census Tract, 2019**





**Figure 89: Number of Loans Originated Per 1,000 Housing Units in the North Bay Region by Census Tract, 2019**



Sources: HMDA; BAE, 2021

## Prevalence of Housing Problems

Table 41 and Table 42 report the relative prevalence of housing problems<sup>49</sup> among households with incomes equal to, or less than, the area median by race and ethnicity. Households of a given racial or ethnic heritage are considered to have a disproportionately greater need for housing assistance if they experience housing problems at a significantly greater rate (ten percentage points or more) than do households within the same income level as a whole, regardless of race or ethnicity. For example, 82.7 percent of all very low-income households (i.e., incomes between 30 and 50 percent of AMI) in Unincorporated Napa County experienced at least one of the four

<sup>49</sup> See Table 41 and Table 42 for the definitions of “housing problems” as defined for this analysis.

housing problems between 2013 and 2017, as did 100 percent of very low-income Black households. In this case, very low-income Black households exhibit a disproportionately greater need for housing assistance that could help to eliminate their current housing problems. According to these data, Black, Asian, Native American, and Hispanic households experienced housing problems at rates that, at one or more income levels, exceeded the areawide average by at least ten percentage points. The results are similar for severe housing problems, with Black, Asian, Native American, and Hispanic households being disproportionately impacted in at least one income category. Note that the sample size is very small in most instances where the housing problems rate for a given subgroup is greater than the overall Unincorporated County average, so these results should be considered with caution. For example, the CHAS data report only 45 extremely low-income Black households in Unincorporated Napa County, all of whom experienced housing problems.<sup>50</sup>

**Table 41: Housing Problems Rate by Race/Ethnicity, Unincorporated Napa County**

Race/Ethnicity	Percent of AMI				Total 100% or Lower
	0-30%	31-50%	51-80%	81-100%	
White	76.3%	79.6%	53.0%	54.6%	63.2%
Black/African American	100.0%	78.9%	0.0%	100.0%	68.5%
Asian	76.2%	93.7%	56.3%	0.0%	77.3%
American Indian	n.a.	100.0%	n.a.	n.a.	100.0%
Pacific Islander	n.a.	n.a.	n.a.	n.a.	n.a.
Hispanic	100.0%	76.2%	53.7%	50.0%	65.5%
<b>Subtotal, Housing Problems</b>	<b>82.7%</b>	<b>80.1%</b>	<b>52.6%</b>	<b>52.1%</b>	<b>64.5%</b>
<i>Average Rate +10%</i>	92.7%	90.1%	62.6%	62.1%	74.5%

**Notes:**

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than one person per room; cost burden greater than 30% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

<sup>50</sup> Furthermore, the 45 number is actually based on a smaller sample to which a weight has been applied to represent the actual universe of extremely low-income Black households.

**Table 42: Severe Housing Problems Rate by Race/Ethnicity, Unincorporated Napa County**

Race/Ethnicity	Percent of AMI				Total 100% or Lower
	0-30%	30-50%	50-80%	80-100%	
White	57.7%	41.7%	26.3%	22.4%	35.1%
Black/African American	88.9%	78.9%	0.0%	71.4%	60.2%
Asian	76.2%	93.7%	31.3%	0.0%	71.6%
American Indian	100.0%	17.3%	n.a.	n.a.	100.0%
Pacific Islander	n.a.	n.a.	n.a.	n.a.	n.a.
Hispanic	54.0%	48.4%	45.1%	12.7%	41.4%
<b>Subtotal, Housing Problems</b>	<b>61.3%</b>	<b>48.0%</b>	<b>31.2%</b>	<b>20.4%</b>	<b>39.0%</b>
<i>Average Rate +10%</i>	<i>71.3%</i>	<i>58.0%</i>	<i>41.2%</i>	<i>30.4%</i>	<i>49.0%</i>

**Notes:**

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than 1.5 persons per room; cost burden greater than 50% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2021.

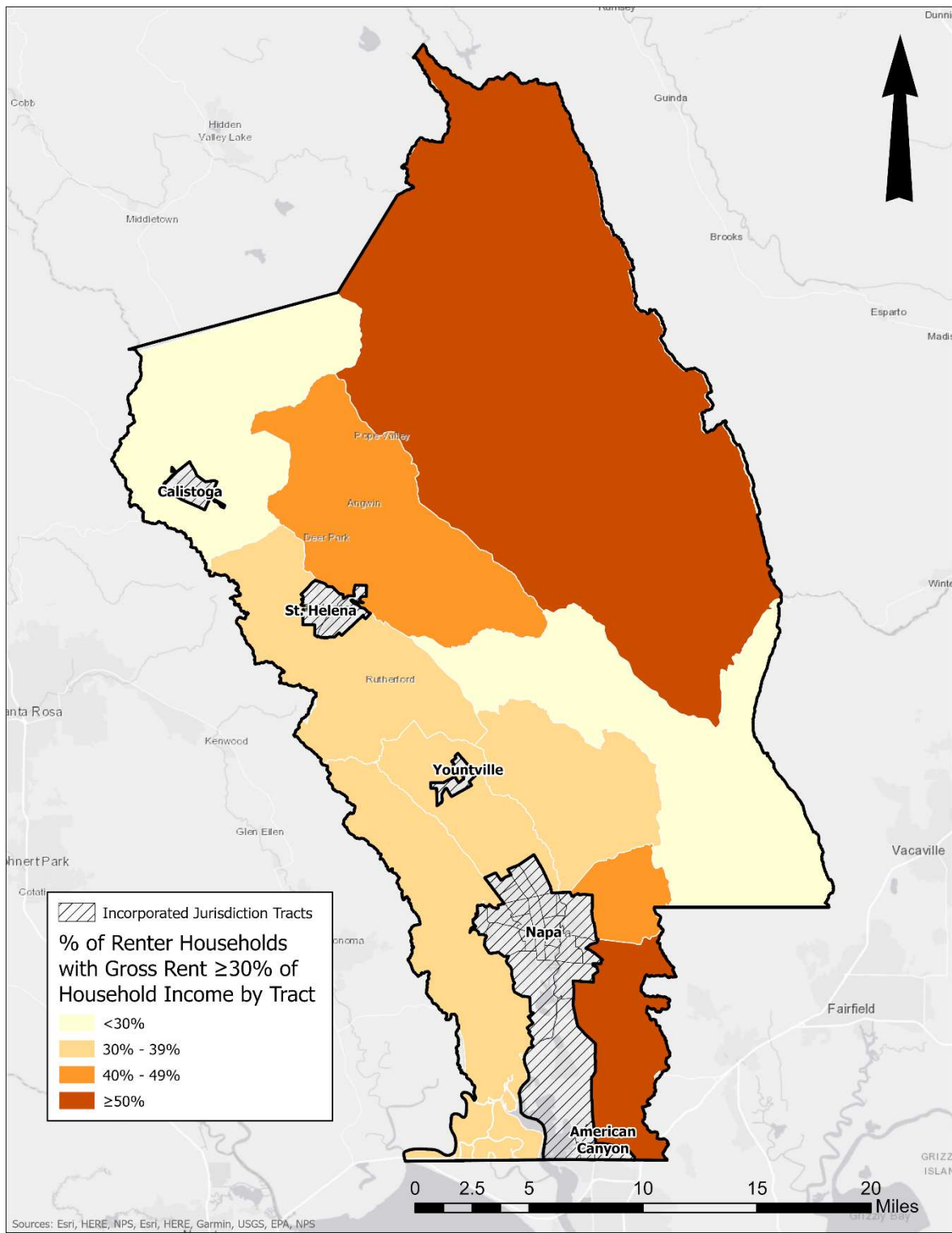
### ***Housing Cost Burden***

As described in the housing needs assessment, overpayment for housing is defined as a household paying more than 30 percent of its gross income on housing related expenses, such as rent, utilities, or mortgage payments. By this measure 34 percent of all households in Unincorporated Napa County were cost-burdened during the 2015-2019 ACS survey period. This proportion is similar to that for Napa County overall and for the Bay Area. Approximately two-thirds of households earning less than 80 percent of the HAMFI were cost-burdened in Unincorporated Napa County, compared to 21 percent of households with incomes at 80 percent of HAMFI and above.

Figure 90 shows the geographic distribution of overpayment for renters in Unincorporated Napa County and Figure 91 shows the geographic distribution of overpayment for homeowners. Overall, 39 percent of renters overpaid for housing, and the proportion of renters who were overpaying for housing in 2019 ranged from 18 percent to 55 percent by Census tract, (see Figure 90). The highest proportions were found in the northernmost Census tract in the county, and in the tract in the southeastern corner of the county.

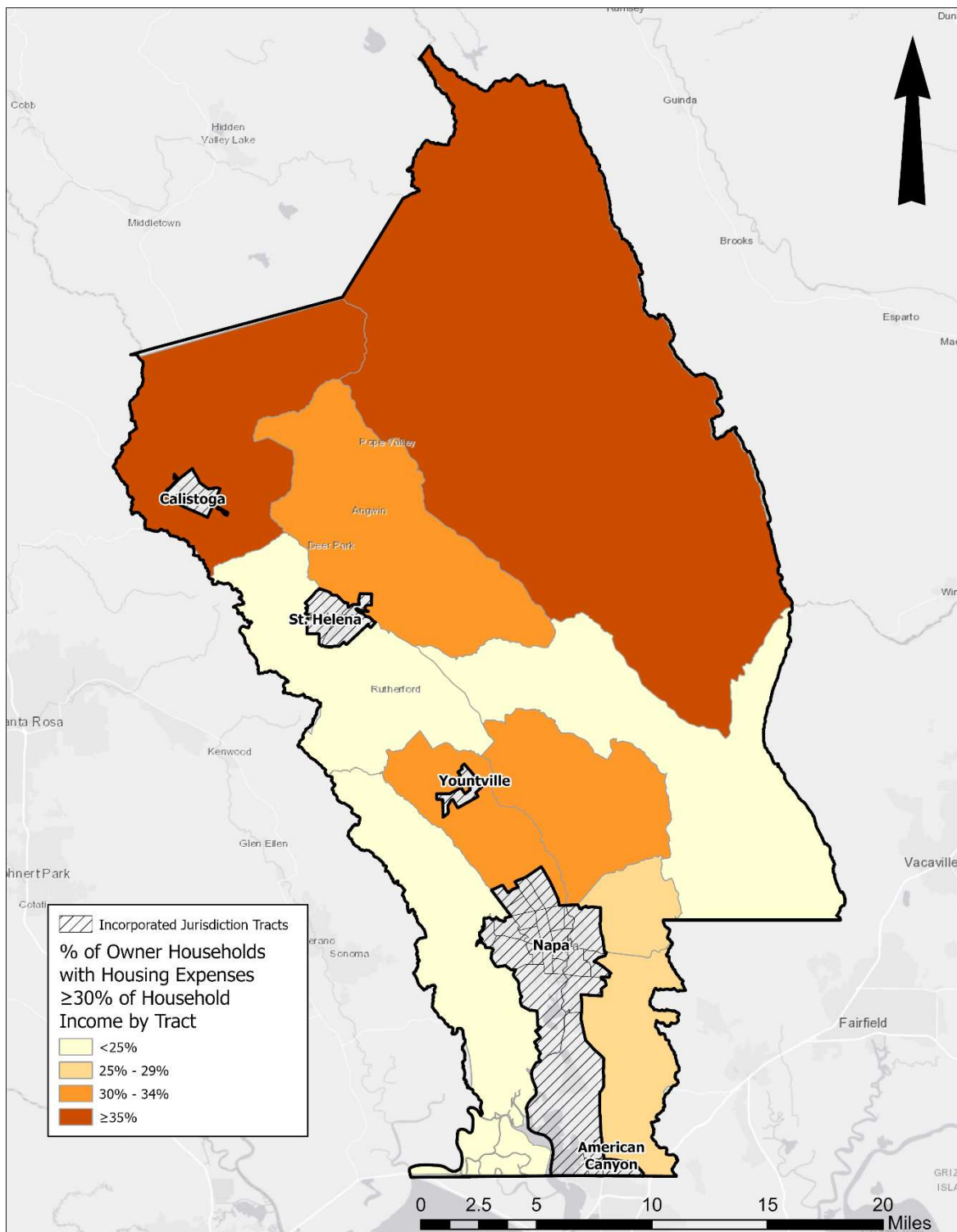
Approximately 32 percent of homeowners in the Unincorporated County were overpaying for housing, and as shown in Figure 91, the percentage of those overpaying by tract ranges from 20 percent to 38 percent. The highest proportion is in the northernmost tract, which is rural and not densely populated.

**Figure 90: Overpayment by Renters, Unincorporated Napa County**



Source: U.S. Census American Community Survey, 2015-2019 data.

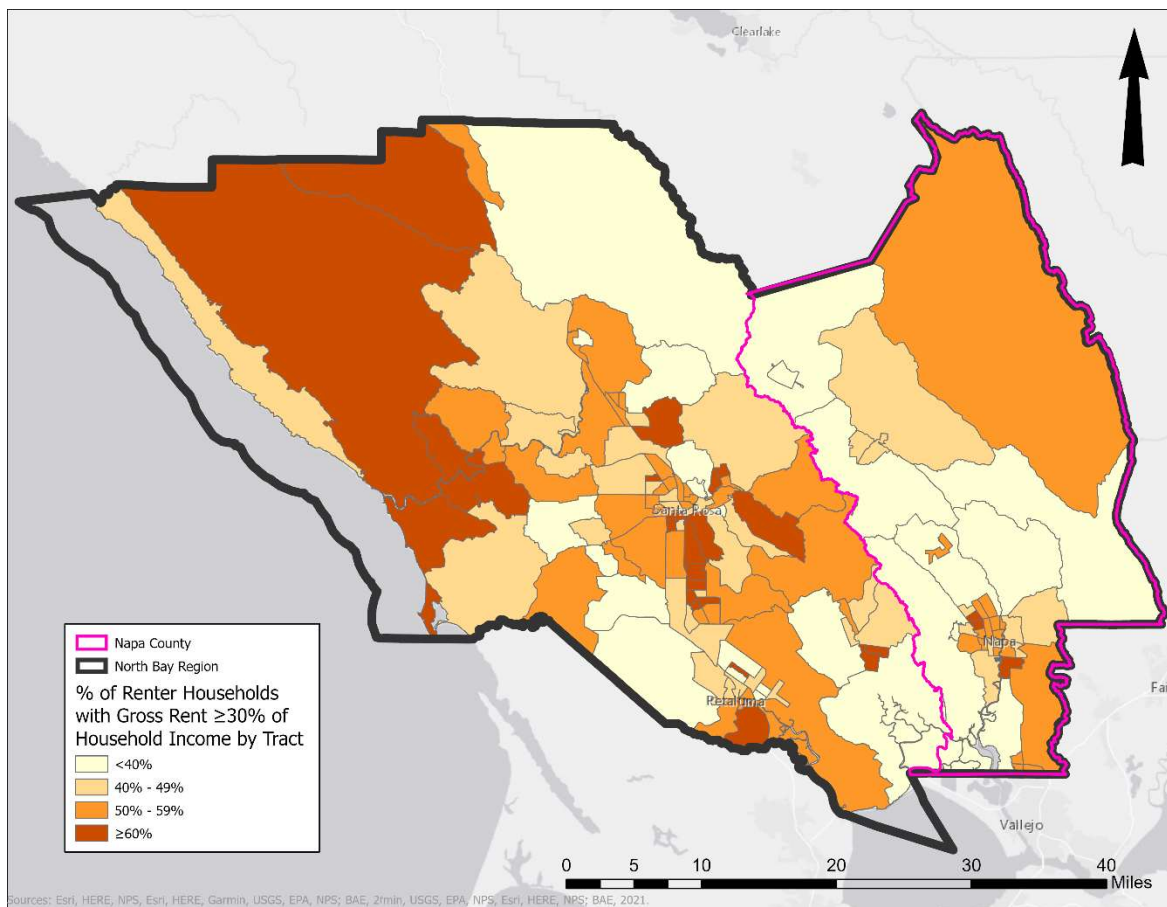
**Figure 91: Overpayment by Homeowners, Unincorporated Napa County**



Source: U.S. Census American Community Survey, 2015-2019 data.



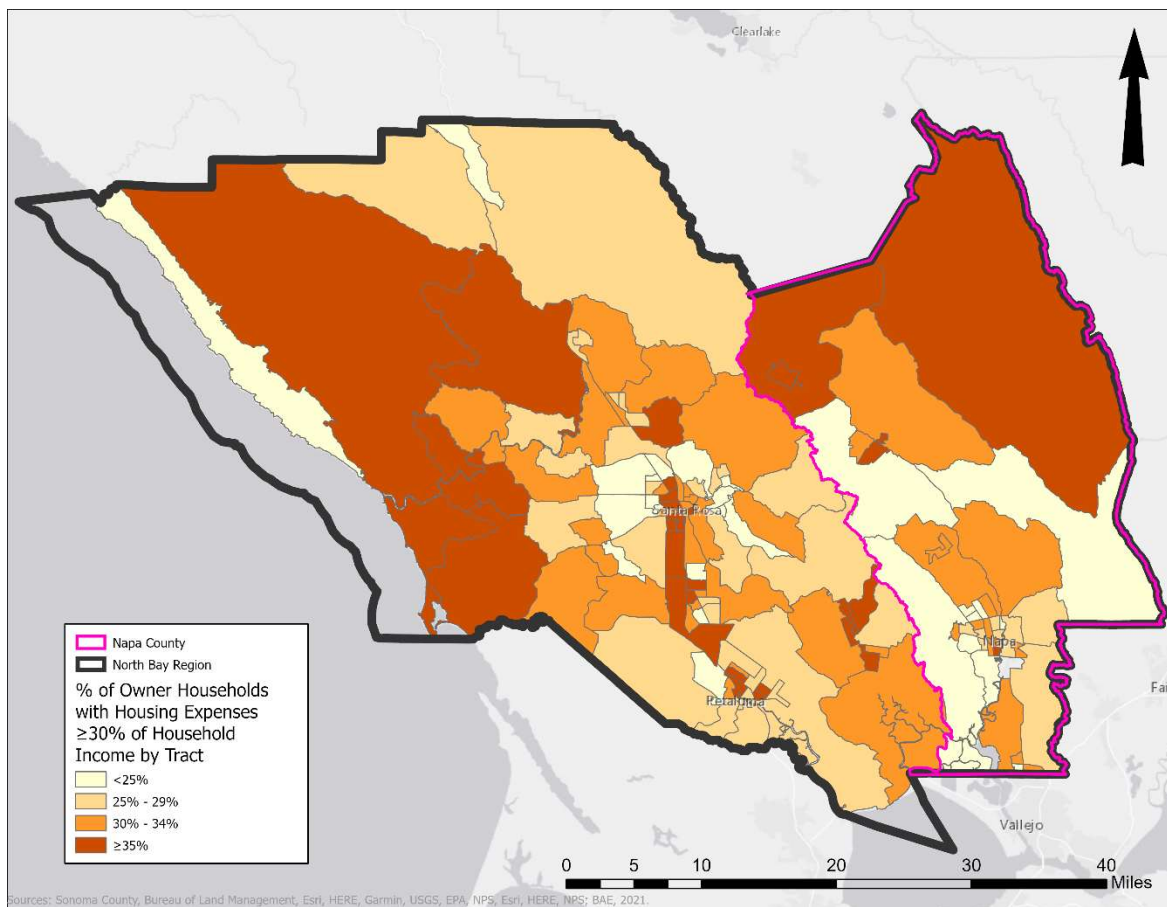
**Figure 92: Overpayment by Renters, North Bay Region**



Source: U.S. Census American Community Survey, 2015-2019 data.

For the North Bay Region, the proportion of renters overpaying for housing ranged from 18 percent to 74 percent, as shown in Figure 92 above. The highest proportions (over two thirds of renter households) were found in urban areas in the southern parts of the two counties. For owners (see Figure 93) the proportions range from 16 to 49 percent. The tracts with a low proportion of burdened owners (less than 20 percent) are found around the City of Napa and in scattered locations in southern Sonoma County. The tracts with a high proportion (greater than 40 percent) of burdened homeowners are all in Sonoma County, with some in urban areas and some in more rural areas.

**Figure 93: Overpayment by Homeowners, North Bay Region**



Source: U.S. Census American Community Survey, 2015-2019 data.

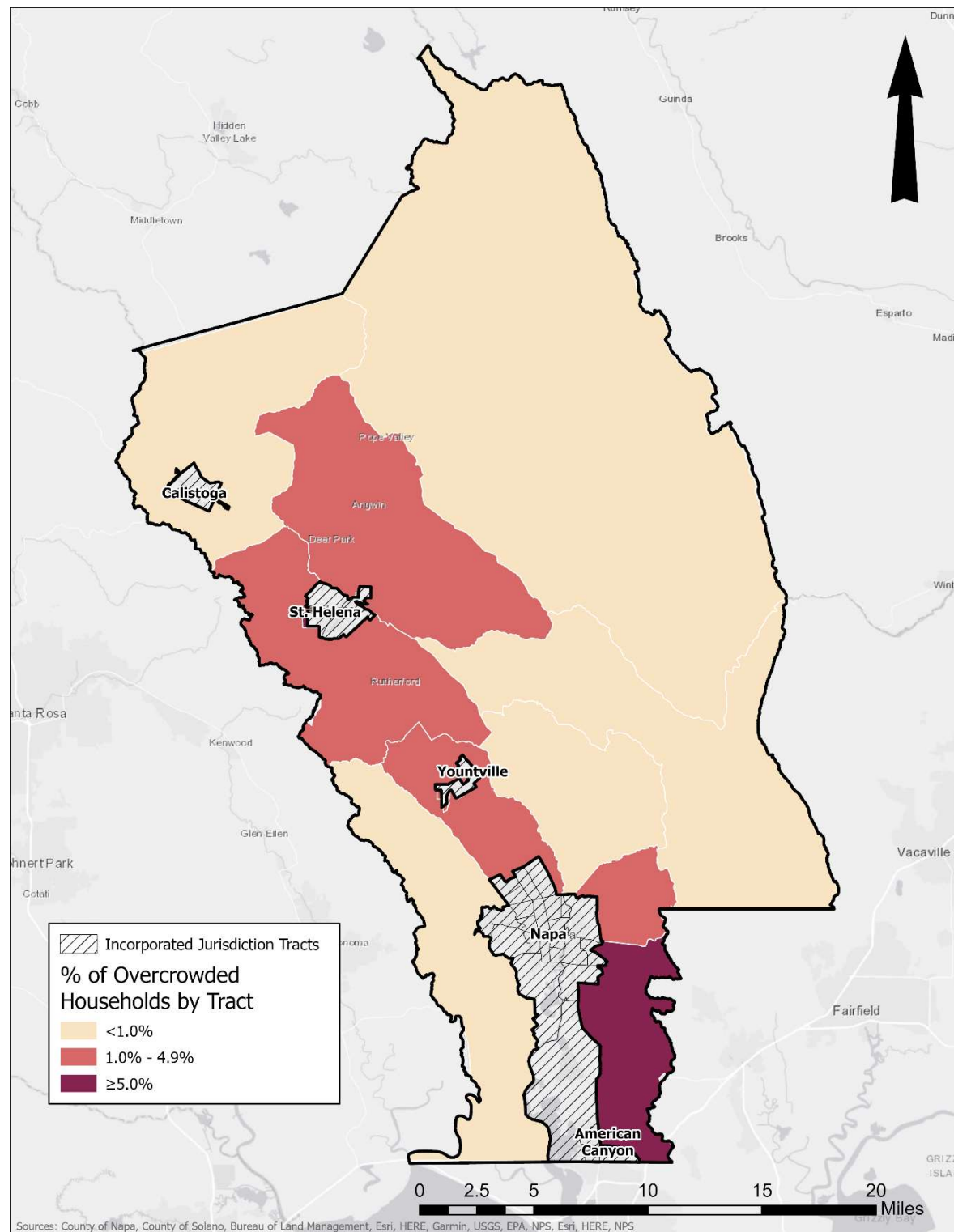
### ***Overcrowded Households***

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. All tracts in the Unincorporated County are less than or equal to the statewide average of 8.2 percent overcrowded, ranging from zero to 5.8 percent (see Figure 94).

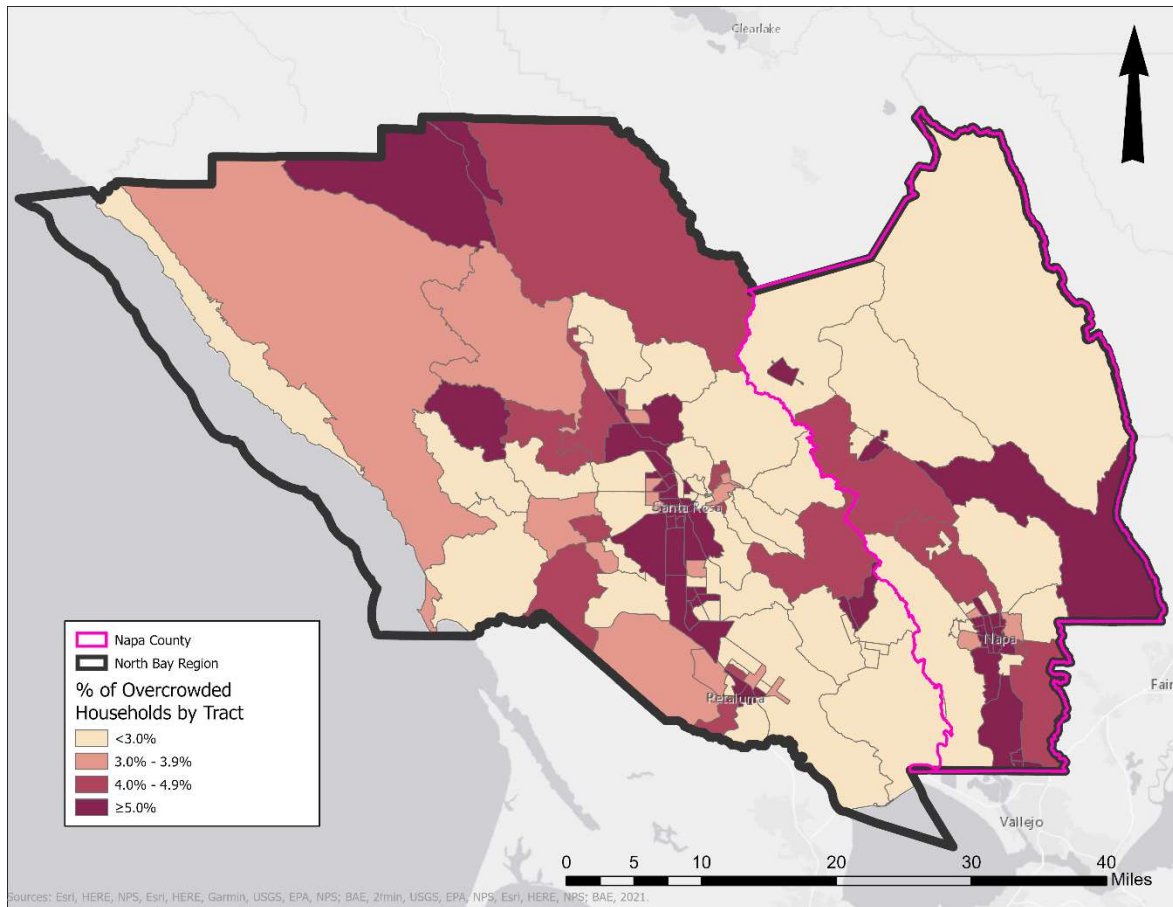
The North Bay Region has a number of Census tracts where the percentage of overcrowded households exceeds the statewide average of 8.2 percent. Most of these tracts are in urban areas in the region, in both counties (see Figure 95). This is evidence that many households in the county are unable to afford suitable housing.



**Figure 94: Overcrowded Households, Unincorporated Napa County**



**Figure 95: Overcrowded Households, North Bay Region**



Sources: U.S. Census American Community Survey, 2015-2019 data.

### ***Resident Displacement***

The most significant displacement issue experienced in Unincorporated Napa County is resident displacement from wildfires. Since 2017, wildfires have destroyed 1,329 housing units in the unincorporated area. Within a given area, wildfires are indiscriminate in their effect on racial and ethnic groups. As minorities are under-represented in the unincorporated area, they were likely not disproportionately affected by displacement due to wildfires. According to data collected by Napa Valley Community Organizations Active in Disaster (COAD), there were 573 residences destroyed in the unincorporated areas by the 2020 LNU/Hennessy and Glass Fires. The COAD data indicate that there were 324 Disaster Case Management (DCM) cases from 2020, associated with these incidents. The 324 DCM cases reflect those affected households who were eligible for assistance and who sought out assistance. The primary criteria for eligibility was for household income at the lower- or moderate-income level, so all 324 DCM cases can be assumed to represent lower-income households who were in need of assistance, representing about 57 percent of the number of housing units that were destroyed. According to the data presented in Figure 14, about 40 percent of households in unincorporated Napa County have incomes at or below 100 percent of the Area Median Income (AMI). Considering the additional

moderate-income households that are between 100 and 120 percent of AMI means that the proportion of all unincorporated county households that are considered lower- or moderate-income is greater than 40 percent. Then, considering that households receiving DCM services that represent 57 percent of the destroyed housing units is not surprising, as they represent only those who qualified and sought assistance. These data tend to support the conclusion that minorities and lower-income households were not disproportionately affected by wildfires; however, considering their vulnerability due to limited financial resources associated with their income levels, Napa County still considers it important to support the ongoing work of COAD and the households it services, through the County's continuing participation in the collaborative.

Napa County is not aware of any other significant displacement issues in the unincorporated area, beyond the broader displacement vulnerability due to increasing housing costs that was previously discussed in the Displacement discussion contained in the Housing Needs Assessment chapter.

## **Fair Housing Issues and Contributing Factors**

The following Section provides an analysis of common factors that could potentially contribute to fair housing conditions, including both governmental and non-governmental constraints. These are further explored in Chapter 8 of the Housing Element below. These factors are ranked as being high, medium or low in terms of their potential impact on fair housing conditions, and these priorities are in turn reflected in the Goals, Policies and Programs identified in Chapter 3 and in the Sites Inventory and Analysis included below as Chapter 9.

### ***Land Use and Zoning Laws (High)***

Land use and zoning laws control the type and quantity of housing that can be built in a given location. Historically, unincorporated Napa County has been viewed as a rural area, primarily focused on agricultural production and open space, and the Zoning Ordinance reflects this historic land use pattern. As a result, Napa County has very little land zoned for higher density residential development.

According to the Assessment of Fair Housing prepared for the County Collaborative in April, 2022 the lack of multifamily zoned land in Napa County has contributed to there being few affordable housing options in the County and in even less of these housing options in neighborhoods with low poverty. Historically, areas with single family homes have also tended to be located in places with low-poverty index values. And in these areas, there has also sometimes been strong opposition to the planning of multi-family dwellings, particularly for naturally or subsidized affordable housing and group home facilities. This has led to disparate negative outcomes for low-income people and individuals with disabilities who experience economic barriers to living in these neighborhoods.

As documented in the Countywide AFH, these constraints to multifamily housing may contribute to fair housing issues, due to the fact that a lack of zoning that allows higher density residential development can preclude multifamily housing development, which is the most common physical form for housing designed to serve lower-income households. This can limit the ability of lower-income households to find suitable housing in the unincorporated areas. To the extent that minorities and households with special needs tend to be disproportionately represented among lower-income households, this may hinder racial/ethnic and socio-economic integration in the community.

### ***Occupancy Restrictions (Low)***

Occupancy standards sometimes can impede housing choice for fair housing protected classes such as families with children or disabled persons. For example, some jurisdictions' zoning regulations have attempted to limit occupancy to five related persons occupying a single-family home, or to strictly establish an occupancy standard of no more than two persons per bedroom. Such regulations can limit housing availability for some families with children or prevent the development of group housing.

The County Zoning Ordinance complies with fair housing laws. For example, a "family" is defined as "one or more persons living together under a single management conducted by one or more of the persons in the group." Additionally, group housing, including for disabled persons, and transitional and supportive housing is subject to the same restrictions as residential dwellings of the same type.

The County enforces the California Building Standards Code, as adopted by the California Building Standards Commission on behalf of every jurisdiction in the State. The most recent update is the 2019 edition, adopted by Napa County on January 1, 2020. The County adopted the 2019 California Building Standards Code with no additional local amendments. The Building Standards Code is standardized and enforced by most communities without local changes in order to ensure that new construction is safe and sound. Adoption of a standardized building code facilitates housing production because it allows builders familiar with codes in other areas to easily work in Napa County, thus improving the local availability of qualified housing contractors. This should allow the local housing production capacity to more easily respond to increases in demand for construction services.

### ***Residential Real Estate Steering (Low)***

Steering is infrequently an alleged act in a housing discrimination complaint. Napa County is not aware of any allegations of steering of minorities or other protected classes of prospective residents in Unincorporated Napa County.

### ***Patterns of Community Opposition (Medium)***

Community opposition to housing in Unincorporated Napa County does not focus on the characteristics of protected classes of prospective residents; rather, to the extent that it occurs, opposition to housing tends to be related to concerns about wildfire safety, water and

infrastructure availability, and protection of agricultural resources. The County is proactively addressing this factor by making affordable housing sites developing by right as described separately in this Plan.

### ***Economic Pressures (High)***

Factors such as increased rents or increased land and development costs for new housing could create economic pressures that could contribute to fair housing issues, to the extent that members of protected classes often have lower incomes, which means they are disproportionately affected by high housing costs. As discussed in the Governmental Constraints chapter, the County of Napa has limited direct impact on development costs, with County-imposed fees representing a relatively small proportion of overall costs for developing housing within the Unincorporated Area. The County has limited ability to control other economic pressures, such as increasing land costs, or increasing rents that are largely driven by regional housing supply and demand dynamics that are beyond the County's control. However, ensuring that the County adequately plans to accommodate its Regional Housing Need Allocation, including providing sites that can accommodate housing for lower-income households is a key responsibility to ensure that the County does not contribute to economic pressures by unnecessarily constraining the local supply of land available for housing development.

### ***Major Private Investments (Low)***

Major private investments have the potential to stimulate changes in the local housing market. For example, major investments that stimulate local employment growth can increase local demand for housing and if the supply of housing does not increase commensurately, this can lead to increased competition for housing and, potentially, increased costs and consequent displacement of lower-income households who may not be able to afford the higher housing costs. Additionally, private investments in the form of redevelopment of existing residential buildings could lead to displacement of existing residents. In these situations, lower-income residents are at greatest risk, as their limited incomes mean that they will have fewer viable choices to secure replacement housing.

In the Unincorporated Area, major private investments take the form of luxury single-family homes, wineries, and visitor accommodations. As indicated above, these types of development create demand for increased numbers of supporting service workers, who tend to have lower wages and consequently struggle to afford market rate housing in the local area. The lack of affordable housing within the Unincorporated Area creates the need for most service workers to commute from other areas with greater housing availability and affordability, which could translate to transportation costs that are disproportionate to incomes, due to limited availability to public transit.

### ***Municipal or State Services and Amenities (Medium)***

Unincorporated Napa County has a land area of 716.59 square miles, and a 2020 population of 22,842, according to the 2020 Census. With much of this land area devoted to vineyards



preserved as agricultural land, or otherwise undeveloped, the Unincorporated County has maintained a semi-rural environment. Napa County provides municipal services consistent with this character, including General Government services, County Public Works services for maintenance of roadways and other County infrastructure, and the Sheriff's Department for law enforcement. Fire protection in the Unincorporated area is provided by Napa County Fire under contract with the California Department of Forestry and Fire Protection (CalFire).

Residents and visitors enjoy the wineries, agricultural lands, and there are ample opportunities for recreation including cycling, golfing, hiking, and boating. Notable landmarks and points of interest in the county include many wineries (some of them historic structures), fine dining, historic small-town downtowns in the incorporated cities, Lake Berryessa, and Robert Louis Stevenson State Park. Several annual events and festivals occur throughout the year. These venues and events attract many day trippers and overnight guests to the county but also are accessible to local residents for their enjoyment and provide much of the employment base.

Overall, the provision of municipal and state services and public and private amenities appears to be equitable within the unincorporated area. At the same time, sites identified for lower-income housing are dependent on water and sewer infrastructure providers that are, at times, out of the direct control of the County. This Housing Element recognizes this constraints through policies (H-2k and H-4k) and related programs that call for the County to collaborate with other agencies to provide water and sewer infrastructure to sites that can accommodate lower-income housing during the planning period.

#### ***Foreclosure Patterns (Low)***

For a number of factors, lower-income and minority households are more likely to face foreclosure than others. According to a 2009 presentation by the Federal Reserve Bank of San Francisco<sup>51</sup>, during the housing boom leading up to the 2008 housing crisis, just over one-fourth of California households received a "high cost" (i.e., subprime) loan, and these loans were more prevalent among minority borrowers than for borrowers as a whole. As of October 2021, RealtyTrac reports 24 properties in Napa County that were in pre-foreclosure, six were subject to auction, and one was a bank-owned property. All of these properties, except one in Silverado, which is in pre-foreclosure, are in the incorporated cities of the county. This indicates that foreclosures are not a significant fair housing issue in Unincorporated Napa County.

#### ***Unresolved Violations of Fair Housing or Civil Rights Laws (Low)***

Fair Housing Napa Valley, Napa County's contracted fair housing services provider, indicates that of the 48 fair housing "intakes" that the agency handled between July 2018 to present that involved locations in the unincorporated parts of the county, none resulted in submittal of administrative complaints to the U.S. Department of Housing and Urban Development (HUD) or the State Department of Fair Employment and Housing (DFEH); thus, when issues have

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<sup>51</sup> [https://www.frbsf.org/community-development/files/california\\_0409.pdf](https://www.frbsf.org/community-development/files/california_0409.pdf)

arisen, any verified violations have been resolved without needing referral to federal or State enforcement agencies. Similarly, as indicated below, information from DFEH and HUD indicates that housing discrimination complaints received directly by those agencies were all resolved.

### ***Support or Opposition from Public Officials (High)***

The County operates the Napa County Housing Authority (NCHA), which is focused primarily on the housing needs of farm workers, particularly those in the migrant/seasonal category who, in turn, support the County's key agricultural industry, through operation of three farm worker centers providing housing. The County Supervisors also support fair housing, as evidenced by the operation of the Napa County Housing Commission (NCHC), an advisory body to the Housing Authority and Board of Supervisors, which was reconstituted in late 2015 to expand its focus from overseeing the three farmworker centers to including reviews of any project requesting funding from the County's Affordable Housing Fund. The County also maintains a contract with the Fair Housing Napa Valley for various fair housing services (see Housing Element Program H-3b). This Housing Element and its adoption by the County Board of Supervisors provide evidence of local elected officials support for ensuring an adequate supply of housing for all socioeconomic segments of the community, consistent with State Housing Element law and the requirements to affirmatively further fair housing.

### ***Discrimination in the Housing Market (Medium)***

As summarized previously in Table 34, from 2013 through 2021 YTD, there were 43 complaints recorded by the HUD office of Fair Housing and Equal Opportunity (FHEO) in the entirety of Napa County, with 16 of them resulting in conciliation or settlement, with the remainder dismissed, withdrawn, or found to have a lack of cause. From 2018 through 2021 to date 18 complaints were filed with DFEH; 12 were found to have a lack of cause, three were resolved by voluntary mediation, and three were withdrawn after resolution. As indicated above, although FHNV fielded a number of inquiries involving properties in the unincorporated area, all of the inquiries were resolved without the need for referral to federal or State enforcement agencies. Recognizing the importance of proactively working to address potential discrimination in the housing market (for example, H-3b and H-6a), this Housing Element includes a variety of policies and programs to address this contributing factor.

### ***Lack of Fair Housing Education (Medium)***

Fair housing issues can arise when property owners and/or residents are not fully aware of their rights and responsibilities as they pertain to fair housing. As previously mentioned, Napa County contracts with Fair Housing Napa Valley for fair housing services. FHNV indicates that educational efforts to ensure compliance with fair housing laws by housing providers is vitally important. Program H-3b in the 2023 to 2031 Housing Element calls for Napa County's contract with FHNV to specify periodic outreach and educational events to inform rental property managers and Realtors of their fair housing obligations. Policy H-3b and a variety of other policies and programs in this Housing Element are included to address this constraint through enhanced education and outreach to lower-income communities, communities of color, and other protected classes.



### ***Lack of Resources for Fair Housing Agencies and Organizations (Medium)***

To ensure the availability of fair housing resources to local residents, prospective residents, and property owners and managers, Napa County maintains its contract with Fair Housing Napa Valley to support its mission to provide these services.

### ***Disproportionate Housing Needs Among Racial/Ethnic Groups (Medium)***

These needs were discussed previously under the headers *Disproportionate Housing Needs and Displacement Risk* and *Prevalence of Housing Problems*. Potential issues identified included:

- Minority homeownership rates in Unincorporated Napa County are above the overall homeownership rate in the North Bay Region, but mortgage loan approval denial rates may be higher for Black applicants and Other Minority Race Applicants as well as for Hispanic applicants. However, the data for non-Hispanic minorities may be unreliable due to relatively small numbers of applicants.
- Black, Asian, Native American, and Hispanic households experienced housing problems or severe housing problems at rates that, at one or more lower income levels, exceeded the areawide average by at least ten percentage points. Note that the sample size is very small in most instances where the housing problems rate for a given subgroup is greater than the overall Unincorporated County average, so these results should be considered with caution.

## **Summary and Conclusions**

Napa County is not aware of any specific existing fair housing issues affecting the unincorporated area and its residents and prospective residents. Existing patterns of tenure in the Unincorporated County's residential areas are primarily influenced by socioeconomic factors, such as the high cost of real estate. It is acknowledged that there is a limited supply of multifamily rental housing within the Unincorporated Area. This is primarily due to the fact that very limited access to community water and sewer systems and reliance on private wells and septic systems limits the ability to build at densities supporting multifamily housing development in most locations. This likely limits the ability of lower-income households to secure housing within the Unincorporated Area, and this may have a disproportionate effect on households with disabled and/or minority group members, as these households often have lower incomes compared to the population as a whole. In the Napa County context, this may disproportionately affect farmworkers. Given the predominance of agriculture in the unincorporated area, the prevalence of Hispanics/Latinos in the agricultural workforce and their typically low incomes, Napa County prioritizes increasing opportunities for housing development at densities suitable for housing affordable to lower-income households in general and increasing marketing of affordable housing opportunities to farmworkers and providing assistance to property owners and developers of housing for farmworkers specifically.

## **Fair Housing Goal, Priorities, and Programs**

Based on the findings from the Housing Needs Assessment, the Assessment of Fair Housing, and input from the public collected during the Housing Element Update process, Napa County has established a fair housing goal, priorities, and programs for the 2023 to 2031 Housing Element.

### ***Fair Housing Goal***

Napa County's fair housing goal is expressed in Housing Element Goal H-7: Affirmatively Further Fair Housing by maximizing housing choice and economic integration, and eliminating housing discrimination in unincorporated Napa County based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status. (See Section 3. Housing Goals, Policies, and Programs.)

### ***Fair Housing Priorities***

Napa County's priorities respond to public input received during the Housing Element Update process, and also align with goals and priorities identified by the Napa Sonoma Collaborative and include:

- Reduce Zoning and Land Use Barriers to the Development of Housing That Is Affordable to Low-Income Households, Including Low-Income People of Color and Low-Income Persons with Disabilities
- Meet the Housing Needs of Migrant and Year-Round Farmworkers

### ***Fair Housing Programs***

The 2023 to 2031 Housing Element includes a number of programs to support the County's fair housing goal and priorities. These programs incorporate input received in the public engagement activities for the 2023 to 2031 Housing Element Update as well as program recommendations from the Napa Sonoma Collaborative. These fair housing programs include but are not limited to the following:

- Program H-1b: Rehabilitation funds for ELI, VLI, and LI housing)
- Program H-2a: Funding for Affordable Housing Development
- Program H-2b: Inclusionary Housing
- Program H2-h: Worker Proximity down payment assistance program
- Program H2-j: Mobilehome Park conservation
- Program H3-d: Farmworker preference in projects receiving Affordable Housing Fund assistance
- Program H3-b: Fair housing services
- Program H3-g: Farmworker housing sites and priority use of resources
- Program H3-h: Outreach and assistance to property owners for farmworker housing
- Program H3-i: Prioritization of housing with supportive services for disabled and prioritization affordable housing in high resource areas.)

- Program H3-j: Code amendments to support farmworker housing
- Program H-4b: Allocation of Affordable Housing Fund monies for projects in the cities with criteria emphasizing AFFH
- Program H-4i: Funding for farmworker housing
- Program H-6a: Affirmative Marketing of Affordable Housing Opportunities
- Program H-6b: Partner with the Bureau of Reclamation and private concessionaries to increase employment opportunities for residents of the Lake Berryessa area.

## 7. PROJECTED HOUSING NEEDS

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### Regional Housing Needs Allocation (RHNA)

A key component of any Housing Element Update is identifying adequate sites to address the jurisdiction's Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit target numbers to regional councils of government (COGs). State law (California Government Code Section 65584 et seq.) provides for COGs to then prepare and adopt plans that assign a "fair share" of the region's housing construction need to each city and county. The Association of Bay Area Governments (ABAG) is the COG that determines fair-share portions of state allocations for the Napa County.

Unincorporated Napa County's RHNA requirements for the 2023-2031 Housing Element projection period are summarized in Table 43. For the 2023-2031 Housing Element planning period the unincorporated county is required to plan to accommodate the development of at least 106 housing units. This includes 45 units for very low-income households, 16 units for low-income households, 14 units for moderate-income households, and 31 units for above moderate-income households. As noted previously, these are adjusted numbers reflecting the reallocation of some need from the unincorporated county to the cities of Napa, American Canyon, and St. Helena.

**Table 43: Regional Housing Needs Allocation for Unincorporated Napa County**

<b>Income Category</b>	<b>Unincorporated Napa County</b>	
	<b>Number</b>	<b>Percent</b>
Very Low Income (30% to 50% of AMI)	45	42.5%
Low Income (50% to 80% of AMI)	16	15.1%
Moderate Income (80% to 120% of AMI)	14	13.2%
Above Moderate Income (>120% of AMI)	31	29.2%
<b>Total</b>	<b>106</b>	<b>100.0%</b>

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Source: ABAG, 2022.

### Housing Needs for Extremely Low-Income Households

Although the RHNA does not include allocations for extremely low-income households, Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely low-income households and plan to accommodate this need. Extremely low-income households are those with income less than 30 percent of area median income. In Napa

County, 30 percent of the AMI is the equivalent to an annual income of \$37,850 for a family of four (2022 HUD Income Limits). Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as supplemental security insurance (SSI) or disability insurance, are considered extremely low-income households. Many households with multiple wage earners – including food service workers, full-time students, hotel workers, and farmworkers – can also fall into lower AMI categories due to relatively low wages in these industries.

HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making zero to 50 percent AMI) to calculate their projected need to house extremely low-income households. HCD provides three methodologies for estimating this need: 1) allocate the percent of very low-income need to extremely low-income households based on the ABAG region's proportion; 2) allocate the percent of very low-income need to extremely low-income households based on the current proportion for Napa County; 3) assume that 50 percent of Napa County's very low-income RHNA is for extremely low-income households. To estimate the projected housing need for extremely low-income households, 50 percent of unincorporated Napa County's 45 very low-income RHNA units are assumed to serve extremely low-income households. Based on this methodology, the County has a projected need of 23 units for extremely low-income households over the 2023-2031 Housing Element planning period.

## 8. HOUSING CONSTRAINTS

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Section 65583(a)(5-6) of the California Government Code states that the purpose of a Housing Element is to identify nongovernmental and governmental factors (constraints) that inhibit the development, maintenance, or improvement of housing. The Housing Element must analyze “potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified for persons with disabilities, land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.” Where constraints are identified, the County is required to take action to mitigate or remove them. A thorough understanding of the constraints to development can help to create appropriate policy responses to mitigate constraints and make it easier and more affordable to affirmatively further fair housing development.

In addition to government constraints, this section assesses other factors that may constrain the production of affordable housing in Napa County. These include infrastructure availability, environmental features, economic and financing constraints, and public opinion.

### **Governmental Constraints**

Government regulations can affect housing costs by limiting the supply of buildable land, setting standards and allowable densities for development, and exacting fees for the use of land or the construction of homes. The increased costs associated with such requirements can be passed on to consumers in the form of higher home prices and rents. Potential regulatory constraints include local land use policies (as defined in a community’s general plan), zoning regulations and their accompanying development standards, subdivision regulations, growth control ordinances or urban limit lines, and development impact and building permit fees. Lengthy approval and processing times also may represent regulatory constraints. Since the adoption of the 2015-2023 Housing Element, updated legislation for the State of California has been incorporated into California Government regulations. These regulatory considerations have been incorporated into the analysis and are mentioned throughout in specific instances where governmental constraints are applicable.

### ***Land Use Controls***

The County’s General Plan and Title 18 (Zoning) of the Napa County Code guide development and set land use controls related to housing development.

### General Plan Land Use Element

The General Plan is the comprehensive planning document that guides physical development throughout a local jurisdiction. The County of Napa General Plan was adopted in June 2008 and has had limited amendments since that time. State law requires that all cities and counties in California have a General Plan that includes a Land Use Element. The Napa County Agricultural Preservation and Land Use Element designates the proposed general distribution and location of the extent of the land uses for public and private uses. Relative to Housing, the Agricultural Preservation and Land Use Element establishes residential land use designations that allow for a mix of housing types, including single-family residences, multifamily residences, and mobile homes. Table 44 outlines the various General Plan land use designations and identifies the associated zoning designations that could support residential development.

**Table 44: Napa County General Plan Land Use Designations**

General Plan Land Use Category	Appropriate Zoning Designations
Urban Residential	RC-Residential Country, RS-Residential Single, RM-Residential Multiple, RD-Residential Double, PD-Planned Development, CL-Commercial Limited, CN-Commercial Neighborhood
Rural Residential	RC-Residential Country
Study Area	Study area properties shall be subject to site-specific planning prior to rezoning.
Industrial	IP-Industrial Park, I-Industrial, GI-General Industrial
Public-Institutional	AV-Airport, PL-Public Lands
Agriculture, Watershed, and Open Space	AW-Agricultural Watershed, TP-Timberland Preserve
Agricultural Resource	AP-Agricultural Preserve

**Notes:**

In addition to the zones listed above, AW-Agricultural Watershed uses and/or zoning may occur in any land use designation. Multiple additional zoning designations currently exist within each General Plan Land Use Category and may remain in place. This table is not intended to constrain the legal use of property consistent with both zoning and General Plan Land Use Category. Also, in the Deer Park Rural Residential area, rezoning from residential districts shall be permitted to achieve minimum parcel sizes consistent with Policy AG/LU-35, and to develop, improve, and expand hospital related facilities through either expansion of the Planned Development zoning district or a future healthcare related zoning district that shall be deemed consistent with the Deer Park Rural Residential area. On parcel 049-160-009 in the Monticello Road area, rezoning to RS may be allowed consistent with Policy AG/LU-35.

Source: Napa County General Plan, Agricultural Preservation and Land Use Element, Table AG/LU-B, 2021.

### Zoning Code

Zoning regulations control local development by establishing zoning districts where residential development is allowed, as well as requirements for residential development related to height, density, lot area, yard setbacks, and minimum parking spaces. Table 45 summarizes the Napa County Zoning Districts where residential development is allowed.



The County has three primary residential zoning designations (RC, RS, RM). In addition, where appropriate, a Planned Development (PD) zoning designation can also incorporate residential development. The RM zoning designation allows for multifamily dwellings and the PD designation could also allow for multifamily dwellings. The Planned Development (PD) designation allows residential uses subject to a use permit and was intended to provide sufficient density and project flexibility to allow builders the economies of scale necessary for production of housing affordable to moderate and below-moderate income households. In addition, limited housing development is allowed in certain other zoning districts, such as farmworker housing in the AP and AW districts, and accessory dwelling units and homeless shelters in MC, I, and GI zones.

Although the County does not currently have any land zoned RM, the requirement for a conditional use permit for multifamily dwellings in the RM (Residential Multiple) district may be viewed as a constraint to housing production for parcels in the housing sites inventory that are proposed to be rezoned to RM, to provide locations to accommodate future demand for lower-income housing. The Housing Element includes a program to make multifamily dwellings a by-right use in the RM zone.

**Table 45: Napa County Zoning Districts Permitting Residential Development**

<b>Zoning District</b>	<b>Residential Uses Permitted by Right</b>	<b>Residential Uses Permitted Conditionally</b>
AP (Agricultural Preserve)	One single-family dwelling unit per legal lot; Residential care facilities (small); Family day care homes (small); Family day care homes (large); One guest cottage; Farmworker housing (i) providing accommodations for six or fewer employees, or (ii) consisting of no more than thirty-six beds in group quarters or twelve units designed for use by a single household	Farmworker housing and seasonal farmworker center
AW (Agricultural Watershed)	One single-family dwelling unit per legal lot; A second unit; Residential care facilities (small); Family day care homes (small); Family day care homes (large); Farmworker housing (i) providing accommodations for six or fewer employees, or (ii) consisting of no more than thirty-six beds in group quarters or twelve units designed for use by a single household	Farmworker housing and seasonal farmworker centers
CL (Commercial Limited)	N.A.	Commercial accessory dwelling units
CN (Commercial Neighborhood)	N.A.	Commercial accessory dwelling units
MC (Marine Commercial)	N.A.	Commercial accessory dwelling units
I (Industrial)	Emergency shelters	N.A.
GI (General Industrial)	N.A.	Caretaker residences; Emergency shelters
PD (Planned Development)	N.A.	All residential uses permitted in RC, RS and RM zones; Mobilehome parks; Institutional facilities
RS (Residential Single)	One single-family dwelling unit per legal lot; A second unit; Family day care homes (small); Family day care homes (large); Residential care facilities (small);	Residential care facilities (medium); Residential care facilities (large)
RM (Residential Multiple) (a)	One single-family dwelling unit per legal lot; Family day care homes (small); Family day care homes (large); Residential care facilities (small); Farmworker housing providing accommodations for six or fewer employees	Multiple-family dwelling units and single room occupancy units; Residential care facilities (medium); Residential care facilities (large)
RC (Residential Country)	One single-family dwelling unit per legal lot; A second unit; Residential care facilities (small); one guest cottage; Farmworker housing (i) providing accommodations for six or fewer employees, or (ii) consisting of no more than thirty-six beds in group quarters or twelve units designed for use by a single household	
NP-MUR-W (Mixed Use Residential Waterfront) (a)	Family day care homes (small); Residential care facilities (small); Homeless and emergency shelters; Up to 200 Multi-Family dwellings @ 20 DU/acre; Farmworker housing providing accommodations for six or fewer employees	Attached and detached single-family dwelling units and multiple family dwelling units @ 20 DU/acre; Family day care homes; Residential care facilities; Senior housing
NP-IBP-W & NP-IBP (Industrial/Business Park-Waterfront) (a)	Homeless and emergency shelters	N.A.
AHCD (Affordable Housing Combination District)	Subject to the requirements of the underlying district; not to include agriculture, watershed and open space, or agricultural resource.	Subject to the requirements of the underlying district; not to include agriculture, watershed and open space, or agricultural resource.

Notes:

- (a) Although the RM and NP-MUR-W districts exist in the Napa County Zoning Code, no parcels in the County are currently zoned RM or NP-MUR-W.
- (b) Per Napa County Code Section 18.104.420, transitional and supportive housing (as defined in Health and Safety Code Sections 50675.2(h) and 50675.14(b)) are subject to the same restrictions as residential dwellings of the same type, meaning these uses are permitted in the same zoning districts where other similar residential structures are permitted, and subject to the same land use standards as similar residential structures.

Source: Napa County Zoning Code, 2022.

### Combination Districts

A combination district is a zoning district which permit expansions of or limitations on the uses allowed or permitted under the regulations of the principal zoning district with which it is combined, or on the development standards or procedural requirements available to or imposed upon property so zoned. The Affordable Housing Combination District (AHCD) at chapter 18.82 of the Zoning Code was created as part of the County's 2009 (4<sup>th</sup> Cycle) Housing Element, with the following intentions:

- A. Implement the goals of the housing element of the Napa County general plan in regard to the construction of affordable housing by establishing development regulations for identified housing opportunity sites.
- B. Apply to specified Priority Housing Development Sites
- C. Allow the construction of a variety of affordable housing types on specified Priority Housing Development Sites
- D. Establish maximum and minimum densities for the development of affordable housing and allow development by right up to specified densities, as set forth in Chapter 18.82 of the Zoning Code.
- E. Permit uses identified in Chapter 18.82 of the Zoning Code as an alternative to the underlying zoning of the identified sites. Parcels may be developed in accordance with standards of the underlying zoning or in accordance with the standards set forth in Chapter 18.82 but not both.

Although Napa County has fielded some inquiries from property owners who have expressed potential interest in developing in accordance with AHCD zoning, none of the designated properties have been developed. In response to this, the 6<sup>th</sup> Cycle Housing Element Update includes Program H-2g to adjust the inclusionary percentages required when sites designated :AH in the 5<sup>th</sup> Cycle or earlier are developed under AHCD provisions. This should increase the incentive for owners to develop housing on these properties.

### ***Zoning for a Variety of Housing Types***

The Napa County zoning code permits a range of housing types to meet the diverse needs of individuals and households within the unincorporated area.

### Multifamily Rental Housing

Multifamily rental housing, including single-room occupancy units, is permitted in the County's zoning districts that allow multifamily housing, including the RM (Residential Multiple) and AHCD (Affordable Housing Combination District).

### Single Room Occupancy (SRO) Units

As mentioned above, single-room occupancy units are permitted in the County's zoning districts that allow multifamily housing.

### Emergency Shelters

In 2009 and 2013, the County completed amendments to the zoning ordinance to make emergency shelters a permitted use in the Industrial (IP) zoning district. Emergency shelters are permitted by-right, with no discretionary approvals needed, for projects meeting the standards in Napa County code section 18.104.065. These include objective standards for height (35 feet), setbacks, lighting, and other development provisions, require laundry facilities and a written management plan, and limit the number of beds to 60 per shelter. Projects are reviewed and approved by the Planning, Building, and Environmental Services Director or the Director's designee. Program H-5f states that the County will remove the current requirement of one parking space for each four beds.

The Industrial zoning district is one of the few zoning districts in unincorporated Napa County that is well-served by transit. The Napa Valley Transit Authority has a bus stop at Devlin Road and Airport Boulevard and it services Route 11 (Napa-Vallejo Connector) with buses running every hour. The closest commercial services to the Napa Valley Business Park are in northern City of American Canyon and include big box retail (Walmart, Tractor Supply Store), food services and banking. This commercial shopping district takes approximately 14 minutes on Southbound Route 11 from the Airport Boulevard/Devlin Road transit stop. Route 11 also provides access to schools in the City of American Canyon, with Donaldson Way Elementary and American Canyon Middle School both adjacent to the route and approximately 23 minutes by transit. Napa Valley Business Park is directly adjacent to the Napa County Airport, approximately 16 miles from the Martinez Amtrak Station, 35 miles from the Sonoma County Airport (commercial flights available), 8.5 miles from the Vallejo ferry, and 34 miles from the Oakland International Airport.

Shelters may accommodate up to 60 beds. As mentioned previously, there are over 350 acres of vacant land zoned for Industrial development in Napa County that could house one or more emergency shelters, which would be more than sufficient to meet the current unmet countywide demand for emergency shelter. Napa County is not aware of any parcels zoned IP that are unfit for human habitation.

### Low Barrier Navigation Centers

AB 101, passed in 2019, requires that a low barrier navigation center be a use allowed by-right in mixed-use zones and non-residential zones permitting multifamily uses if it meets specified requirements. The County of Napa Zoning Code does not currently include a definition of Low Barrier Navigation Centers or regulations regarding the permitting of such facilities; however, the County does not have mixed-use or non-residential zones that permit multifamily development.

### Transitional Housing and Supportive Housing

In 2009, the County also amended the zoning ordinance to clarify that transitional or supportive housing is treated like residential dwellings of the same type and is not subject to any special regulations that are not applicable to other similar residential structures. Although the Napa County Code does not call out transitional and supportive housing by name in the list of allowable uses by zoning district, Napa County Code section 18.104.420 states that, pursuant to California Government Code 65583(a)(5), transitional and supportive housing (as defined in California Health and Safety Code Sections 50675.2(h) and 50675.14(b) are subject to the same restrictions as residential dwellings of the same type. This applies in all zoning districts that allow housing, including the Planned Development (PD) zone, which could allow mixed-uses, as well as all other zones that permit residential uses: RC (residential country), RS (residential single), RM (residential multiple), AP (agricultural preservation), AW (agricultural watershed), and the AH: affordable housing overlay.

### Group Homes

State law requires that State-licensed group homes of six or fewer residents be regulated in the same manner as single-family residences for zoning purposes. Napa County Zoning Code section 18.08.540 defines residential care facilities. Within that section, facilities providing for the care of six or fewer persons are defined as “Residential care facility (small).” In the County of Napa, all residential zoning districts allow these facilities without a use permit (i.e., by-right), including:

- Agricultural Preserve
- Agricultural Watershed
- Residential Single
- Residential Multiple
- Residential Country
- Planned Development

Within these zones, residential care facility (small) are regulated in the same manner as single residential units.

In addition, small residential care facilities must be allowed within mobilehome units and within multifamily dwellings; thus, it will be necessary for Napa County to amend the Zoning Code to allow small residential care facilities in zones where mobile homes and multifamily dwellings are allowed. A program is included in the 2023 to 2031 Housing Element to make this amendment.

Napa County classifies group homes with 7 to 12 residents as Residential care facility (medium) and those with 12 or more residents as Residential care facility (large). The following regulations apply to these facilities:

- A. **Minimum Lot Area Standards.** The lot on which a residential care facility (medium) or (large) is located shall meet the minimum lot area requirements of that district, and it shall contain not less than two thousand square feet for each person served by the facility.
- B. **Parking Standards.** Residential care facilities (medium) or (large) shall comply with the following parking and loading area requirements:
  - 1. One off-street parking space shall be provided for each four persons served by the facility.
  - 2. One additional off-street parking space shall be provided for each full-time or part-time employee of the facility.
  - 3. Off-street loading and delivery areas shall be provided for each facility which has a capacity to serve thirteen or more persons, and an additional off-street loading and delivery area shall be provided for each additional one hundred persons or fraction thereof beyond the first one hundred persons.
- C. **Large Residential Care Facilities Located in RS (Residential Single) Zoning Districts.** The following additional criteria must be met: 1.Location within five miles of a state-licensed general acute care hospital with supplemental emergency service as defined by the Health and Safety Code Section 1250(a); 2.Not less than forty percent of the site shall be reserved for common use space and shall not be covered by buildings or parking improvements, but may be utilized as required setback, yard and septic system areas; 3.Minimum parcel size shall be two acres; 4.Public water and/or sewer services shall be provided to the site.
- D. **Additional Conditions.** Additional conditions to those set forth in this section may be imposed by the planning commission when deemed necessary by the commission to protect the public health, safety and welfare.

As currently written, the Napa County code regarding Residential care facilities (medium) and Residential care facilities (large) may be construed as an undue constraint. The 2023 to 2031 Housing Element Update includes a program to modify the Zoning Code to eliminate the conditional use permit for Residential care facilities (medium) in residential zones, and to specify that Residential care facilities (medium) and Residential care facilities (large) be treated the same as other residential structures of the same type in the same zone. In addition, the requirement that Residential care facilities large located in the RS district be located within five miles of a state-licensed general acute care hospital with supplemental emergency service subjects these types of facilities to a type of requirement that is not imposed on similar residential structures that are not considered residential care facilities (large) and thus could be considered discriminatory. The 2023 to 2031 Housing Element Update includes a program to modify the Zoning Code to eliminate this requirement. Further, with elimination of the use permit requirement for Residential care facilities (medium), facilities of this type will not be subject to the discretion of the Planning Commission to impose additional conditions of approval.

### *Housing for Farmworkers*

In 2009, Napa County modified the zoning ordinance to clarify that the County's provisions for farmworker housing in the residential and agricultural zoning districts were consistent with State Health and Safety Code sections 17021.5 and 17021.6, in particular, by allowing up to 12 units on all agriculturally-zoned parcels. These farmworker housing opportunities are in addition to the County's three existing farmworker housing centers.

### *Manufactured Housing*

Manufactured housing is permitted in residentially zoned areas subject to the same site requirements as any other residential building constructed on a residential lot.

### *Accessory Dwelling Units*

Accessory dwelling units (secondary dwelling units, ADUs) and junior accessory dwelling units (JADUs) are permitted in all zones that allow residential uses, including the RS, RC, AW, RM, and AP districts, with the exception of the AP zone, where only JADUs are permitted. The PD zone also allows ADUs and JADUs when the parcel permits a single-family dwelling(s). The 2023 to 2031 Housing Element includes a program to amend the zoning code to allow ADUs in the AP zone and to allow ADUs and JADUs in the PD zone when multifamily dwellings are permitted. The County will also update the zoning code to be consistent with changes in state law effective January 1, 2023. Second units are also allowable with a use permit in the CI and CN districts. Such units can be up to 1,200 square feet in size. Thus, local policy facilitates and encourages production of this type of housing by allowing a greater range of options for units sized to meet various housing needs. (See the detailed discussion of the County's ordinance below.)

### *County PD Zoning*

The County PD zoning allows a range of housing types, including single-family, multifamily, and mobilehome parks. This means that PD zoning can also accommodate transitional housing, supportive housing and single-room occupancy units.

### *Summary*

The preceding discussions have identified a number of instances where the County's existing zoning standards could potentially create undue constraints for various types of housing. As appropriate, the sections above identify how the County will make modifications to the zoning code to remove or mitigate those constraints through Housing Element Program H-5f.

### ***Development Standards***

Development standards are site or construction conditions and requirements established in the Zoning Code. They include, but are not limited to, minimum lot sizes and



dimensions, yard set-backs, lot coverage limits, and building height limits. These standards are summarized in Table 46. The County does not have open space requirements for residential developments.

Of note are the minimum lot areas of the residential zoning districts. The RS and RM districts require 8,000 square feet of lot area, while the RC district requires at least ten acres. The residential zones require a minimum lot width of 60 feet. The maximum building height for residential zones is based on a standard value for all development types of 35 feet. Maximum allowed building coverage is usually around 40 or 50 percent of the total lot area. Site development standards are comparable to requirements in other similar rural areas and are necessary to ensure a quality living environment for all households and to protect the County's agricultural and open space areas. Napa County has not received feedback from the development community that any of the site development standards pose undue constraints to housing development in the unincorporated areas; however, in its comment letter for the Draft Housing Element Update, HCD expressed concern that the lot coverage limits and the maximum building height in the RM zone as a potential constraint on multifamily housing development. In response to this concern, Housing Element Program H-5f contains a component for the County to conduct outreach to the development community to ascertain whether the lot coverage and height limits potentially would pose undue constraints on multifamily housing development in the future and, if so, to modify the site development standards to remove or mitigate the constraints to accommodate development of 20 units per acre.

Where land is designated for residential use in the unincorporated area, the County zoning ordinance contains several provisions that remove land use constraints. As mentioned previously, the principal urban residential zoning designations are RS, RM, and RC. In addition, the PD land use designation, designed to provide economies of scale, allows both single- and multifamily housing, limited commercial use and recreational uses, and mobile home parks.

**PD Zone.** Districts zoned PD can potentially offer densities of up to 20 units per acre with a use permit. A developer may choose to utilize the Residential County (RC), Residential Single (RS), or Residential Multifamily (RM) densities.

**AHCD Zone.** In the 4<sup>th</sup> Housing Element Cycle, the County implemented an Affordable Housing Combination District (AHCD) on parcels identified as appropriate for multifamily housing. This combination district is intended to encourage the production of affordable housing in the areas of Moskowitz Corner, Spanish Flat, and Angwin. The following analysis explains the combination district and its application to the qualifying sites.

**Table 46: Development Standards in Residential Zoning Districts**

Zoning District	Minimum Lot Area		Minimum Lot Width (Feet)	Minimum Yard (Feet)			Maximum Main Building Coverage	Maximum Building Height
	(Acres)	(Square Feet)		Front	Side	Rear		
<b>AP</b>	40	—	—	20	20	20	—	35
<b>AW</b>	160	—	—	20	20	20	—	35
<b>AV</b>	—	—	—	—	—	—	—	—
<b>CL</b>	1 (e)	—	—	—	—	—	—	35
<b>CN</b>	1	—	—	—	—	—	—	35
<b>MC</b>	—varies—		75	20	20	20	40%	35
<b>I</b>	—	20,000	100	20	20	20	35%	35
<b>GI</b>	—varies—		100	—varies—			35%—50% (d)	35
<b>IP</b>	—varies—		125	—varies—		10	35%—50% (d)	35
<b>PD</b>	—	—	—	—	—	—	—	35
<b>PL</b>	10 (g)	—	—	—varies—20		20	—	35
<b>RS</b>	—	8,000	60	20	6 (c)	20	50%	35
<b>RM</b>	—	8000 (b)	60	20	6 (c)	20	40%	35
<b>RC</b>	10	—	60	20	20	20	—	35
<b>TP</b>	160	—	—	—	—	—	—	35

**Combination District**

<b>AH - Single-Family</b>	--	3,500	--	20	6	20 (h)	50%	35
<b>AH - Multifamily</b>	0.9	--	--	20	6	20 (h)	40%	35

Notes:

(a) (Reserved.)

(b) Plus two thousand square feet per unit.

(c) Three feet shall be added to each side yard for each story above the first story of any building. Minimum yard on the street side of a corner lot shall be ten feet.

(d) Up to fifty percent for certain uses.

(e) One-half acre if public water and sewer is available.

(f) Twenty thousand square feet if public water and sewer is available.

(g) In areas with general plan designations agricultural resource or agriculture, watershed and open space.

Source: Table 18.104.010 Napa County Zoning Code.

The AHCD allows the construction of a variety of affordable housing types on parcels specifically identified as opportunity sites. The AHCD allows development of specified densities through an administrative by-right approval process (no use permit requirement) so long as the project complies with design criteria and development standards outlined in the AHCD. Environmental review has been completed and mitigation measures incorporated into the zone's development standards. The maximum and minimum densities for the development of affordable housing are listed below.

- Moskowitz - The density allowed with by right approval is four units per acre, with up to 10 units per acre allowed with a use permit.
- Spanish Flat - The density allowed with by-right approval is four units per acre, with up to 25 units per acre allowed with a use permit.
- Angwin – The density allowed with by right approval is 12 units per acre, with up to 25 units per acre allowed with a use permit.

The AHCD also establishes minimum development allocations based on affordability categories of moderate-, low- and very low-income. The required development allocations would vary for each of the four areas as follows:

- Angwin: The allocation differs for the two Angwin Parcels, A and B. With respect to Parcel A, at least 10 percent shall be affordable to very low-income households, 30 percent affordable to low-income households, and an additional 25 percent to 30 percent affordable to moderate-income households. With respect to Parcel B, at least 50 percent shall be affordable to low- and very low-income households.
- Moskowitz Corner: At least 25 percent shall be affordable to low- and very low-income households and 25 percent affordable to moderate-income households.
- Spanish Flat: At least 25 percent shall be affordable to low- and very low-income households and 25 percent affordable to moderate-income households.

Under the AHCD, development standards for affordable housing mirror development standards for other similar development types (i.e., Table 46 shows the same development standards in AH for single-family as in the Residential – Single zone and the same standards for multifamily as in the Residential – Multiple zone). Therefore, affordable housing development is not subject to more restrictive development standards. For example, minimum site area, setbacks, and height limits for affordable housing development are similar to those for non-affordable housing projects. The County has had discussions with prospective developers interested in developing on AH sites over the years and development has not occurred on those sites for a variety of reasons; however, development standards have never been cited by developers as a constraint to developing those sites. Nevertheless, as part of Program H-5f, the

County is committing to conducting outreach to development community stakeholders, reviewing certain development standards (i.e., lot coverage limits, affordable housing requirements, and maximum multifamily building height) to obtain feedback on whether the existing standards may potentially pose constraints to housing development in the future and, if that is the case, to develop modifications to these development standards. Because the sites have not developed in the past, none of the AHCD properties are shown as meeting the County's housing needs at any income level.

Density Bonus. In January, 2010, the County adopted a density bonus ordinance to provide a bonus for projects of five or more units where affordable units are constructed. Pursuant to State law, a density bonus is granted for residential projects of five or more units where affordable units (i.e., target units) are constructed. Because of the numerous changes in state law, the County ordinance, is now out of date.

AB 2345 went into effect in 2021 and increased the maximum possible Density Bonus for projects incorporating affordable housing to 50 percent and also lowered thresholds for projects to request additional concessions and incentives from standard zoning regulations in conjunction with the density bonus. The County has not yet adopted revised density bonus provisions, but State law requires the County to follow the provisions of state law even if it hasn't updated its local ordinance. The 2023-2031 Housing Element Update includes a program to review and revise the County's Density Bonus provisions to align with the new State law.

#### Parking Standards

See discussion of parking requirements below in the On and Offsite Improvements Requirements section.

#### Unit Size Requirements

The Zoning Ordinance does not impose minimum or maximum unit size requirements on residential developments, except for a maximum 500 square foot size for Junior Accessory Dwelling Units and 1,200 square feet for an accessory dwelling unit.

#### Other Accessory Dwelling Unit Requirements

To encourage establishment of accessory dwelling units (ADUs) on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law allowing ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single-family or multifamily use that contain an existing single-family unit subject to ministerial (i.e., staff level) approval ("by-right") if they meet standards set out by law. Local governments are precluded from totally prohibiting ADUs in residentially-zoned areas except for public safety and traffic flow reasons or for lack of water or sewer. (Government Code, Section 65852.2). As mentioned previously, the County permits ADUs and JADUs in all zoning districts permitting single-family residences, with the exception of the AP zone, where only JADUs are allowed.

Napa County's ADU and JADU regulations are included in County Code Section 180.104.180. Following are key provisions of the County's ADU and JADU regulations:

- In addition to a single-family unit, each lot may contain a JADU and/or an ADU, except in the AP district, where only JADUs are allowed.
- JADUs may be up to 500 square feet in size and ADUs may be up to 1,200 square feet in size.
- The County does not consider JADUs separate or new dwelling units and connection fees are not charged for water, sewer, or power.
- Second units are not considered new residential uses for county connection fees or capacity charges for utilities
- No impact fees are imposed upon the development of a second unit less than 750 square feet and impact fees charged for second units of 750 feet or more are charged proportionately in relation to the square footage of the primary dwelling unit.
- All reviews for ADUs and JADUs are ministerial.
- Only building code requirements that apply to single-family dwellings apply to JADUs and ADUs.
- Approval is required where either a private or individual sewage disposal system is used.
- No fire and life safety code requirements apply to JADUs that do not apply to single-family residences in the same zone; fire sprinklers are not required for ADUs if they are not required for the primary residence.
- No parking is required for JADUs and second units are required to have one parking space per unit or per bedroom, whichever is less, and may be provided as tandem parking space and/or in setback areas.
- Parking requirements are waived when second units are located within ½-mile of public transit stop, within an architecturally and historically significant district, when the second unit is part of the existing primary residence or an existing accessory structure, when on-street parking permits are required but not offered to the occupant of the second unit, or when there is a car-share vehicle pick-up located within one block of the ADU.
- No replacement parking is required when the second unit replaces an existing garage, carport, or covered parking structure.
- ADUs and JADUs may not be used for short term rentals and may not be sold separately from the single-family home.
- Limits on lot coverage, floor area ratio, open space, and size must permit or be waived to allow an 800 square foot detached or attached second unit 16 feet high with four-foot side and rear yards, if the proposed second unit is in compliance with all other development standards, including but not limited to front yard setbacks.

The planning director administratively approves ministerial permits for junior accessory dwelling units and second units conforming to the provisions of the County's ADU and JADU

regulations within the time limits specified by Government Code Section 65852.22 or 65852.2, as applicable.

Overall, the County's ADU/JADU regulations comply with are consistent with State law and align with the regulations outlined in HCD's Accessory Dwelling Unit Handbook (December, 2020), except that ADUs must be allowed in the AP zone and in conjunction with multifamily development in the PD zone. Additional changes will be needed to conform with changes effective January 1, 2023. Program H-5f includes a commitment to modify the ADU ordinance to conform with current state law.

Government Code section 65583(c)(7) requires local governments to include in Housing Elements plans to incentivize and encourage affordable ADU rentals. The 2023-2031 Housing Element Update contains Program H-2i to incentivize and encourage affordable ADU rentals, which incorporates the County's existing JADU loan program as well as the ADU resources provided to prospective property owners through the County's participation in the Napa Sonoma ADU Center.

In addition, State law makes any governing document, such as a homeowners' association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it prohibits, or effectively prohibits, the construction or use of ADUs or junior ADUs.

### Summary

The preceding discussions have identified a number of instances where the County's existing development standards could potentially create undue constraints for various types of housing. As appropriate, the sections above identify how the County will make modifications to the development standards included in the zoning code to remove or mitigate those constraints through Housing Element Program H-5f.

### ***Transparency of Development Requirements***

State Government Code Section 65940.1 subdivision (a)(1) (A) through (E) requires that certain development standards be posted on the County website, including:

- (A) (i) A current schedule of fees, exactions, and affordability requirements imposed by that city, county, or special district, including any dependent special districts, as defined in Section 56032.5, of the city or county applicable to a proposed housing development project.
- (ii) The city, county, or special district shall present the information described in clause (i) in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.

Napa County maintains a listing of all permit-related fees on its website at the [following location \(https://www.countyofnapa.org/1726/Fees-Payments\)](https://www.countyofnapa.org/1726/Fees-Payments). Affordability requirements of affordable housing zones and incentives are maintained in their respective Zoning Code

sections; [18.82 Affordable Housing Combination District](#) and [18.107 Affordable Housing and Incentives](#). The County does not offer water and sewer utility services. Fees to connect to an adjacent municipal water system or the Napa Sanitation District are maintained by those organizations.

(B) All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.

The County's current Zoning Map and Zoning Code are linked on the Napa County [Planning Division page](https://www.countyofnapa.org/1709/Planning-Division) (<https://www.countyofnapa.org/1709/Planning-Division>).

(C) The list required to be compiled pursuant to Section 65940 by the city or county presenting the information.

Each division within the Planning, Building, and Environmental Services department maintains a list of information required on permit applications. Specifically, the Building Division's lists for certain development applications can be found at: <https://www.countyofnapa.org/1890/Building-Documents> (i.e., Submittal Checklist: New Residential) and the application forms can be found at: <https://www.countyofnapa.org/1826/Planning-Documents>.

(D) The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.

Annual Fee reports can be accessed through the County Executive Office webpage. (<https://www.countyofnapa.org/Archive.aspx?AMID=37>)

(E) An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018. For purposes of this subparagraph, "cost of service study" means the data provided to the public pursuant to subdivision (a) of Section 66016.

No impact fee studies, cost of service studies, or documents of similar nature have been done since 2018.

### ***Local Processing and Permit Procedures***

The Housing Element is required to provide information regarding local processing and permit procedures, including timeframes, permit types and requirements by housing type and zone, decision making criteria/findings, design/site/architectural review process and findings, description of standards, and the residential planned development process. Additionally, each jurisdiction must provide information regarding its process to accommodate SB35 streamline



applications and by-right applications for permanent supportive housing and navigation centers.

The Zoning Code sets forth the types of uses allowed in each of the zoning districts in the unincorporated area. Some uses are allowed without a use permit, while other uses require a conditional use permit (CUP), all dependent upon the zoning district and the type of use. Table 45 outlines the site regulations in each zoning district. As demonstrated in the table, single-family residential uses are allowed in most zoning districts in the unincorporated area through a ministerial, non-discretionary process. The County does not have a design review process for residential developments.

In the Angwin, Moskowite Corner, and Spanish Flat areas, the Affordable Housing Combination District allows single-family and multifamily housing by right and subject only to specified development standards, up to specified densities.

In general, development proposals are brought to the Planning, Building and Environmental Services Department for informal discussions prior to submittal or detailed design. This is not required, though it is encouraged, and staff provides this consultation for no cost at this stage of the project. Once plans are solidified and more complete, a formal pre-application meeting is required prior to submittal. Such meetings are scheduled every Thursday afternoon and are generally available for scheduling with only a few days' notice. Following the pre-application meeting, the application may be filed that day if it is sufficiently complete. For housing permitted by right, once all specified requirements have been met, the applicant may apply for a building permit without any other discretionary review.

In 2012, the County consolidated the various permitting divisions into one Planning, Building, and Environmental Services Department. As a result, instead of applications being routed to five separate departments and each providing comments and conditions within 30 days of submittal, new administrative policy requires that all first plan check comments be provided within 28 days, and re-submittals are handled as quickly as possible (with a performance target of 14 days). Because of the departmental consolidation and streamlining, the County has been able to reduce plan set submittal requirements from ten sets of plans to only three sets of plans. Other changes include a substantial expansion of staff resources available for the "same day" permitting process, which is available for smaller projects such as a shed construction, kitchen remodel, or minor tenant improvement.

If a project requires a CUP, the process remains much the same as described above, except that CUPs are approved by the Planning Commission (unless appealed to the Board of Supervisors).

Single-family detached units, second units, and farm labor dwelling units can be developed by right on numerous parcels throughout the unincorporated area.

Should developers choose to propose to develop one of the AHCD sites at a higher density that requires a CUP, the process is such that the CUP application will not act as an undue governmental constraint. This is because environmental review has already been completed for the maximum number of units that may be developed under the AHCD provisions on the AHCD sites.

Once an application for a CUP is made, the Planning, Building and Environmental Services Department will conduct CEQA review (for non-AHCD sites), provide public notice and schedule a public hearing before the Planning Commission. During this time, the CUP application would be processed and the Planning Commission would act on both the CEQA review and the CUP request at the same hearing(s). An appeal of a Planning Commission decision on either environmental issues or CUP approval could add up to 3 months to the process, but it could be less.

Typical findings for a CUP include the following: the project is consistent with the General Plan, the use is compatible with surrounding uses, the use does not have a significant adverse effect on any applicable groundwater basin, and addresses basic public health and safety, and general welfare concerns, and meets all zoning requirements for the district, which include height, setbacks, site coverage and parking standards. In addition, the County has an ongoing policy to expedite permit processing for projects that provide affordable housing for very low-, low-, or moderate-income households (<https://www.countyofnapa.org/2750/Accessory-Dwelling-Units-ADUs>). Additionally, If the project conforms to all objective standards, the Housing Accountability Act (Government Code § 65589.5) does not allow the County to deny the project or reduce the density unless it can make a finding that there is a “specific adverse impact” that cannot be mitigated.

The Planned Development (PD) district classification is intended to be applied in those areas of the county shown as "urban residential" or "rural residential" within the Napa County general plan. Approval of a Conditional Use Permit (CUP) is the method of approval for most types of development in the PD zone. Minor antenna, telecommunication facilities, and agriculture (on parcels exceeding one acre in size) are allowed without a CUP. PD districts may also permit with application of a CUP: (1) all residential uses permitted in the County's Residential County (RC), Residential Single (RS) and Residential Multiple (RM) zoning districts, (2) all commercial uses permitted in Commercial Limited (CL) and Commercial Neighborhood (CN) zoning districts, (3) educational facilities, (4) Recreational facilities compatible with the surrounding uses and for persons residing in the PD zone, (5) Mobile Home Parks and (6) Institutional Facilities. The processing, procedures and timing for CUPs in the PD zoning district are similar to those for CUPs in other zoning districts except for the requirement that PD zoning district CUP applications are accompanied by a Development Plan as defined in NCC 18.08.230.

Findings for a CUP in the PD zoning district include the following: (1) That the proposed use permit and development plan have been reviewed in relation to the Napa County General Plan and have been found to be consistent with said plan (2) That in the case of proposed residential

development, such development plan will be in harmony with the character of the surrounding area and that the sites proposed for facilities such as schools, playgrounds and parks are adequate to serve the anticipated total population of said development in any single application, (3) That the various elements of the development plan, including structures, grounds, open space and land use, relate to one another in such a way as to form a harmonious integrated whole, (4) That in the case of nonresidential uses, such development plan will be appropriate in area, location, character and overall planning to the purpose proposed and that surrounding areas are reasonably protected from adverse effects from such development, (5) That the streets proposed are suitable and adequate to carry the anticipated traffic thereon and (6) That the utilities proposed are adequate to meet the site characteristics and physical needs of the development. Napa County Code allows the Director of PBES to determine whether a revision to a development plan is a minor (administrative) or major revision requiring a return to the Planning Commission.

PD zoning is only applied when requested by a developer who desires to construct a relatively large, mixed-use project and desires to have more flexibility than allowed by typical zoning districts. Areas zoned PD include Silverado Country Club, Napa State Hospital, Berryessa Highlands, Capell Valley Estates. Once a PD zone is approved, if a housing development project conforms to all objective standards, the Housing Accountability Act (Government Code § 65589.5) does not allow the County to deny the project or reduce the density unless it can make a finding that there is a “specific adverse impact” that cannot be mitigated. Because PD zones are only requested where desired by developers, they do not act as a constraint on development of housing.

#### Typical Processing Timeframes

County staff report that throughout 2021, the average processing time from application to permit issuance for a non-discretionary approval to construct a housing unit was 8.5 months. There is no typical timeframe for discretionary housing applications because they are so rare.

The County is required to determine whether a project application is complete or not within 30 days after submittal. To comply with the Housing Accountability Act, the County must notify the applicant whether a project is consistent with all objective standards within 30 days after the project has been found to be complete, if the project has 150 units or less, or within 60 days if the project has more than 150 units.

#### Objective Development Standards

The State Legislature has enacted several bills that require jurisdictions to apply only objective design standards. Under the Housing Accountability Act, a housing development may only be denied or reduced in density if it is inconsistent with objective standards, unless there is a specific health or safety impact. SB 35, passed in 2017, requires jurisdictions where fewer building permits have been issued than needed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate a required percentage of affordable housing. In Napa, this applies to certain projects with 50 percent

affordability to lower income households. Review and approval of these proposed projects must be based on objective standards and cannot be based on subjective design guidelines. No part of unincorporated Napa County is designated as an “affected county,” and consequently the unincorporated area is not subject to the Housing Crisis Act of 2019.

The County of Napa has not revised its design standards to incorporate objective standards. The 2023-2031 Housing Element Update includes a component in Program H-5f to adopt objective design standards.

#### Senate Bill 35 Mandated Streamlining for Affordable Housing

SB 35 requires the County to provide a streamlined, ministerial entitlement process for housing developments that incorporate 50 percent lower income housing. If a project meets certain requirements, including complying with objective standards and paying prevailing wages, it must be processed ministerially and thus is exempt from CEQA review. The local jurisdiction must make a decision on the project within 90 days of submittal of a qualifying application for 150 or fewer housing units, or within 180 days of submittal of a qualifying application for more than 150 units. As of April 2022, the County had not received any applications for SB 35 approval. The 2023 to 2031 Housing Element includes a component in Program H-5f to establish a process for streamlining consistent with SB 35.

#### Mandated Streamlining for Permanent Supportive Housing

Government Code section 65650 et seq. requires that supportive housing meeting the standards in the statute be permitted by right in zones where multifamily and mixed-use developments are permitted. Local jurisdictions must also streamline the approval of housing projects containing a specified amount of supportive housing by providing for ministerial approvals, with no requirements for CEQA analysis, conditional use permits, or other discretionary approvals. The 2023 to 2031 Housing Element includes a component in Program H-5f to establish a process for streamlining consistent with these requirements.

#### Preliminary Applications

The Housing Accountability Act allows a housing developer to submit a “preliminary application” to the County for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the County for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees in effect at the time of submittal of all the required materials, subject to limited exceptions.

Each jurisdiction may develop their own preliminary application form or may use the application form developed by HCD. Napa County uses the application form developed by HCD.

### Summary

The discussion above regarding local permit processing and procedures indicates that Napa County's procedures are reasonable and that County has, in fact, made efforts to reduce constraints via various actions, including consolidating its permitting functions in the Planning, Building, and Environmental Services Department where greater coordination can be provided. This section identifies how the County can further remove permitting-related constraints by adopting objective design standards, as part of Housing Element Program H-5f.

### ***Building Codes and Enforcement***

The County has adopted and implements the 2019 Edition of the California Building Code and the 2019 Edition of the California Residential Code without any modifications. The County anticipates adopting the 2022 Edition of the California Building Code prior to the final adoption of the 2023-2031 Housing Element Update in January of 2023. Adoption of a standardized building code facilitates housing production because it allows builders familiar with codes in other areas to easily work in Napa County, thus improving the local availability of qualified housing contractors. This should allow the local housing production capacity to more easily respond to increases in demand for construction services.

Other than inspections of new construction, the County building code enforcement efforts are in response to complaints of unsafe building conditions and the County seeks compliance with minimum health and safety standards. Please see the Substandard Housing Conditions subsection section of the Housing Needs Assessment section for discussion of code violations.

### ***On- and Off-Site Improvements Requirements***

The zoning district regulations set forth the basic site improvement requirements. The PD regulations are flexible and can be modified to achieve lower cost housing developments. The other regulations are standard requirements. The County's standards strike a reasonable balance between adequate protection for health and safety while avoiding excessive requirements. The County also allows for flexibility in meeting standards.

### Parking Requirements

The 2004 Housing Element identified the County's Off-Street Parking Code (Section 18.110) as a potential constraint due to a lack of specified parking standards that could create uncertainty for project sponsors. The current Off-Street Parking Code (Section 18.110) was updated before the 2009 Housing Element, in accordance with the recommendation, to include established parking requirements for multifamily housing consistent with other jurisdictions in California, with the provision that the Planning Commission retains the ability to reduce parking requirements on a case-by-case basis if it finds that reduced parking would adequately meet a project's needs. The standard or "default" parking requirement for multifamily housing projects is two spaces per unit, plus one guest space for every two units and 1 per second unit or per bedroom, whichever is less, in the second unit, except that no additional parking is needed for the second unit if the conditions in subsection (A)(11) or subsection (A)(12) of Section 18.104.180 (Junior Accessory Dwelling Unit or Second Unit) are met.

These code provisions, in conjunction with the fact that Napa County is a rural area with ample space available for parking, indicates that the parking requirements for multifamily housing do not likely pose a significant constraint on housing development. Furthermore, for qualifying affordable housing developments, the County complies with State density bonus law, which allows projects that qualify for a density bonus to have reduced parking requirements. Most residents of unincorporated Napa County will likely use autos for personal transportation; however, considering that at least a portion of studio and one-bedroom apartments are likely to be occupied by one person, the requirement for two parking spaces per unit of multifamily housing, plus guest spaces may be considered to be a potential constraint on housing development. Based on this finding, Housing Element Program H-5f includes a component calling for Napa County to review its multifamily parking requirements and, at a minimum, reduce the standard parking requirement for studio and one-bedroom units to no more than one space per studio unit and 1.25 spaces per one-bedroom unit, plus guest parking of no more than 0.25 spaces per apartment unit of any size. Further, the program calls for the County to provide additional clarity on criteria for the Planning Commission to grant requests for parking reduction, such as demonstration of reduced need through submittal of a parking study, submittal of a transportation demand management (TDM) plan, demonstration of adequate on-street parking, proximity to transit service, or provision of affordable housing or senior housing.

The current County Code requires that emergency shelters provide one parking space per employee and one space for every four beds. The provision for one parking space for every four beds is not consistent with Government Code Section 65583(a)(4)(A)(ii), which specifies that jurisdictions may require parking sufficient to meet employee needs, but as long as they do not require more parking for shelters than other residential or commercial uses within the same zone. The Housing Element contains a program to eliminate the one space per four beds component of the existing parking requirements.

#### Pedestrian, Bicycle, and/or Bus Facilities

Napa County road and street standards call for provision of concrete sidewalks on both sides of all roads in high density developments. In low density developments, an improved walkway is required on both sides of urban arterial and collector roads. Where development is located on an existing bus route, the Napa County Transportation Planning Agency recommends bus facilities. The County Engineer may require additional pedestrian or bicycle facilities if in his/her opinion there is a potential for concentrated pedestrian and/or bicycle traffic.

#### Roads

Roads are required to be paved, with the exception of agricultural special purpose roads and residential driveways. The minimum structural section required is 2 inches of hot mix asphalt over 5 inches of Class 2 aggregate base. The minimum standard right of way for a public street is 40 feet and increases for roads intended to carry higher levels of traffic.



### Drainage Facilities

Culverts must be designed to handle a 100-year runoff with a head not higher than the nearest edge of the traveled way.

### Curbs and Gutters

Curbs and gutters must be designed to carry a 100-year runoff without over topping the curb or the back of sidewalk.

### Best Management Practices

In compliance with Section 402(p) of the Federal Clean Water Act (CWA), the State Water Resources Control Board (SWRCB) requires all municipalities subject to storm water permitting requirements to develop and implement a program requiring the use of post-construction runoff management best management practices (BMPs). Effective as of July 2008, the Napa County Post-Construction Management BMP program applies to all discretionary and ministerial projects that submit applications for use permits, building permits, or grading permits.

### Summary

Overall, the County's land use regulations and development standards are reasonable and necessary to ensure that new housing development does not have an adverse effect on the environment or on other development. The development standards are tailored to the type of development and the locations and zoning districts in which they apply. The standards and regulations allow housing to be constructed to meet the County's share of the regional housing need. More typically, the most serious constraint is caused by lack of federal, state, and local funds to expand infrastructure capacity. Program H-2k, implemented in 2009 and continued for the 2023 to 2031 Housing Element Update, allows the County's Affordable Housing Fund to be used for this purpose.

### ***Fees and Exactions***

This section describes and quantifies permit, development, impact and other fees imposed on housing development in Napa County. Exactions also are discussed.

### Fees

Building permit fees are based upon the Uniform Building Code and are set at levels designed to offset the County's cost to complete plan checks and monitor building construction activities. Local development impact fees are set at levels designed to offset the cost of infrastructure and public facilities that are necessary to serve new development. Costs for other common building projects can be found at: <https://www.countyofnapa.org/3296/Example-Fees-For-Common-PBES-Projects>. The County does not charge the same range of fees as cities commonly charge. For example, the County does not charge impact fees, such as park fees, or public facilities fees. Roadway impact fees are only charged in the airport area, where residential development does not occur due to non-residential zoning designations. Affordable housing impact fees are only charged for market rate developments. The County waives certain permit and application fees



for affordable housing projects, including required inclusionary units in for-sale residential projects. The County fees applicable to residential developments are available online at: <https://www.countyofnapa.org/1726/Fees-Payments>. Not every residential development project requires all of these fees. Individually, the most common fees are not high.

In addition to County fees, the various school districts serving unincorporated Napa County have adopted school facilities impact fees. For residential development projects, the maximum fee allowed by state law is \$4.79 per square foot; however, however, the larger school districts serving Napa County - Napa Valley Unified School District, St. Helena Unified School District, and Calistoga Joint Unified School District are all charging \$4.08 per square foot. Pope Valley School District's residential impact fee rate is \$2.63 per square foot.

#### *Single-Family Permit and Fee Costs*

Based on a 2,800 square foot single-family home, the fees charged by the county itself amount to \$45,321 per unit, or \$16.19 per square foot. Following is a breakdown of the County's fees for the example housing unit:

Building Plan Check/Review Fees	\$7,035.44
Building Inspection Fees	\$7,511.71
Residential Housing Impact Fee	\$30,100.00
General Plan Surcharge	\$482.27
Other Misc. Charges	\$191.92
<b>Total</b>	<b>\$45,321.34</b>

Note that the Residential Housing Impact Fee is not charged on affordable housing developments, including inclusionary housing units built in conjunction with market rate housing developments. The total permit/fee cost represents a relatively limited portion of the overall project cost. The County fee amount would represent less than six percent of the average single-family residential construction cost of \$784,000; and the fees are set at levels to recover the County's costs for providing the permitting services. In the case of the Residential Housing Impact fee, it is set at a level that is less than the full cost to mitigate the affordable housing impacts of new market-rate housing development., but the Because most development in the County consists of single-family homes, which generate demands for low-wage local service jobs (such as retail clerks, health care workers, teachers, construction workers, and others), the County has imposed the fees to generate resources to address new affordable housing needs created by continuing residential growth. The fees are assessed per square foot of construction, with a higher fee per square foot imposed on larger homes, and homes of 1,200 sq. ft. and under assessed no impact fees. This ensures that smaller homes are encouraged. Based on these factors and on the continued development of single-family homes, the County concludes that the fees established by Napa County for single-family residential construction do not pose an undue constraint to residential development and in fact encourage the construction of smaller homes. The County also assesses an affordable housing impact fee against new commercial construction, including wineries.

The school impact fee would add between \$7,364 and \$11,424, depending on the school district in which the construction is located, for a total single-family residential fee cost of \$52,685 to \$56,745. The County does not have control over the fees that the school districts impose.

#### *Multifamily Residential Permit and Fee Costs*

Napa County does not publish a permit and fee schedule for multifamily housing, as the County has never had multifamily housing development within the unincorporated area; however, given that the County wishes to encourage affordable multifamily housing in particular in the unincorporated area, Housing Element H-5f includes a component calling for Napa County to prepare a permit and fee schedule for multifamily housing as part of its master fee schedule update that will be completed by December 31, 2023. When appropriate, in developing the schedule for multifamily units, the County will assign costs to multifamily developments that are commensurate with the unit sizes and their likely costs/impacts, rather than assigning flat rate permit and fee costs, which could discourage construction of smaller units and/or unfairly cost burden them.

#### *Exactions Applied to Individual Projects*

Exactions can only be applied to discretionary project approvals. The County rarely has residential developments requesting discretionary approvals. Typically, these requirements are determined through the environmental review process.

#### *Summary*

The discussion above has demonstrated that the fees and exactions applicable to new housing development are not excessive and are generally tied to the cost of providing services necessary to properly review and monitor new housing development or to address the impacts of new housing development. The lack of a fee schedule for multifamily housing development has been identified as an issue that will be remedied via a component of Housing Element Program H-5f.

#### ***Housing for Persons with Disabilities***

Housing for disabled persons is not subject to any requirements not applicable to other similar residential developments.

Small residential care facilities (housing six or fewer persons) are permitted by right in the residential and agricultural zones. Medium residential care facilities (housing between seven and 12 persons) and large residential care facilities (housing 13 or more persons) are allowed with a CUP in the residential and agricultural zones. The 2023 to 2031 Housing Element Update includes a component in Program H-5f to modify the County Code to eliminate the CUP requirement for residential care facilities (medium) in residential zones and to clarify that residential care facilities (medium) and residential care facilities (large) are treated the same as other residential structures of the same type in the same zone.

### Concentrating/Siting Requirements for Group Homes

There are no spacing requirements for small residential care facilities. In December 2009, Napa County implemented Program H-3j of the 2009 Housing Element, which removed the spacing requirement for medium and large residential care facilities and increased the allowable distance from a large residential care facility to a hospital from ½ mile to 5 miles. The provision ensures that large facilities serving the disabled are not located in remote rural areas without access to appropriate medical care. Medium and large residential care facilities are treated more favorably than other comparably sized facilities of a similar nature, such as boarding houses, bed and breakfast inns, and other types of lodging establishments, none of which are allowed in the residential and agricultural zones.

### Definition of Family

The zoning code does not distinguish between families and groups of unrelated adults living in the same facility, does not impose any occupancy standards in addition to those imposed by the state law, and does not distinguish on the basis of household income, familial status, or disability (except to allow disabled persons to request a reasonable accommodation). County Code section 18.08.280 defines “family” as one or more persons living together under a single management conducted by one or more of the persons in the group. HCD’s letter commenting on the Draft Housing Element Update expressed concern that the definition of family could discriminate against people with disabilities living in group living situations managed a non-household member, such as if living in group housing that is managed by a non-profit. The Napa County Counsel’s Office has reviewed this issue and determined that this definition of family does will not affect disabled persons living in group housing situations managed by non-household members, because group housing, which is not subject to the definition of family, is permitted as a separate use (see discussion under Zoning for Group Homes and Community Care Facilities, below).

Approvals for retrofitting homes for the disabled do not follow a unique local process, but rather are governed by the same rules as other comparable improvements unless a disabled person requests a reasonable accommodation. For example, the addition of a ramp is normally treated the same as other miscellaneous yard improvements unless a reasonable accommodation is requested.

### Zoning for Group Homes and Community Care Facilities

In relation to residential care facilities that provide services on-site, the zoning code allows for 24-hour non-medical service, and treats residential care facilities providing non-medical services on site the same as all other residential care facilities.

### Reasonable Accommodation Procedures

In 2005, the Napa County Board of Supervisors adopted a Reasonable Accommodation Ordinance. The Ordinance applies to anyone considered disabled under the Federal Fair Housing Act and California Fair Employment and Housing Acts. The Ordinance is generally written to allow any person to request an accommodation, change or waiver of any zoning or

building standard, policy, or regulation that affects the disabled person as outlined in section 18.134.030 of the Napa County Code. Under the Ordinance, a disabled person or an agent acting on his or her behalf may request an accommodation by explaining how a change in a specified governmental regulation will make the property accessible to the disabled person. “A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability with equal opportunity to housing of their choice.”

Napa County does not charge a fee for reasonable accommodations requests, although other fees may be applicable if the reasonable accommodations request is included as part of an application for another type of approval for which fees are charged, such as a planning application. The Planning Director typically determines whether or not the requested reasonable accommodation should be granted and must make that determination within 45 days of submittal of a request. If the applicant requests the reasonable accommodation be determined concurrently with another discretionary approval, then the body making the decision concerning the discretionary approval will also determine whether the request for reasonable accommodation should be granted. The Planning Director’s decision and a decision of the Planning Commission may be appealed. The written decision to grant, grant with modifications or deny a request for reasonable accommodations must be consistent with state and federal fair housing law and must be based on the following: (1) whether the housing will be used by an individual or a group of individuals considered disabled, and that the accommodation requested is necessary to make specific housing available to the individual or group of individuals with a disability; (2) whether alternate reasonable accommodations are available that would provide an equal level of benefit, or whether alternate accommodations would be suitable based on circumstances of the particular case; (3) whether the requested accommodation would impose an undue financial or administrative burden on the County; (4) whether the requested accommodation would be consistent with the general plan land use designation of the property and the general purpose and intent in the applicable zoning district; (5) whether the accommodation substantially affects the physical attributes of the property. These findings are consistent with fair housing law.

#### *Application of Building Codes and ADA Requirements*

The County’s Reasonable Accommodations Ordinance applies to the enforcement of building codes and the issuance of building permits. In addition to the allowances for requesting a reasonable accommodation under the zoning code, the County has a special provision for accessibility retrofits whereby minor expansions, not otherwise permitted, are allowed in order to comply with the Americans with Disabilities Act.

#### Summary

The County’s review of regulations and procedures has shown that there are no apparent undue constraints to housing for the disabled. The County’s existing Reasonable Accommodation Ordinance provides a mechanism for the County to grant an eligible, affected

individual equal access to housing if a reasonable accommodation is needed from County regulations and procedures.

### ***Other Locally Adopted Ordinances that Directly Impact Housing Supply***

County policies and code regulations that positively and directly impact housing supply are the Inclusionary Housing program, the Density Bonus for Affordable Housing, and the prohibition on Short-Term Rentals. A regulation that could potentially constrain development, and that existed prior to the current Housing Element adoption, is the Growth Management System.

#### **Inclusionary Housing Program**

In 2009, Napa County amended its Affordable Housing Ordinance, based on a nexus study and economic feasibility analysis, to require that 20 percent of for-sale detached units and 17 percent of for-sale attached units in new housing projects of five units or more be set aside as affordable housing units. In the case of ownership projects, the inclusionary units are required to be affordable to households earning up to 120 percent of median income. In the case of rental projects, a rental housing impact fee must be paid. To help defray the cost of providing affordable units, the Affordable Housing Ordinance specifies that the County may waive application fees for all inclusionary units that are constructed and, in addition, the developer is eligible for a density bonus and other incentives provided by State density bonus law. Projects of four or fewer units must either provide a unit or pay an affordable housing impact fee. The fee is graduated based on house size, with for-sale units paying \$9.00 per square foot for units between 1,200 and 2,000 square feet, \$10.75 per square foot for units between 2,001 and 3,000 square feet, and \$12.25 per square foot for units larger than 3,000 square feet. Units less than 1,200 square feet are exempt from paying the fee. Units in rental projects are charged a fee of \$5.50 per square foot. The County also assesses a commercial linkage fee on non-residential development, with fees ranging from \$3.60 per square foot for warehouse uses to \$9.00 per square foot for hotel uses.

As part of the 2009 Affordable Housing Ordinance update, Napa County commissioned a report titled Napa County Affordable Housing Ordinance Revisions Update and Economic Analysis: Residential Component (Keyser Marston Associates, 2009), which determined that the impact fees that are economically justifiable as a result of the demand for affordable housing created by new market rate units was at least \$20.00 per square foot; thus, Napa County has chosen to burden market rate housing units substantially less than would be legally defensible. In addition, the study determined that “The strength of the local residential market (under normal market conditions) can readily sustain these fee levels without deterring construction and significantly altering development decisions.” Sufficient above-market rate housing has been developed in the County to meet the County’s 5<sup>th</sup> Cycle RHNA, demonstrating that these requirements have not imposed a constraint on housing production.

The Affordable Housing Ordinance exempts the following residential development types from the inclusionary requirements:

1. Farmworker housing units of twelve hundred square feet or less; or
2. Any residential project that is deed-restricted to be affordable to extremely low-, very low-, low-income, or moderate-income households, and which meets the requirements of Napa County Code Section 18.107.140; or
3. Any residential project located on a Specified Priority Housing Development Site, as defined in Napa County Code Section 18.82.020, and developed in conformance with the :AH Combination District standards included in the 2009 Housing Element Update and Chapter 18.82; or
4. Any density bonus units, as required by Government Code Section 65915.

Napa County Code Section 18.107.100 provides housing developers flexibility in how they comply with the Affordable Housing Ordinance. As an alternative to the construction of on-site affordable units required by Napa County Code Section 18.107.080, or to the payment of housing fees pursuant to Section 18.107.090, an applicant for a residential project may submit a request to mitigate the affordable housing impacts of such project through the construction of affordable units off-site, through the dedication of land for affordable housing, or through other means. The planning commission may approve or conditionally approve such an alternative if the planning commission determines, based on substantial evidence, that such alternative compliance will provide as much or more affordable housing at the same or lower income levels, is consistent with the county general plan and housing element, and will otherwise provide greater public benefit than would provision of the affordable housing on-site.

The 2023 to 2031 Housing Element Update includes Programs H-2b and H-2c that state that the County will complete a nexus and economic feasibility study and amend the inclusionary ordinance to apply an on-site affordable housing requirement to new rental housing, and that the County will also review the current in-lieu and commercial linkage fees, given the significant increases in housing costs since the fees were last adopted.

#### Growth Management System

County voters in 1980 approved, and the Board of Supervisors in November 2000 renewed the Slow Growth Initiative, Measure A. This initiative requires the County Board of Supervisors to adopt a Growth Management System (GMS). As described in the General Plan, the GMS sets a one percent annual residential growth limitation, which during the 5<sup>th</sup> Housing Element planning period translated to 105 new housing permits per year, with exemptions for affordable housing. Based on an update of the one percent growth calculation that is benchmarked to the 2020 Census, the new figure will be 115 permits per year for the 6<sup>th</sup> Cycle Housing Element planning period. This system creates an incentive for the development of affordable housing by reserving 15 percent of the annual residential building permit allocation for affordable housing, called Category 4 permits. Unlike permit allocations for market-rate units, unused annual allocations for Category 4 permits can accumulate and carry over indefinitely for use in future years. Unused market rate housing allocations can be carried over for up to three years, allowing projects to exceed the previous one-year ceiling. As a practical matter, the Growth



Management System has not limited the County's ability to issue requested permits for market rate or affordable housing units. Analysis of the housing permit trends in the unincorporated area for the 2004 through 2022 time period indicates that at no time has the County turned down housing development due to lack of available housing permits under the GMS. The staff analysis indicates that the least number of unused permits for market rate housing (Category 1/2/3 permits) in any given year was 58, which is approximately 2.5 times the average number of Category 1/2/3 permits issued in the last ten years. Further, because Category 1/2/3 permits that expire from the 3-year carryover period then roll over to become available as Category 4 permits (affordable housing units), the number of available Category four permits has increased over time. As of December, 2022, the County had 289 available Category 1/2/3 permits and 1,318 available category 4 permits.

Based on the accumulation of unused permits as well as the exemptions moving forward for affordable housing units, the County does not anticipate that the GMS will restrict the development of housing within the unincorporated area; thus, the GMS is does not pose a constraint to housing development. For example, the 115 new permits available in a single year is exceeds the County's 106-unit RHNA for the entire 6<sup>th</sup> Cycle planning period.

No part of the County is an "affected county" subject to the Housing Crisis Act of 2019 and therefore the Growth Management System may remain in effect.

#### Short Term Rentals

Napa County prohibits short-term rentals of residential properties in the Unincorporated Area for periods of less than 30 days. This helps to preserve the stock of housing units available for long-term residents.

#### Summary

The above indicates that Napa County's local ordinances do not pose undue constraints to housing development and, in cases such as the Affordable Housing Ordinance and the Short Term Rental regulations, are important tools to expand the supply and generate resources for affordable housing and preserve the existing housing stock for residential use, respectively.

#### *Constraints of Other Governmental Agencies*

#### Article 34

Article 34 of the State Constitution requires local jurisdictions to obtain voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons and includes State or federal funding; however, tax credits do not trigger a need for Article 34 approval. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no



guarantee of success. Local jurisdictions often place a measure or referendum on the local ballot that seeks authority to develop a certain number of units during a given period of time.

To date, Article 34 has not posed a barrier to affordable housing development in Napa County.

### LAFCO Policies

State and local LAFCO policies discourage the expansion of urban areas into agricultural and open space lands and encourage development within existing urban areas. LAFCO policies also favor infill development over development in undeveloped areas. LAFCO policies discourage development in the unincorporated areas adjacent to cities and discourage the extension of urban facilities and services into agricultural and open space lands. In addition, LAFCO policies discourage the formation of special districts with limited powers, and instead favor comprehensive service provision. The latter is relevant to developing housing at urban densities in the unincorporated areas because unless the cities and/or special districts agree to extend community water and sewer services to new development in the unincorporated areas, it will be necessary to form new water and/or sewer districts in order to provide these services to new urban development in the unincorporated area, contrary to LAFCO policies. To address this constraint, Napa County is targeting properties for the Housing Element sites inventory where new residential development requiring community water and/or sewer services (e.g., higher density development that would be suitable to accommodate lower-income housing demand) can be served by existing water and sewer systems. A detailed discuss of the availability of water and sewer service is included in Section 9, the Housing Sites Analysis.

### Summary

The discussion above indicates that the regulations of other agencies can create procedural requirements to developing housing in Napa County. Napa County does not have the ability to change these requirements; however, the County and housing developers can follow the requirements and still produce housing in the unincorporated area.

### ***Summary Analysis of Governmental Constraints and Their Cumulative Effect on the Cost to Develop Housing***

The preceding sections have evaluated a number of different categories of Governmental Constraints on housing. Generally, the governmental constraints are the result of policies and regulations that have been put in place for sound reasons related to protecting the health, safety, and welfare of the County's residents, businesses, and visitors. However, there are a number of instances where the analysis has identified potentially undue governmental constraints which could, potentially, generate cumulative impacts on the cost to develop housing in the unincorporated area due to requirements that individually could, for example, limit the ability of developers to maximize the utilization of land and limit the number of housing units that could be built on a given parcel of land. This would increase the development cost per unit of housing. The analysis above has identified where the County can eliminate or mitigate such impacts through changes to its policies and regulations. These

potential constraints have been addressed in Housing Element programs, as noted above. With the proposed programmatic actions, the County can help to limit the cost to develop housing.

## **Non-Governmental Constraints**

A variety of nongovernmental constraints impact the maintenance, improvement, and development of housing in a community. The Housing Element is required to discuss the availability of financing and development costs such as the price of land and cost of construction.

### ***Availability of Financing***

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing is generally available in the County for new construction, rehabilitation, and refinancing and interest rates remain at very low levels, from a historical perspective.

While financing is generally available for market-rate development, limited availability of funding to subsidize for affordable projects is a key impediment to the construction of affordable housing, not only in Napa County, but throughout California and the U.S.

### ***Cost of Land***

Often, land costs account for the largest single component of housing development costs. The variable cost of land is influenced by many factors including location, lot size, zoning, accessibility, availability of services, and existing infrastructure. A review of residential lots listed for sale in Napa County via online realty listing services during the winter of 2021 indicated typical asking prices for single-family lots starting at around \$35,000 for vacant lots in rural subdivisions in locations such as Berryessa Highlands and Circle Oaks, in the eastern part of the county. Costs for residential building sites on larger acreage or lots in more urbanized areas near cities can be much higher – in the \$400,000 to \$500,000 range. Due to the limited amount of vacant land available for multifamily housing development in the unincorporated areas of Napa County, there are no examples of recently sold or currently listed multifamily parcels; however, it is likely that land suitable for multifamily residential development would be valued on a per developable unit basis at a cost that would at least be equal to or greater than the lower end of the single-family lot prices.

### ***Cost of Construction***

Construction costs for residential development are based on the cost of labor and materials, which vary depending on the type of development. Once a vacant parcel is purchased, the

contractor is also required to make site improvements before constructing a building on the property. Site improvements can include connections to existing utility systems, rough grading, and installation of water and sewer lines. The cost variation for site improvements depends on the lot size, unit size, and type of residential dwelling. Other factors that can influence costs are the primary infrastructure needed for the site and roadway improvements.

According to construction cost data published by RS Means, the per square foot cost of single-family construction in Napa County is likely to be approximately \$253 per square foot, not including site improvement costs. Site improvement costs may be approximately \$50,000 per lot or more; however, this can vary substantially due to contributing factors such as the size of the lot, availability of community water and sewer connections versus the need to develop a well and construct a septic system, soil conditions, and other conditions that could drive up costs.

In total, assuming a nominal \$50,000 cost for a lot, site improvements, and construction of the home itself could start at around \$600,000 for a 2,000 square foot single-family home in a rural area. With the addition of financing costs, permits and fees, other soft costs, and a builder profit of approximately ten percent, the cost to a homebuyer could easily exceed \$850,000.

For multifamily development, RS Means indicates that per square foot construction costs in Napa County could be approximately \$232 per square foot. Per unit site improvement costs are generally lower for multifamily development than for single-family development. Factoring in \$35,000 per unit for land and allowing for \$25,000 in site improvement costs per unit, the construction costs for a 950-square foot apartment unit may be approximately \$283,000. Adding in financing costs, permits and fees, and other soft costs totaling approximately 30 percent of hard costs, plus a builder profit of around ten percent, the development cost per multifamily unit could be approximately \$405,000.

In recent years, several factors have increased cost of materials, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. Most recently, the elevated construction demand due to wildfire reconstruction has been compounded by the COVID-19 pandemic in influencing the cost and availability of construction labor and materials. Since the recession, California has seen a severe tightening in the construction labor market, especially for workers trained in specific construction trades. The lack of an available labor force drives up the cost of labor and leads to project delays as workers are either unavailable or lost to more profitable projects.

### ***Difficulty and Cost of Obtaining Fire Insurance***

With more frequent occurrences of catastrophic wildfires throughout the western United States, private home hazard insurance carriers are becoming more cautious about insuring for wildfire risks. As a result, fewer insurance carriers are offering insurance in fire-prone areas and those that do are charging higher premiums to compensate for the risks. The availability and cost of

obtaining fire hazard insurance in areas such as unincorporated Napa County that are prone to wildfires can be an indirect constraint on the maintenance and production of housing.

### ***Requests for Housing Developments at Reduced Densities***

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The County has not received requests to develop housing sites at densities below those anticipated in the 5<sup>th</sup> Cycle Housing Element.

### ***Length of Time between Project Approval and Applications for Building Permits***

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. County staff indicate that the County does not have recent experience with housing applications requiring discretionary approvals. Based on building permit data, County staff calculated that in 2021 the average time between submittal of a building permit application and issuance of the permit was 8.8 months.

## **Efforts to Remove Non-Governmental Constraints**

Recognizing the high cost of housing and the large gap between affordable housing costs and the level of housing expenses that lower-income households can afford, the County's primarily efforts to address non-governmental constraints to housing production is the use of Affordable Housing Fund monies to assist in the development of affordable housing units. These efforts are formalized in various Housing Element programs from the 5<sup>th</sup> Cycle, including: H-2a (prioritization of affordable housing funds for development of AHCD sites); H-2d (NOFA process for affordable housing funds); H-2h (funding for worker proximity housing program for low- and moderate-income workers); Program H-2i (funding for deed restricted ADUs); H-2k (funding for infrastructure improvements on affordable housing sites); H-3e (financial assistance for preservation of private farmworker housing); H-3g (prioritization of funds to support new farmworker housing); H-4b (provide Affordable Housing Fund monies for projects in cities); and H-4e (assist Mid-Peninsula housing in securing subsidy monies for affordable units at Napa Pipe).

## **Summary**

This review of constraints to housing development revealed that, in most cases, restrictions or controls on housing are largely beyond the County's control (i.e., most non-governmental constraints). In terms of governmental constraints, the County has identified the need to make certain updates based on recently passed State laws and has included components of Housing Element Program H-5f to address these new requirements.

The land use controls including lot coverage, building height, and off-street parking requirements do not appear to unduly constrain housing development in Napa County and do not add significantly to the cost or time needed in order to build housing. Given the combination of the County's relatively modest RHNA for the 6<sup>th</sup> Cycle, the Growth Management System's exemptions for affordable housing units, and accumulated permits

available for market rate housing development, the County's Growth Management System does not pose a constraint to housing development.

In addition to governmental constraints, there may be non-governmental factors which may constrain the production of new housing. These could include market-related conditions such as land and construction costs as well as public support for new development.

## 9. HOUSING SITES ANALYSIS

### Introduction

As required by State law, a Housing Element is to include an inventory of available land that is appropriately zoned and suitable for housing development to accommodate a jurisdiction's Regional Housing Needs Allocation (RHNA). This inventory for Napa County focuses on sites that are or can be made available for housing development affordable to households of varying income levels. This chapter summarizes the evaluation of potential housing sites, and the adequacy of these sites with their development capacities based on environmental and infrastructure constraints to address the County's regional housing needs for the 2023-2031 planning period.

Specifically, California law (Government Code Sections 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites. While there is a limited amount of land in unincorporated Napa County with access to urban services, such as water and wastewater utilities, the analysis presented in this chapter demonstrates that the County has sites to accommodate the County's housing allocation of 106 units, including housing at all income levels. Napa County has identified five sites to accommodate the County's lower income RHNA, the combined capacity of which greatly exceeds the County's RHNA. In addition, construction of accessory dwelling units will meet a portion of the County's RHNA, and sites not served by public sewer systems may accommodate the County's above moderate-income RHNA.

### *Regional Housing Needs Allocation*

The County's housing target for the 2023-2031 planning period is referred to as its Regional Housing Needs Allocation (RHNA). In the Bay Area, RHNA are assigned to each city and county by the Association of Bay Area Government (ABAG) Council of Governments for the eight-year planning period and includes housing units for specified income groupings. The County's RHNA as of March 2022 is shown in Table 47 below, and reflects ABAG's March 17, 2022 approval of RHNA transfers between the County and the cities of Napa, American Canyon, and St. Helena.

**Table 47: Unincorporated Napa County Regional Housing Needs (RHNA) Allocation**  
<sup>a</sup>

Summary Info	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
RHNA Allocation <sup>a</sup>	45	16	14	31	106
Percent of Total	36%	21%	12%	31%	100%

### ***Summary of Capacity to Accommodate RHNA***

The total realistic development capacity of the unincorporated County, including all sites identified in this chapter, is shown in Table 48 below. The total realistic capacity reflects 230 currently vacant parcels not served by public sewer systems that can accommodate single family homes, projected development of 38 accessory dwelling units (ADUs) over the eight-year planning period, and 458 units on sites that have been identified for rezoning to provide for minimum densities of 20 dwelling units per acre, the “default density” provided in Government Code Section 65583.2(c). Based on this capacity, there are sufficient sites and units within the sites to not only fulfill the RHNA, but offer a substantial buffer as shown in Table 47, beyond the HCD recommended 15-30% buffer. In addition to considering the aggregate number of units that the sites can accommodate, this chapter considers the potential for the sites to accommodate housing that is affordable to all income levels, as discussed later in this analysis within the “Evaluation of Sites to Accommodate Varied Income Levels” section.



**Table 48: Summary of Capacity to Accommodate RHNA**

Summary Info	Units by Income Group			Total Units
	Very Low and Low	Moderate	Above Moderate	
County RHNA	61	14	31	106
Single-Family Residential Development Potential <sup>1</sup>	0	0	230	230
ADU Projection	13	19	6	38
<b>Capacity on Identified Sites</b>				
Spanish Flat	100	0	0	100
NE of Napa – Bishop	100	0	0	100
NE of Napa – Altamura	58	0	0	58
State Owned Site (Imola Ave)	100	0	0	100
Foster Road	100	0	0	100
<b>Subtotal of Identified Sites</b>	<b>458</b>	<b>0</b>	<b>0</b>	<b>458</b>
<b>Total Unit Potential</b>	<b>471</b>	<b>19</b>	<b>236</b>	<b>726</b>
Surplus (+) / Deficit (-) from RHNA	410	5	205	620
Surplus (+) / Deficit (-) from RHNA (%)	672%	36%	661%	585%
SOURCE: Environmental Science Associates, December 2022.				
<sup>1</sup> May include a limited number of pipeline projects (i.e., applications on file). These sites are not served by public sewers and therefore do not need to be listed individually in the site inventory. (Gov't Code Section 65583.2(b)(6).)				

In total, this 6<sup>th</sup> Cycle Housing Element Sites Inventory identifies sites that will be rezoned to accommodate development of 458 units (Housing Element Program H-4d). Specifically, the County can accommodate its RHNA allocation for very low and low-income households by:

- Rezoning one site in the Spanish Flat area with a modified version of the Affordable Housing Combining District (AHCD) that applies elsewhere in the Spanish Flat area.
- Rezoning two sites Northeast of the City of Napa and one in the Foster Road area to Residential Multiple (RM) district and adjusting the development standards that would apply.
- Including a surplus State-owned site on Imola Avenue proposed for development of affordable housing.

Within the AHCD and RM zoning districts, rezoning would require a minimum density of 20 dwelling units per acre so the sites would accommodate housing affordable to lower income households. While the sites are identified for their potential to accommodate housing development for lower-income households, the County cannot require that all of the housing developed on the sites be affordable to lower-income households; however, Program H-4d calls for a requirement that at least 15 percent of housing units developed on these sites be affordable to lower-income households. More information regarding the sites is provided below.

## **Sites Selection Process**

The County undertook its site selection process by closely examining areas of the unincorporated County with access to water and wastewater utilities, by gathering input from residents and members of the Housing Element Advisory Committee, as well as by using Geographic Information Systems (GIS) mapping software from multiple datasets to identify potentially available housing sites. To complement the existing knowledge base of County staff regarding potential sites, the County started with three primary data sources: 1) the sites included in the prior Housing Element inventory, 2) all County parcel data, and 3) housing sites identified as part of prior analysis of vacant and underutilized (i.e., nonvacant) parcels prepared by ESA in 2018 in anticipation of the Housing Element Update. The 2018 parcel inventory was created using assessor land use codes to identify a selection of sites within the unincorporated County that were zoned or could be zoned to allow for residential development. The team then used online mapping tools, including Google Earth and Google Street View, to verify vacant and underutilized status as identified with County parcel data.

All parcels considered for inclusion in the sites inventory were reviewed for any known environmental constraints, such as flood zones, fire hazard severity zone proximity, steep slopes, and other possible constraints to development feasibility. Refer to the Environmental Constraints section below for an evaluation of potential environmental constraints. The County also screened sites prior to inclusion in the inventory to remove sites that are currently occupied by residential uses. None of the sites are known to have been occupied in the past five years with housing occupied by lower-income residents.

An initial inventory of sites was developed over a series of working sessions and sites were verified for inventory inclusion. As staff members have specific knowledge of the current projects in the pipeline and development interest in certain areas of the County, the project team was able to 1) determine the status of each site, its access to infrastructure and likelihood for residential development, and 2) provide feedback on the density and buildout assumptions. Specific parcels were removed because of known site constraints, such as drainage or lack of access, and additional sites were added. Once all sites had been verified, the County applied agreed-upon assumptions to the available sites to calculate housing capacity and confirmed that the calculations resulted in a realistic unit capacity. On certain parcels, particularly large parcels over 10 acres in size, the County identified a subset of the parcel for rezoning as the developable housing “site” and modified the assumptions to reflect a realistic unit capacity. Additional methodology regarding site size and capacity can be viewed in these sections: General Evaluation Considerations and Realistic Capacity Evaluation.

### ***Methodology/Evaluation of Possible Sites***

To meet its RHNA requirement, the County has evaluated a variety of methods for the identification of housing inventory sites including the evaluation of:

1. Continued development of single-family homes and accessory dwelling units (ADU)
2. Sites from prior Housing Elements
3. Potential sites for lower-income housing with access to urban infrastructure (primarily water and wastewater services)

Throughout the iterative evaluation process with input from residents, stakeholders, and members of the Housing Element Advisory Committee, it became evident that the most viable sites identified in this analysis, based on HCD requirements, would be those sites ultimately identified for multifamily housing. In identifying sites, the County used the following screening criteria as a guide for site selection:

1. Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development (*State requirement*)
2. Sites must generally be between 0.5 and 10 acres in size (*State requirement*)
3. Sites must be located outside of areas designated Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008). Notwithstanding this requirement, sites within an area designated Agricultural Resource or Agriculture, Watershed & Open Space may be identified for qualifying farmworker housing development and sites identified as an existing commercial establishment on General Plan *Figure AG.LU-2: Location of Parcels Subject to Policy AG/LU-45* may be identified for redevelopment. (*Local Requirement*)

In addition, with input from residents, stakeholders, and the Housing Element Advisory Committee, the County had a goal to identify sites that met the following objectives.

1. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire
2. Located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan
3. Proximate to transit routes and/or employment opportunities and services (e.g., groceries) where possible

#### *Evaluating Adequacy of Single Family Residential and RHNA Progress*

As part of the process for evaluating the adequacy for residential development within unincorporated Napa County, a GIS exercise was conducted to look at existing parcels with potential for development of single-family homes. The County's General Plan and zoning ordinance permit construction of one single family home on each legal lot, except for areas that are zoned for industrial use. The GIS analysis considered residentially allowable parcels that are vacant (no building on site) and that are deemed buildable based on road access and slope. As a result, this analysis notes potential development of up to 230 single family homes on currently vacant parcels, with the assumption that these homes would provide market rate (rather than affordable) housing suitable for above moderate-income households. However, it should be noted that any future Accessory Dwelling Units constructed on these single family lots may accommodate households at varied income levels, including very low and low. These sites are not served by public sewer systems and thus do not need to be listed individually in the site inventory.

In addition to the sites presented in the sites inventory to accommodate the RHNA, the County may also consider those projects that could be built during the projection period and count those units towards the County's RHNA progress. The County has a number of single-family applications that may be approved during the planning period, and therefore may count towards the County's RHNA. However, as these applications are for single-family homes, they are assumed to be accommodated within the estimate of 230 units as described above.

#### *Accessory Dwelling Units*

Further evaluation of parcels designated for residential uses considered the development trends of Accessory Dwelling Units (ADUs), known as "second units" per the County's zoning ordinance, and the projected number of units to be built within the planning period. ADUs and Junior Accessory Dwelling Unit (JADUs) are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small, detached unit in the rear yard or above a garage. Frequently smaller in size, ADUs typically rent for less than apartments, can provide affordable rental options for smaller households, and can provide rental income for the homeowner. HCD guidance suggests that the County may assume that ADUs and JADUs continue to develop at the same pace and affordability levels that has occurred over the recent years, including 2018, 2019, and 2020. During this time 33 ADUs and JADUs were permitted in unincorporated Napa County and 14 ADUs were constructed as shown in Table 49 below.

**Table 49: Accessory Dwelling Units Permitted in Prior Housing Element Cycles**

Year	2019	2020	2021	Total
ADU Permits Issued	10	8	15	33
ADUs Constructed	0	0	14	14

Based on this time span and number of ADUs constructed, the annual average is 4.66 ADU units per year. Based on this trend, the inventory assumes 38 units total (4.66 units multiplied over an 8-year planning period). It is anticipated that a similar number of ADUs and JADUs, if not more, will be permitted and built in the County during the 6<sup>th</sup> Cycle, with support from Housing Element programs, such as Program H-2i and Program H-5f.

The affordability assumptions for ADUs/JADUs are based on a study prepared by ABAG's Technical Assistance Program, analyzing the affordability of ADUs. The paper was based on a survey conducted by the Center for Community Innovation at UC Berkeley and utilized HCD's affordability calculator to determine the appropriate income category. Table 50 provides a summary of the affordability assumptions for jurisdictions that do and do not have fair housing concerns. Napa County is conservatively using the affordability assumptions for Scenario 2, as shown in bold. By applying the Scenario 2 assumptions to Napa County, the ADU capacity projection is shown in Table, which results in 13 very low/low-income ADUs out of 37 ADUs estimated. This is a conservative estimate based on the ADUs permitted and constructed in 2021, 15 and 14 respectively, and is also conservative because the Berkeley survey showed that 73 percent of the rents in the North Bay were affordable to lower income households, over twice as high as the 35 percent projected below.

**Table 50: ABAG Affordability Assumptions**

	Scenario 1	Scenario 2
	Affordability Recommendations for ADUs for Housing Elements	Affordability Recommendations for ADUs for Jurisdictions with Fair Housing Concerns
Income		
Very Low Income (0-50% AMI)	30%	5%
Low Income (51-80% AMI)	30%	30%
Moderate Income (81-120% AMI)	30%	50%
Above Moderate Income (120+ AMI)	10%	15%

Source: ABAG. September 8, 2021. Draft Affordability of Accessory Dwelling Units.

<http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1327-draft-adu-affordability-report-sep-8-2021-1/file>

**Table 51: Accessory Dwelling Units Projected Over the 6th Cycle**

Income Category	Very Low Income (0-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81- 120% AMI)	Above Moderate Income (120+ AMI)	Total
Total ADUs	2	11	19	6	38
Percentages	5%	30%	50%	15%	100%

*Evaluating Sites from Prior Housing Element(s)*

Table 52 provides a summary of all prior sites identified in the 5th Cycle Housing Element Sites Inventory. None of these prior Housing Element sites have been identified as part of the 6<sup>th</sup> Cycle inventory to accommodate the RHNA for the 2023 to 2031 planning period. It should be noted that the Spanish Flat area consists of multiple parcels. The sites identified within Spanish Flat for the 6<sup>th</sup> Cycle inventory differ from the Spanish Flat Sites included in the 5<sup>th</sup> Cycle. While two 5<sup>th</sup> Cycle Spanish Flat sites were initially considered for inclusion in the 6<sup>th</sup> Cycle, both sites were ultimately removed from the 6<sup>th</sup> Cycle inventory due to development constraints.

**Table 52: Napa County Summary of Sites from Prior Housing Element**

Site	APNs	Acreage	Zoning	General Plan	Realistic Unit Capacity Total	Reuse Site for 6 <sup>th</sup> Cycle?
<b>Angwin</b>						
Site A	024-410-007	11.4	AHCD	Urban Residential	114	N
Site B	024-080-029	7.00	AHCD	Urban Residential	77	N
<b>Moskowite</b>						
Site A	032-150-062	1.00	AHCD	Rural Residential	3	N
Site B	032-150-063	2.00	AHCD	Rural Residential	6	N
Site C	032-150-048	20.8	AHCD	Rural Residential	83	N
Site D	032-150-047	11.4	AHCD	Rural Residential	45	N
<b>Napa Pipe</b>						
Sites A & B	046-412-005 046-400-030	20.0	Napa Pipe Residential	Study Area	304	N
<b>Spanish Flat</b>						
<sup>1</sup> Site A	019-261-038	1.50	AHCD	Rural Residential	7	N
<sup>1</sup> Site B	019-261-035	6.89	AHCD	Rural Residential	68	N
Site C	019-261-026	1.70	AHCD	Rural Residential	8	N
Site D	019-261-025	0.90	AHCD	Rural Residential	4	N
Site E	019-262-001	3.00	AHCD	Rural Residential	15	N
Site F	019-050-003	8.10	AHCD	Rural Residential	40	N

Overall, the sites from the County's 5<sup>th</sup> Cycle Housing Element were not carried forward because those sites were deemed unlikely to develop in the planning period due to either existing development at the site or wildfire hazards and housing losses in the area being of concern. More specifically, one particular site included in the County's 5<sup>th</sup> Cycle was the Napa Pipe site, which has been annexed to the City of Napa. While this site is no longer available to the County, pursuant to Government Code Section 65584.08, the County will report affordable units produced on the site in its Annual Progress Report (APR) each year. The prior identified sites, as listed in Table 51 above, were not considered adequate to accommodate lower income needs for the 6<sup>th</sup> Cycle and were not carried forward for this 6<sup>th</sup> Cycle sites inventory. However, to make these sites more attractive for development in the 6<sup>th</sup> Cycle, the 2023 to 2031 Housing Element Update includes Program H-2g which calls for evaluating and reducing the affordable housing requirements on the AHCD sites established in the 5<sup>th</sup> Cycle or earlier.

#### *General Evaluation Considerations*

In addition to reviewing sites from prior Housing Elements and opportunities for single-family residential sites, the sites inventory analysis also looked at general evaluation considerations discussed in this section. Identified sites include nonvacant sites that have access to (existing, planned, or future) infrastructure and meet a variety of criteria that make them candidates for residential development during the 6<sup>th</sup> Cycle planning period. The following considerations are covered in this section:

- Infrastructure Availability
- Environmental Constraints including outside very high fire severity zones
- Residential uses
- Site Size
- Housing Sites Controlled by an Exempt Entity

### **INFRASTRUCTURE AVAILABILITY**

The availability of utility infrastructure to a site was one of the main evaluation considerations when working to identify sites for the inventory. Infrastructure availability includes both wet and dry utilities with priority placed on those infrastructure needs for water and wastewater services. As much of unincorporated Napa County does not have access to water and wastewater services, the selection of sites was focused only on those areas of the County where such services are available or could be provided based on nearby proximity to existing services. While the sites identified do not currently have water and sewer services available onsite, housing development on the site would be able to connect to existing utilities via nearby infrastructure with the approval of the relevant agencies. Generally, there is adequate water supply and sewer system capacity to accommodate the County's regional housing needs, and development of infrastructure to bring these services to housing inventory sites is feasible. The Sites Inventory spreadsheet in Appendix E as well as the "Summaries of Development Sites" in



the Sites Inventory section contains information on the status of water and sewer services for each site.

State law (Government Code Section 65589.7) requires water and sewer agencies to grant priority to projects containing lower income housing and does not allow a public agency that provides water or sewer services to deny water or sewer to a proposed development that contains housing affordable to lower incomes households unless the agency is under a compliance order forbidding new connections or finds that it does not have sufficient water supply or treatment capacity to serve new development, or the applicant does not agree to generally imposed reasonable terms and conditions. None of the water or sewer agencies projected to serve new development are under a compliance order or have insufficient capacity to serve new development. Since all of the sites designated for lower income housing will be required to contain at least 15 percent lower income housing (Program H-4d), all developments will be subject to these protections.

Program H-4h requires that the County provide a copy of the Housing Element to water and sewer providers and ensure that they are aware of their obligation to provide priority for available connections to housing projects that include affordable housing.

Water and wastewater service providers in Napa County that would serve housing inventory sites include the City of Napa, Spanish Flat Water District (SFWD), and the Napa Sanitation District. Napa County water supply is derived from multiple sources, including local groundwater, surface storage, reclaimed water and imported State Water Project supplies.

### **Water Service**

Water service for the housing inventory sites would be provided by the following sources:

- Spanish Flat site: Spanish Flat Water District (SFWD)
- Bishop site: City of Napa (sites are within the City of Napa's Water Service area)
- Altamura site: City of Napa (sites are within the City of Napa's Water Service area)
- Imola Avenue site: City of Napa (site is within the City of Napa's Water Service area)
- Foster Road site: City of Napa (within the sphere of influence of the City of Napa; site would be annexed to the City prior to occupancy)

It is a State requirement that multifamily sites included in the sites inventory have access to existing or planned water, sewer, and dry utilities with sufficient capacity available to support housing development. Multifamily sites included in the inventory do not currently have water and wastewater services onsite, but they have been reviewed for availability of infrastructure connections and identified as having reasonable potential to accommodate density of 20 units per acre within the current 6<sup>th</sup> Cycle Housing Element period. Due to the proximity of existing City of Napa and SFWD water infrastructure, as well as the reasonably foreseeable supply availability from these providers, these sites were included in the housing sites inventory.

SFWD has sufficient water supplies available to serve the housing site at Spanish Flat, as the water demand would represent approximately 13 percent of the excess demand of SFWD's water supply entitlement. The remaining site inventory units estimated on the other rezoned sites that would connect to City of Napa water service would demand less than one percent of the City of Napa's average supply at buildout and can be readily accommodated in normal years. In dry years, the City of Napa expects to manage minor supply deficits via its Water Shortage Contingency Plan and the development of sites at Bishop, Altamura, Imola Avenue, and Foster Road would be subject to the same demand reduction measures. The Foster Road site is located within the City's Rural Urban Limit Line and within the City's sphere of influence, which is an area of the unincorporated County long identified for annexation and development within the City of Napa. The City of Napa's ongoing General Plan Update anticipates this happening over time and proposes policies to govern planning, development, and future annexation. The Bishop, Altamura, and Imola Avenue sites would require approval from the Local Agency Formation Commission and Napa City Council to obtain water from the City of Napa.

As previously discussed, multifamily developments on the Bishop, Altamura, and Imola Avenue sites are assumed to connect to municipal water service. However, in the unlikely event that City of Napa water service is denied, and groundwater is proposed as an alternative source, any future multifamily residential development would be subject to the Napa County Groundwater Conservation Ordinance and County permit requirements for the use of groundwater. A permit cannot be granted unless documentation is provided showing zero net increase of groundwater use within the Lower Milliken-Sarco Tulocay subarea or groundwater use consistent with 0.3-acre feet/acre for residential uses, whichever is less.

If water service cannot be provided to these sites to accommodate multifamily housing, Program H-4k commits the County to designating alternative sites as needed to meet the County's RHNA. Program H-2k also specifically allows infrastructure costs as an eligible cost for use of County Housing Funds.

### **Wastewater Services**

Wastewater service for the housing inventory sites would be provided by the following sources:

- Spanish Flat site: Spanish Flat Water District (SFWD)
- Bishop site: NapaSan
- Altamura site: NapaSan
- Imola Avenue: NapaSan
- Foster Road: NapaSan

Extension of wastewater infrastructure to Spanish Flat would be minimal in scale, given that the SFWD wastewater treatment plant is located adjacent to the site. Wastewater facilities that were damaged by wildfire are being rebuilt and would be available to serve development at Spanish Flat. While the housing site at Spanish Flat would represent a substantial portion of the

available treatment capacity at the SFWD wastewater treatment plant, the plant is planned with adequate capacity to serve the proposed project.

The Bishop, Altamura, Imola Avenue, and Foster Road sites would obtain wastewater services from NapaSan. Wastewater services to these sites are dependent on approval from the Local Agency Formation Commission (LAFCO) and NapaSan. The Bishop and Altamura housing sites are located adjacent to wastewater infrastructure owned by NapaSan, although a connection would require rehabilitating a section of the sewer main and undertaking improvements to decrease peak wet weather flows. The Foster Road site is located within both the City of Napa and NapaSan's spheres of influence.

Under the scenario that NapaSan sewer service is denied for the proposed multifamily housing sites, the County would have to look at alternative means to support wastewater collection and treatment to the sites. While connection to a sewer system was assumed for housing inventory sites, any new development could include the utilization of a septic tank or alternative wastewater disposal system, which would be regulated by the Napa County Division of Environmental Health. Obtaining a permit would be required prior to the construction of any septic tank or alternative wastewater disposal system, and each system would be constructed within the parameters of the Napa County, as well as the Contra Onsite Wastewater Treatment Systems (OWTS) Technical Standards. As this procedure would be required prior to construction of any and all septic tanks and alternative wastewater disposal systems, all new developments would be subject to these state and local requirements.

If sewer service cannot be provided to these sites to accommodate multifamily housing, Program H-4k commits the County to designating alternative sites as needed to meet the County's RHNA. Program H-2k also specifically allows infrastructure costs as an eligible cost for use of County Housing Funds.

## **ENVIRONMENTAL CONSTRAINTS**

The analysis of environmental constraints includes a review of all sites in the inventory to determine possible constraints. Environmental hazards that could affect housing redevelopment may include wildfire hazards, geological hazards, flood hazards, and drought. The following hazards are examples of environmental constraints that may impact future development of residential units in the County. This environmental analysis of the potential impacts related to hazards is based on database research and a review of literature that include Napa County planning documents.

The County has identified areas where land development should be carefully controlled. Where siting housing on sites with environmental constraints may be unavoidable to accommodate the County's housing need, risks would be addressed through existing California and County building codes and mitigation measures. As an example, while there is an added cost, fire constraints can be mitigated through design. Further review of environmental constraints include proximity to Airport Land Use Zones which was considered as part of the sites

inventory review process. Sites within zones A through D of the Airport Land Use Compatibility Plan were ultimately eliminated.

- In addition, several Housing Element policies, as outlined below, have been established related to housing redevelopment on sites where potential environmental constraints may be present. Policy H-6a: Encourage mixed-use development and appropriate housing densities in suitable locations within designated urban areas to facilitate access by foot, bicycle, and/or mass transit to and from commercial services and job locations, educational facilities and to minimize energy and water usage.
- Policy H-6b: In site development standards for major projects, promote and encourage design and landscaping to reduce the use of fossil fuels and water and encourage utilization of solar energy and recycled water, through such means as mixed-use guidelines, drought-resistant vegetation, solar access design, shading standards, modified parking standards when appropriate, and reduced street widths.
- Policy H-6d: Use the County building code, including the County's implementation of the CalGreen code, to encourage and provide incentives for retro-fitting existing buildings and designing new buildings that reduce the use of fossil fuels and water through energy conservation and the utilization of renewable resources.

The following is a description of the environmental constraints that may impact future development of residential units in the County. Where constraints may be present, policies, codes, and mitigation measures are in place to prevent, reduce or control adverse effects.

#### Wildfire Hazards

Wildfire hazard areas are commonly identified in regions of the wildland/urban interface, presenting a substantial hazard to life and property, especially in communities built within or adjacent to hillsides and mountainous areas, such is the case in many areas in the County. Such fires can burn large areas and cause significant damage to structures, valuable watersheds, and result in an increased risk of mud flows. The causes of wildland fires are numerous and include lightning, human carelessness, arson, and utility sparks either by transformer failure or wildlife shorting live lines. Nine out of ten wildfires are reportedly caused by some human interaction. Heat waves, droughts, and cyclical climate changes, such as increased vegetation due to heavy rainy seasons, can also dramatically increase the risk and alter the behavior of wildfires. Wildfire risk and hazards expose residential and other development within the County to an increased danger of conflagration, threatening life and property protection.

As part of its Fire Resources Assessment Program (FRAP), CalFire has mapped areas of significant fire hazards throughout the state. The maps classify lands into fire hazard severity zones, based on a hazards scoring system that takes into account localized factors such as fuel loading, slope, fire weather, and other relevant considerations, including areas where winds have been identified as a major cause of wildfire spread. Table 53 lists the fire hazard severity zone land classifications for sites in the inventory. See also Figure 98 for a map of fire hazard severity zones in Napa County.

**Table 53: Fire Hazard Severity Zones**

Housing Element Sites	Fire Hazard Severity Zones
<b>Spanish Flat Site</b>	Within a Moderate SRA Fire Hazard Severity Zone
<b>Bishop Site</b>	Not designated within a VHFHSZ
<b>Altamura Site</b>	Not designated within a VHFHSZ
<b>Imola Avenue Site</b>	Within a Moderate SRA Fire Hazard Severity Zone
<b>Foster Road Site</b>	Not designated within a VHFHSZ

HSZ: Very High Fire Hazard Severity Zone

\*\*SRA: State Responsibility Area

Wildfire is a known risk to Napa County, and for this reason, there is an extensive system of regulations and programs in place to reduce potential impacts. The County of Napa contracts with CalFire for fire protection services as the Napa County Fire Department (NCFD), which provides fire protection services to the County. State and regional policies regulate building standards and evacuation routes requirements. Additionally, the Napa County Multi-Jurisdictional Hazard Mitigation Plan, the Napa County Safety Element, the Napa Firewise Program, Napa County Operational Area Emergency Operations Plan, Napa County Fire Department Guidelines and Strategic Plan, the Napa County General Plan, and the Napa County Code of Ordinances all include wildfire mitigation strategies which reduce potential constraints to housing development. Any development on these sites will additionally be required to comply with the mitigation measures in the Final Environmental Impact Report prepared on the Housing and Safety Elements.

#### Geological Hazards

There are three Holocene-active faults within Napa County: the West Napa fault (Napa County Airport section and Browns Valley section), the Huntington Creek-Berryessa fault system (Lake Berryessa section), and the Green Valley fault system. None of the housing sites in the inventory are located on these or other active faults or within the Alquist-Priolo fault study zones; however, the sites' proximity to these fault lines may have impacts to development. There are seismic codes in place, required to be adhered to by builders, to protect property and life during earthquakes.

Landslide susceptibility is another type of geological hazard and includes various types of downslope movements in which rock, soil, and other debris are displaced due to the effects of gravity. The potential for material to detach and move downslope depends on multiple factors including the type of material, water content, and steepness of terrain. Generally, earthquake-induced landslides occur within deposits of a moderate to high landslide potential when ground shaking triggers slope failures during or as a result of a nearby earthquake. According to the Safety Element of the Napa County General Plan, there is a varying degree of landslide susceptibility throughout the County, ranging from low to high susceptibility. The areas of high landslide susceptibility are concentrated in the areas of steep hillsides and mountain areas. Wildfire impacts can significantly exacerbate the landslide susceptibility of an area. After vegetation and root systems are removed by fire, the slopes become unstable and allows sediments to move downhill. Additionally, geologic mapping indicates that there are several

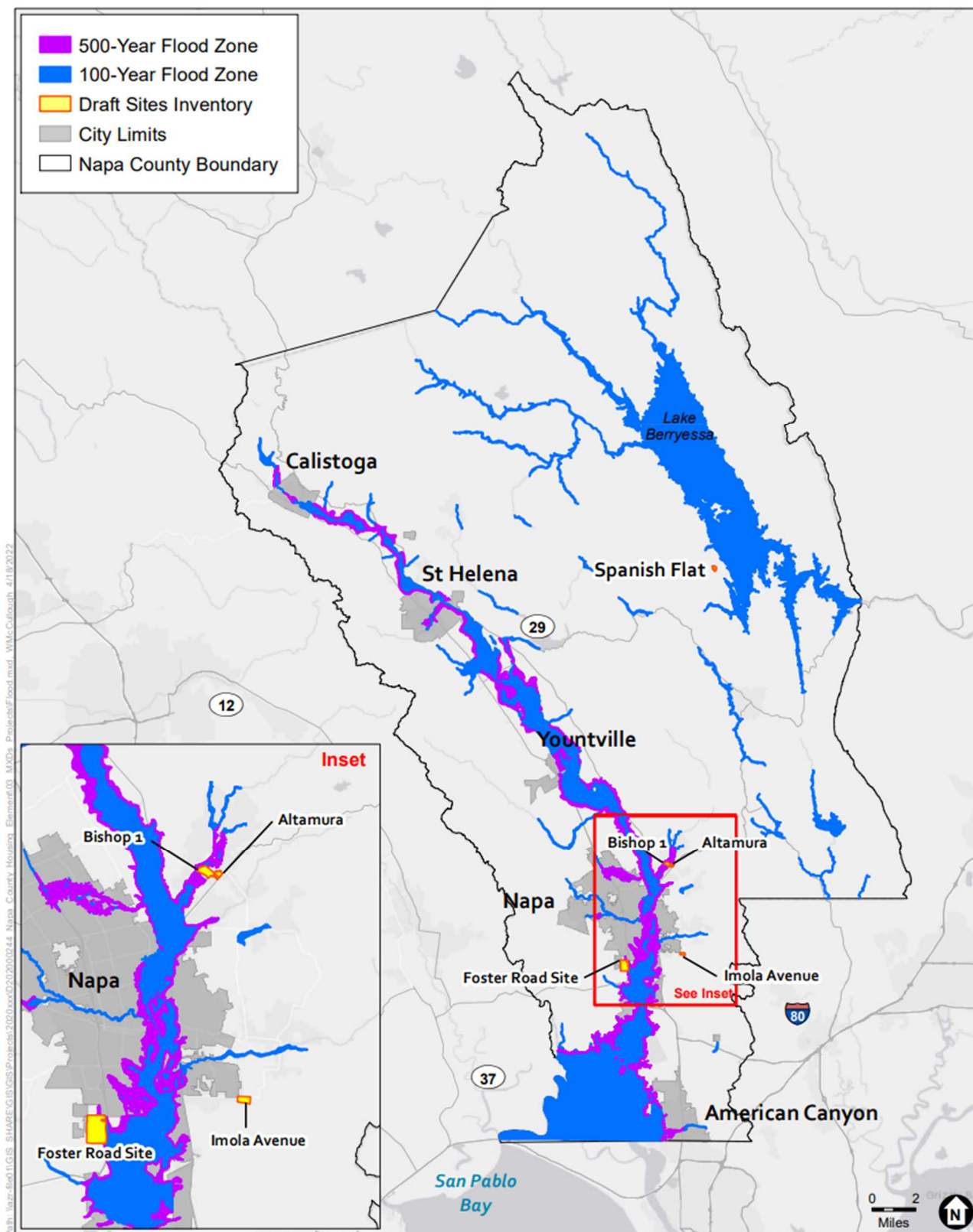
mapped areas of previous landslides in Napa County, mainly concentrated within the mountain areas bordering the valley (Wagner & Gutierrez, 2017). No landslides are mapped on any of the sites in the inventory.

#### Flood Hazards

The Napa River has experienced serious flood events 21 times since 1862 (Napa County, 2022). The 100-year and 500-year flood zones designated by FEMA are shown on Figure 96. In response to the damage from the flood in 1986, the Napa County Flood Control and Water Conservation District (FCWCD) and the U.S. Army Corps of Engineers are implementing the Napa River Flood Protection Project. The purpose of the project is to create a “Living River” by incorporating multiple goals that include reducing flood damage, restoring wetlands and reconnecting the river to the floodplain, providing river related economic development opportunities, and expanding recreational opportunities. Multiple elements are complete, with remaining elements to be completed pending federal funding availability (Napa County, 2022). The Bishop site and Foster Road site are partially within a special flood hazard 500-year flood zone. The Napa River Flood Protection Project which has successfully mitigated impacts of flooding in the region and the award-winning Napa River Flood Management Plan reduce flood risk for these sites within special flood hazard zones, and development on these sites will be required to comply with FEMA requirements for floor elevation and other features to prevent flood risk to these properties.



Figure 96: FEMA Flood Zones in Napa County



SOURCE: ESRI, 2021; ESA, 2022; FEMA 2019

Napa County



## Drought

Droughts affects almost every county in California and have caused millions of dollars in collective damages. In Napa County, drought conditions have the potential to require water restrictions, reduce water quality, restrict recreational opportunities, worsen air quality, and create health and economic impacts.

According to the National Drought Monitor, Napa County is currently experiencing Exceptional Drought conditions. Unlike hazards like wildfire and flooding, which cause direct impacts, drought produces a web of impacts extending beyond the areas experiencing physical drought. Drought vulnerability usually depends on water demand, the ways in which the demand is met, and the availability of water supplies to meet the demand. As a result of drought conditions and expected drought conditions moving forward, water demand in California and Napa County is expected to increase. As of 2021, the State of California has implemented statewide regulations and special projects in response to drought conditions. These types of regulations work to effectively manage water resources under drought conditions, thus ensuring community health and safety. Similar regulations have been enacted at the local level. The County has implemented several water conservation programs, including rebates for water-conserving appliances and free water-saving devices for residents. A drought contingency plan is being prepared by Napa Valley Water Management Agencies along with the U.S. Bureau of Reclamation to respond to current drought conditions and alleviate its effects into the future.

## RESIDENTIAL USES

Areas with the greatest potential for residential development during the planning period were evaluated to determine if they could accommodate housing at 20 du/ac with rezoning, focusing on areas with a General Plan land use designations allowing residential uses. Additional local requirements were considered to find sites located outside of areas designated Agricultural Resource (AR) or Agriculture, Watershed & Open Space (AWOS). This consideration was based on a requirement established by County Measure P which prohibits urban uses in areas designated AR or AWOS in the General Plan as of September 28, 2007.

## SITE SIZE

According to Government Code section 65863.2(c)(2)(B), "A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing. For purposes of this subparagraph, "site" means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision."

- *Large Sites* - Each of the five identified sites are on parcels over 10 acres in size. However, only a portion of those larger parcels are being proposed for inclusion in the sites

inventory, with the sites being specifically rezoned to allow for fewer than 10 acres of each site to be designated to accommodate lower income housing. Therefore, the sites in the inventory do not fall within the large site categorization. In most cases, a five-acre portion of the larger parcel is proposed for rezoning to either an Affordable Housing Combining District (AHCD) overlay zone or a Residential Multiple (RM) zone. Rezoning is described in the Parcel Summaries, located at the end of this Section 9, Housing Constraints. The Parcel Summaries also describe how the designated portion of each site may be developed separately from the entire site.

- *Small Sites* - While the sites inventory does not include any identified sites that total less than one half acre, a screening of individual parcels less than one-half acre was considered for possible parcel consolidation. However, this approach was not carried forward as more effective parcels for development were identified.

## **HOUSING SITES CONTROLLED BY AN EXEMPT ENTITY**

As part of the site selection process, a review of possible parcels controlled by exempt entities was conducted. Sites located on land controlled by exempt entities (such as State, Federal, or Tribal) are considered differently from housing capacity planned on sites controlled by the County. In these instances, the County has limited control over the planning and decision-making processes of the site. Ultimately the goal of analyzing such sites is to determine if an exempt entity would develop housing within the planning period to assist in meeting the requirement for the County to identify adequate sites to meet its RHNA. For planned housing on exempt-entity sites, HCD allows RHNA credit when documentation is provided that demonstrates the likelihood that the planned housing can be developed within the current RHNA/housing element.

One site included in the County's inventory is owned by an exempt entity, the State of California Department of General Services (DGS). HCD's Housing Element Site Inventory Guidebook indicates that if a site is listed on the DGS Real Estate Excess State Property Map, that demonstrates the likelihood of housing being developed on the site. Specifically, DGS has included 20.34 acres of surplus property accessed via Imola Avenue on its Real Estate Excess State Property map established pursuant to Executive Order N-06-19, with the Department of State Hospitals identified as the agency with jurisdiction. Because the State owns the property, Napa County cannot control the process for developing this site; however, the County will continue to contact DGS to encourage prompt disposition and will work with DGS to ensure the site will be developed in a timely manner. The County strongly supports the Governor's Executive Order and encourages development of the site with affordable housing. The State will be responsible for compliance with the Surplus Land Act, if applicable, depending on the disposition method used to make the site available for housing development. Based on conversations with staff from DGS, a five-acre site in this area is intended to develop with housing affordable to lower-income households during the planning period. This site is designated as the Imola site.

#### *Potential Use of the Adequate Sites Alternative (65583.1(c))*

As a possible approach, there are some conditions under which the County could address up to 25 percent of its adequate sites requirement by substantially rehabilitating existing units, converting existing units to affordable units, or where existing unit affordability is preserved (including mobile home spaces). Examples include conversion of hotels or motels to residential use and making them available for people experiencing homelessness or by preserving a mobile home park via acquiring spaces. While this option was considered as part of the site evaluation process, the County determined that this alternative approach would not be viable in meeting the general evaluation considerations or needed to accommodate the County's RHNA.

#### *Inventory of Suitable Land (65583(a)(3), 65583.2)*

Government Code Sections 65583(a)(3) and 65583.2 require that the County's inventory of land suitable for residential development be used to identify sites throughout the community that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels. The inventory of suitable land must also look at criteria for vacant and underutilized sites as outlined below:

- Vacant sites that are zoned for multifamily development
- Vacant sites that are not zoned for multifamily development, but that allow such development
- Underutilized sites that are zoned for residential development and capable of being developed at a higher density or with greater intensity
- Sites that are not zoned for residential development, but can be redeveloped for and/or rezoned for multifamily residential development
- Sites owned or leased by the County that can be redeveloped for multifamily residential development within the housing cycle
- Sites controlled by the State, a city/county, or another public agency where there is agreement/documentation that the site can be developed within the housing cycle
- Nonvacant sites require additional justification, and substantial evidence is required that existing uses will not be a barrier to development in the planning period if more than 50% of lower income RHNA will be accommodated by nonvacant sites

As provided in the "Sites Inventory" subsection of the Housing Sites Analysis, each site identified as part of the Housing Element Sites Inventory has been outlined and a suitability analysis has been provided with a "Description of the Sites and Factors Supporting Development" at the site, including infrastructure considerations, environmental constraints, and developer interest, as applicable.

#### *Sites for Rezoning*

Government Code Section 65583.2(h) requires that if sites are identified for rezoning to accommodate a lower-income RHNA shortfall they must fulfill the following requirements:

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households and no subdivision is required.
- Permit the development of at least 16 units per site.
- Ensure sites permit a minimum of 20 dwelling units per acre.

- Ensure a) at least 50% of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50% of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100% residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

A rezone program has been included in the Housing Element under Program H-4g to fulfill the above requirements. As presented at the end of the Housing Sites Analysis, in the subsection titled “Summaries of Development Sites”, the County has identified a total of four sites, which include six parcels, for rezoning to accommodate Napa County’s RHNA for the 6<sup>th</sup> Cycle. Each site will permit use by right as required by state law, with more than 16 units designated for each site and with a minimum density of 20 units per acre. All of Napa County’s shortfall in its lower-income RHNA will be accommodated on sites designated for exclusively residential use and no sites will be considered mixed use, therefore the County will not be subject to requirements to allow 100 percent residential on mixed use sites. The fifth site, the Imola Road site owned by the State of California, is not proposed for rezoning because development on the site is controlled by the state, not the County or other local government.

#### *Affordable Housing Overlay*

Affordable housing or zoning overlays are a zoning tool that enable jurisdictions to modify existing zoning to allow for or require certain types of residential development, or development at certain densities, on a site without modifying the standards of the underlying zoning district. As part of Housing Element Program H-4g, the Spanish Flat site will be rezoned in Napa County to include an Affordable Housing Combination District (AHCD) in proximity to an already established AHCD zone, which would require minimum densities of 20 du/ac, with a maximum density of 25 du/ac. Current provisions in County Code Section 18.82.040 regarding the AHCD zone would be amended to include this requirement. AHCD allows for a site specific approach for those sites where multifamily housing to be affordable to lower-income households is anticipated. The County has proposed the AHCD zone for use at the Spanish Flat site because existing parcels in that community have the same zoning, and the ordinance can easily be refined to provide updated development standards for those parcels.

#### *Residential Multiple Zoning*

As part of Housing Element Program H-4d, the Bishop, Altamura, and Foster Road identified sites will be rezoned to the RM district, which will be modified to require minimum densities of 20 du/ac, with a maximum density of 25 du/ac, and to adjust applicable development standards as needed to encourage provision of housing affordable to lower-income households.

#### *Realistic Capacity Evaluation*

As required by Housing Element statute, local governments must analyze available sites based on their realistic residential development capacity. This means that the development density that can be achieved on a site might be less than the maximum residential densities permitted

by the underlying General Plan land use and zoning. Therefore, to establish realistic capacity, jurisdictions must consider several factors when looking at vacant and underutilized sites where housing is an allowed use. These factors include:

- Land use controls and site improvements
- Site use and if vacant or nonvacant
- Site size and realistic development capacity
- Typical densities of existing or approved residential development at similar affordability levels
- Current or planned availability and accessibility of sufficient water, sewer, and dry utilities
- Incentives for residential use
- Local or regional development trends

In addition, for any sites that are less than 0.5 acres or greater than 10 acres, the County's Housing Element must provide an analysis demonstrating the ability to develop the site with housing during the planning period. Evidence can include developer interest, a development proposal, or a track record consolidating and/or developing sites of similar size. Further, the County must also include policies or incentives within the Housing Element to facilitate development of the identified sites.

As provided in the "Sites Inventory," each site identified as part of the Housing Element Sites Inventory would be greater than 0.5 acres and no larger than 10.0 acres, and a suitability analysis has been provided with a description of the factors supporting the development capacity designated for the site, including infrastructure considerations, environmental constraints, and developer interest, as applicable.

### *Evaluation of Sites to Accommodate Varied Income Levels*

One of the most important evaluation considerations of the site selection process is to look at a site's ability to accommodate households with varying income levels. To satisfy the RHNA requirement, sites have been identified and analyzed in this section and listed in the Appendix E spreadsheet. In addition to the information and the expected number of units summarized for each site, the assumed affordability levels of units are also considered. Furthermore, the unit capacity must be maintained throughout the 2023-2031 planning period, so the County has identified sites well in excess of its RHNA. If sites listed in the inventory are redeveloped with other uses or different income levels than what is identified, the difference can be made up with the buffer sites to ensure there is "no net loss" of RHNA capacity at each income level.

### *Affordability Assumptions*

This Housing Element relies on State law and HCD guidance to establish the affordability levels of new housing in the County. Affordability assumptions for single family residences (including ADUs) are discussed in the Housing Sites Analysis, in the subsection titled Sites Selection Process, and are shown on Table 55. .

**Table 54: Affordability Assumptions**

Site Characteristic	Capacity Assumption	Income Category Application
Less than 0.5 acres	N/A	N/A
0.5 to 10 acres (and rezoned to allow at least 20 du/ac)	100%	Very-Low and Low-Income Units
Single-family residential parcels that are vacant (no building on site) and that are deemed buildable based on road access and slope.	100%	Above Moderate-Income Units
Residential parcels that can accommodate Accessory Dwelling Units	35%	Very-Low and Low-Income Units
	50%	Moderate-Income Units
	15%	Above Moderate-Income Units

State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 20 units per acre for lower-income units in a suburban jurisdiction such as Napa County. This is the density that is “deemed appropriate” in State law to accommodate the County’s lower-income RHNA. Sites identified that are 0.5 acres and larger with zoning or General Plan land use designations that allow for development at 20 units per acre are therefore included in the inventory as lower-income sites.

#### *Accommodating Very-Low and Low-Income Households*

As noted above, land zoned at 20 dwelling units per acre (or greater) is assumed to be available to accommodate very-low and low-income housing development. All rezoned sites in the inventory are expected to have land zoned for residential development at a with a minimum density of 20 dwelling units per acre and a maximum density of 25 units per acre. These rezoned sites include the Spanish Flat, Foster Road, Bishop, and Altamura sites, which in total yield 358 very low- and low-income units, significantly exceeding the RHNA for this income category. Based on the ADUs projections, 13 very low- and low income ADUs are estimated. In addition, the state-owned Imola Road site is projected to yield 100 lower income units.

#### *Accommodating Moderate-Income Households*

Based on the ADU projections, 19 ADUs affordable to moderate income households are assumed, which fulfill and exceed the 14-unit RHNA for this income level. Refer to “Accessory Dwelling Units” for more details.

#### *Accommodating Above Moderate-Income Households*

In reviewing existing parcels with potential for development of single-family homes, the County’s General Plan and zoning ordinance permit construction of one single family home on each legal lot, except for areas that are zoned for industrial use. The parcels available to



accommodate construction of a single-family dwelling number are in the thousands. By reviewing those residentially allowable parcels that are considered vacant (no building on site) and that are deemed buildable based on road access and slope, up to 230 single family homes on lots not served by public sewer systems could be developed on currently vacant parcels, with the assumption that these homes would provide market rate (rather than affordable) housing. Based on the ADU affordability assumptions applied, 6 above moderate income ADUs are estimated. With these two unit types combined, Napa County would accommodate housing construction well beyond its RHNA of 31 units for above moderate-income households.

### ***Farmworker Housing***

The County's zoning ordinance permits development of up to 12 individual farmworker housing units as an allowed use by right on every legal parcel in agricultural zones. The County is seeking to encourage additional development of farmworker units and is participating in ABAG's Farmworker Collaborative to support its objectives for farmworker housing production. Section 3 of this Housing Element Update includes goals, policies, and programs that address farmworker housing needs, with specific objectives identified.

### ***Nonvacant Sites Analysis***

The factors below describe the development potential of these sites, with consideration of their nonvacant uses. Because the inventory relies on more than 50 percent of the lower-income RHNA on nonvacant sites, additional evidence is required, as outlined in this "Nonvacant Sites Analysis" section, as well as in "Summaries of Development".

- The sites have been identified within larger parcels and were evaluated based on land uses and characteristics within the identified site boundaries that demonstrate it is feasible to develop only a portion of the parcel, rather than the entire parcel the site is situated within. Subdividing of these sites from larger parcels will be facilitated through Program H-4g by offering assistance to owners of these sites in accomplishing a subdivision.
- Sites within the inventory are considered underutilized and existing uses found on nonvacant sites are either not considered economically viable for further development or will not interfere with development planned on the rest of the site. In some cases, owners have already prepared preliminary plans to redevelop the site (such as with the Spanish Flat site) or there has been development interest expressed through discussions with the landowner.
- County funding would be available to support necessary infrastructure improvements and affordable housing. Additional information on necessary infrastructure improvements is described in "Infrastructure Availability" at the beginning of this chapter.
- There is a recognized housing shortage in California, particularly in the Bay Area where there is a rich economy and access to high opportunity areas. Housing supply has not kept up with demand. The Napa Pipe project, which was originally approved by the County, is an important precedent that demonstrates the redevelopment potential of



nonvacant sites. Napa Pipe was once a former industrial site where the Kaiser Steel plant was located.

As described in the detailed site descriptions below, the portion of the sites designated as inventory sites are all readily developable, with direct access to adjacent roads. Program H-4g also commits the County to facilitate subdivisions as needed for these sites.

Below is a list of the sites in the inventory and their corresponding APNs; all sites in the inventory are considered nonvacant:

- Spanish Flat site, APNs 019-261-041 and 019-261-040
- Altamura site, APN 039-320-016
- Bishop site, APN 039-320-005
- Imola Avenue site, APN 046-450-041
- Foster Road site, APNs 043-062-008 and 043-102-106

### *Discussion of Existing Uses*

The following is a description of the existing uses found on the housing inventory sites and the larger parcels in which sites are located. These summaries, by site, are intended to supplement the site descriptions found within the subsequent “Summaries of Development Sites” section.

#### *Spanish Flat Site*

Located generally at 4322 Berryessa Knoxville Road, the Spanish Flat site is 10 acres in size. The site will be created through rezoning and will be comprised of a 1.53-acre parcel (APN 019-261-040) and a portion of an adjoining 16.85-acre parcel (APN 019-261-041), resulting in a site that fronts onto Knoxville Road. Within the identified Spanish Flat site, existing uses include a vacant building, a restaurant, and the Spanish Flat Village which formerly included three retail tenants (an outdoors store, an antiques store, and a grocery store). Online directories indicate that the Spanish Flat Village and the restaurant are both permanently closed. Based on a desktop windshield analysis, the buildings show signs of aging and varying levels of deterioration (see images below).

Market demands for housing in California have resulted in the redevelopment of existing uses, comparable to the ones on the Spanish Flat site, into housing. Additionally, the County is working with a private developer and the Bureau of Reclamation to reestablish resorts and housing near Lake Berryessa and the site. The economic stimulation that is expected to occur because of this development will help drive demand for housing in the region. Residents would also benefit from services (e.g., restaurants, stores) at the nearby resorts along the lake. Furthermore, the property owner has written a letter to the County, expressing interest in developing housing on the Spanish Flat site, and has provided a site plan showing approximately 100 units along the site perimeter. With rezoning to allow 20 to 25 units to the acre, perceivable yield on the site is 200-250 units. Therefore, the realistic unit capacity can be much higher and the 100-unit estimate assumed in the inventory unit capacity of this site is considered conservative.



*Closed businesses at the Spanish Flat site; Source: Google*

### Bishop Site

Located generally at 1806 Monticello Road, the Bishop site is 5 acres in size and will be created through the subdivision of a 24.5-acre parcel (APN 039-320-005). The resulting 5-acre Bishop site, as defined by Government Code 65863.2(c)(2)(B), is currently a horse pasture with no building structures or signs of improvements.

The larger parcel the site is associated with consists of housing, agricultural uses, and an access road (these uses are not on the identified site itself). Existing housing units on the larger parcel are located southeast and northeast of the Bishop site. Outside of the parcel, housing units line Hedgeside Avenue, which is directly west of the site. Developing housing on the Bishop site would be consistent with nearby land uses that are characterized by residential development. Additionally, the site is located in close proximity to the City of Napa, allowing future residents access to goods, services, and amenities. The site is accessible from Hedgeside Avenue, just off Monticello Road which routes to the City of Napa.



*Nonvacant property, at the Bishop site, that is clear of structures and improvements; Source: Google*

### Altamura Site

Located at 1011 Atlas Peak Road, the Altamura site is 5.83 acres in size (APN 039-320-016). The site is undeveloped with the exception of the shell of a large, unoccupied structure that is located at the northern corner of the site. The structure has no roof and is in a condition of disrepair (see images below) and would not impede redevelopment of the site. Surrounding land uses are made up of commercial and residential development, with a residential neighborhood directly across Atlas Peak Road. The site is situated at the corner of Atlas Peak Road and Monticello Road, providing convenient access to the City of Napa and surrounding services and amenities. Based on conversations conducted with County staff, the property owner has long been interested in developing housing on the site.





*Vacated, roofless building on a grassy parcel at the Altamura site; Source: Google*

### Imola Avenue Site

Generally located due south of 2121 Imola Avenue, the Imola Avenue site is a 5-acre site owned by the State of California. The site is situated within the Skyline Wilderness Park, which is a larger parcel that contains uses that support activities such as camping, biking, equestrian, disc golf, archery, and hiking. While the site does not have any structural development, it does function as a park and therefore is considered nonvacant.

The site, which has been identified as State excess property available for affordable housing development, is just outside the City of Napa. Existing residential, community amenities, and services, such as schools and recreational areas, are located nearby. Based on conversations with Department of General Services (DGS) staff, the site is likely to be developed into housing. The County understands that this five-acre portion of the larger property will be made available for development of affordable housing within the eight-year planning period.

### Foster Road Site

The Foster Road site is a 5-acre site that will be created through the rezoning of a 24-acre parcel (APN 043-062-008). The County is in active discussions with the City of Napa to determine the timing and details of the site's annexation to the City. Based on these negotiations, there may be potential for the site to ultimately occupy one or both parcels, involving APN 043-062-008 and the contiguous parcel to the east, APN 043-102-016. Though the anticipated site at APN 043-062-008 is clear of structures, livestock agricultural uses may be present. This is true for APN 043-102-016 as well. However, based on a desktop windshield survey, there was no evidence of animals onsite or use of land for farming purposes.

Both parcels are located within the City's Rural Urban Limit (RUL) and Sphere of Influence, and are surrounded by existing housing to the north and west. The site would benefit from convenient access to City amenities and services. Additionally, the property owner has expressed interest in development in the past based on informal conversations with County staff.





*Nonvacant parcel that is clear of structures and improvements, at APN 043-062-008; Source: Google*



*Potential agricultural uses at APN 043-102-016; Source: Google*

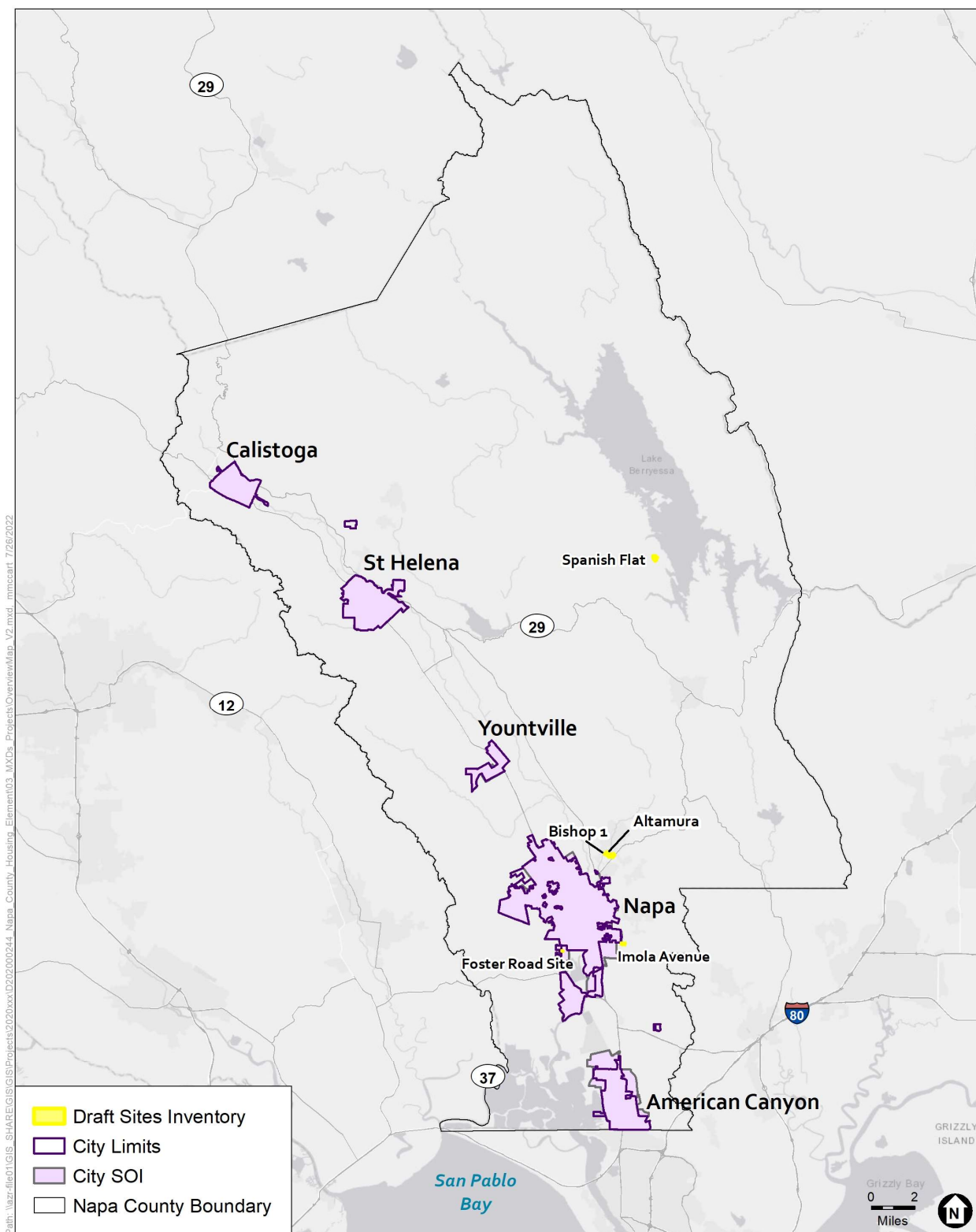
## **Sites Inventory**

This section provides a listing of all sites identified in the Napa County 6<sup>th</sup> Cycle Housing Element Sites Inventory for the 2023-2031 planning period and the relevant information for the site. Figure 97 includes an overview map of the identified housing site locations within Napa County, and information within the “Summaries of Development Sites” section below provides a synopsis of the realistic unit capacities for each site. For reference, Appendix E includes the more detailed sites inventory table for submittal to HCD.

### ***Summaries of Development Sites***

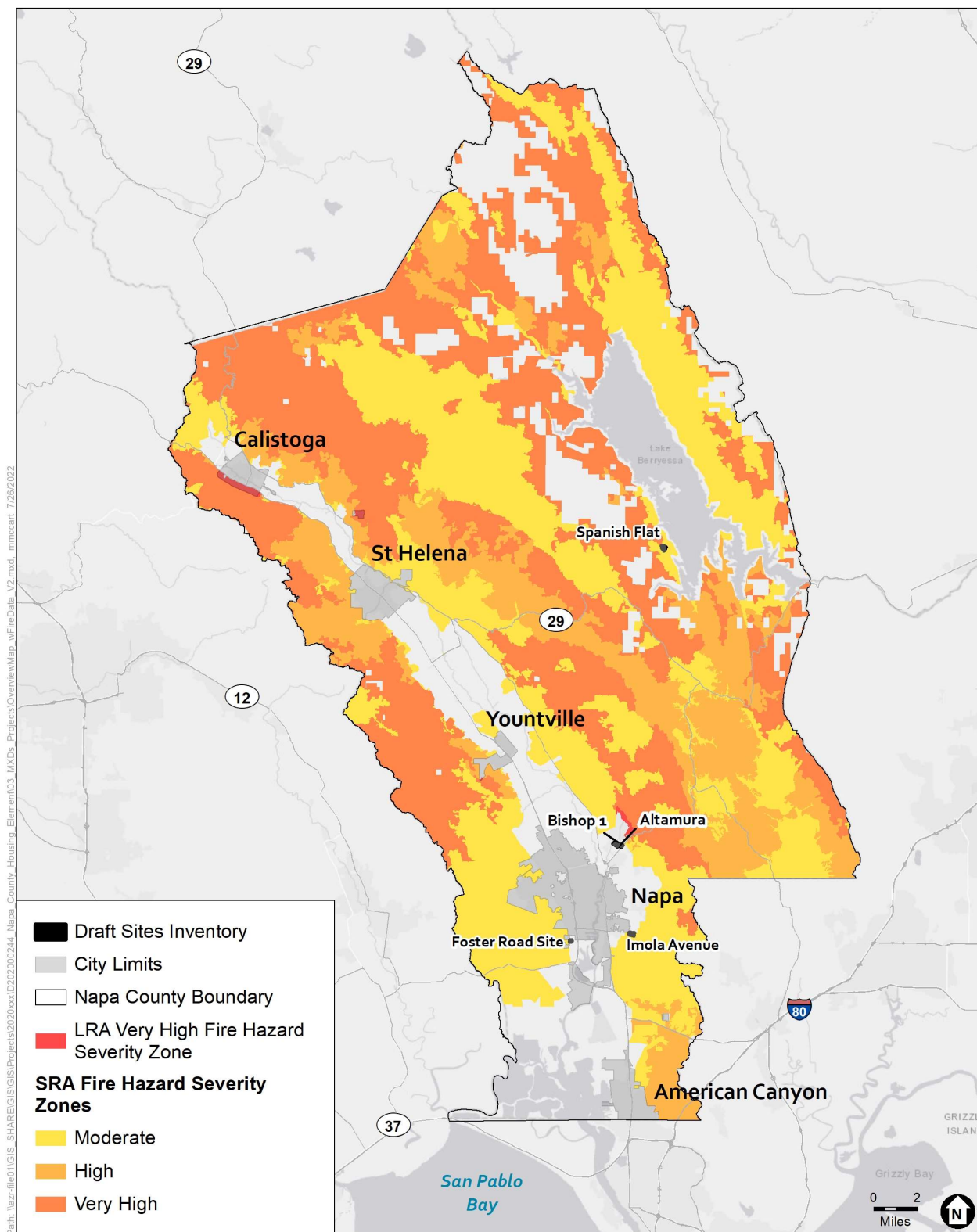
Following are descriptions of the five housing inventory sites, including their realistic unit yields. The sites include: Spanish Flat, Bishop, Altamura, Imola Avenue, and Foster Road.

**Figure 97: Overview of Housing Site Locations**

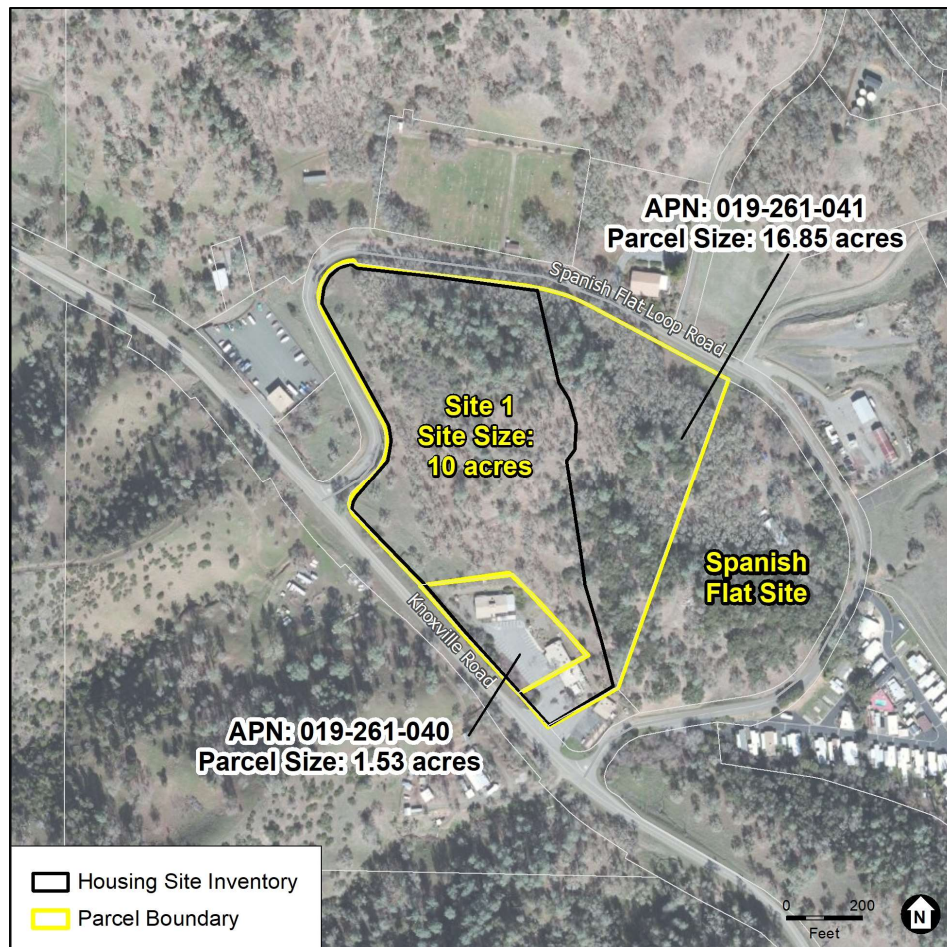




**Figure 98: Napa County Fire Hazard Severity Zones Proximity to Sites**



**Figure 99: Spanish Flat Site –Parcel Summary**



**Evaluation of Site Location and Data:**

The County is working with a private developer and the Bureau of Reclamation to reestablish resorts at Lake Berryessa that were closed in 2009. This undertaking is expected to stimulate economic activity and employment in an area that was badly affected by the LNU Lightning Complex Fire in 2020 and will create a need for housing in the small community of Spanish Flat, which is served (water and wastewater) by the Spanish Flat Water District (SFWD).

As previously discussed, the SFWD i has sufficient water supplies available to serve the housing site at Spanish Flat. Extension of wastewater infrastructure to serve the site would be minimal in scale, given that the SFWD wastewater treatment plant (WWTP), which is being rebuilt, is located adjacent to the site. As part of a recent Sphere of Influence update in 2021, it was determined that SFWD’s sewer systems appear to have adequate collection capacities to meet existing service demands within its jurisdiction under normal conditions. The housing

site at Spanish Flat would represent a substantial portion of the available treatment capacity at the SFWD's WWTP, but should not exceed its capacity.; however, DEIR Mitigation Measure UTL-2 would require that the subsequent project sponsor for the Spanish Flat site submit evidence to the County that adequate wastewater treatment is available before any project approvals.

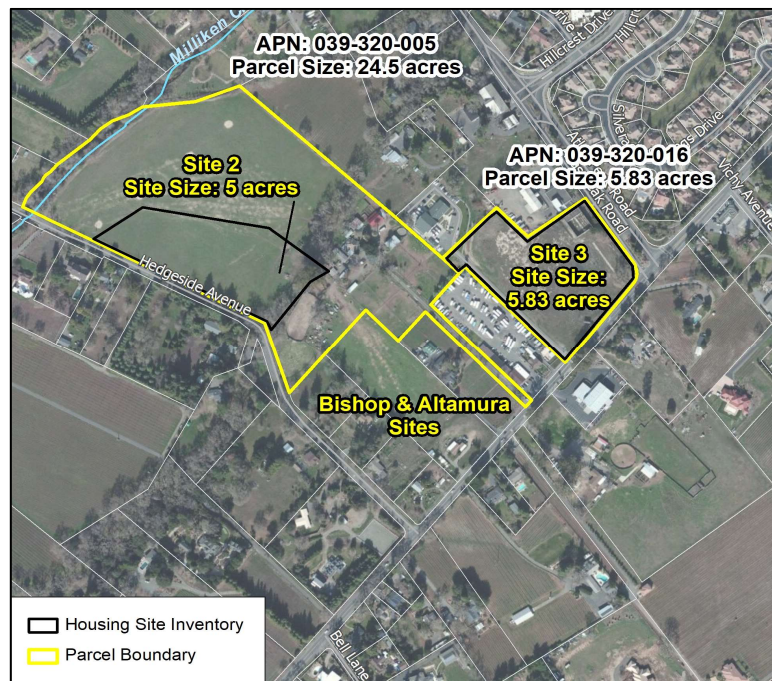
A 10-acre portion of two separate parcels (one 16.85-acre parcel and another 1.53 acre parcel) in Spanish Flat would be rezoned to the County's Affordable Housing Combination District (AHCD), and Chapter 18.82 of the County's County Code regarding this zoning district would be amended to provide site-specific provisions, including a minimum density of 20 dwelling units per acre unless constrained by site characteristics, a maximum density of 25 dwelling units per acre, and applicable development standards. Both parcels are designated as Rural Residential in the General Plan and currently zoned Commercial Neighborhood (CN).

Spanish Flat Site		
Site to be Rezoned (Acres)	10	
APN(s)	Land Use Description	
019-261-041	Nonvacant	
019-261-040	Nonvacant	
	Existing	Update
Zoning	CN	CN:AHCD
Allowable Density (Units/Acre)	1 <sup>a</sup>	20 min / 25 max
Realistic Unit Capacity (With Rezoning)	100	
Description of Sites and Factors Supporting Development	<p>Parcels 019-261-041 and 019-261-040 are privately owned and include sloping terrain such that developable areas are confined to the perimeter of the parcels where slopes are less than 20 percent. The property owner has written a letter to the county where he expressed interest in developing housing on this site and have provided a site plan showing approximately 100 smaller units along the site perimeter. 100 units are therefore assumed to represent the realistic unit capacity based on site constraints even with rezoning to allow 20 to 25 units to the acre. Rezoning the site as a 10-acre portion of the parcels to include the AHCD and amending Chapter 18.82 of the County Code to provide minimum densities of 20 dwelling units per acre, maximum densities of 25 dwelling units per acre, and applicable development standards would allow the housing development to occur. The Spanish Flat Water District has capacity to provide water and wastewater services to the site.</p>	

<sup>a</sup> Not accounting for ADUs/JADUs



### *Northeast of Napa (Sites 2 and 3)*



**Figure 100: Bishop and Altamura Sites – Summary of Parcels**

#### **Evaluation of Sites Location and Data:**

Two sites have been identified in the unincorporated area northeast of the City of Napa between the city limits and the Silverado Country Club along Monticello Road: Bishop and Altamura.. The sites are outside the City of Napa’s Rural Urban Limit and Sphere of Influence. While water service is located nearby and the sites are within the City of Napa’s Water Service area, obtaining water from the City of Napa would require approvals from the City and LAFCO, as discussed previously. These sites are also adjacent to wastewater infrastructure owned by the Napa Sanitation District (NapaSan), and service may be provided upon approval of LAFCO and the District. Connecting to the wastewater system would require rehabilitating a section of the sewer main and undertaking improvements to decrease peak wet weather flows (i.e., stormwater infiltration). NapaSan has adequate treatment capacity to serve the sites. .

The sites are currently designated as Rural Residential in the General Plan and are within the Residential Country and Planned Development zones. All or a portion of each parcel would be rezoned to the Residential Multiple (RM) zoning district, and Chapter 18.60 of the County Code would be amended to provide minimum densities of 20 dwelling units per acre on the developable portions of the site, maximum densities of 25 dwelling units per acre, and applicable development standards.

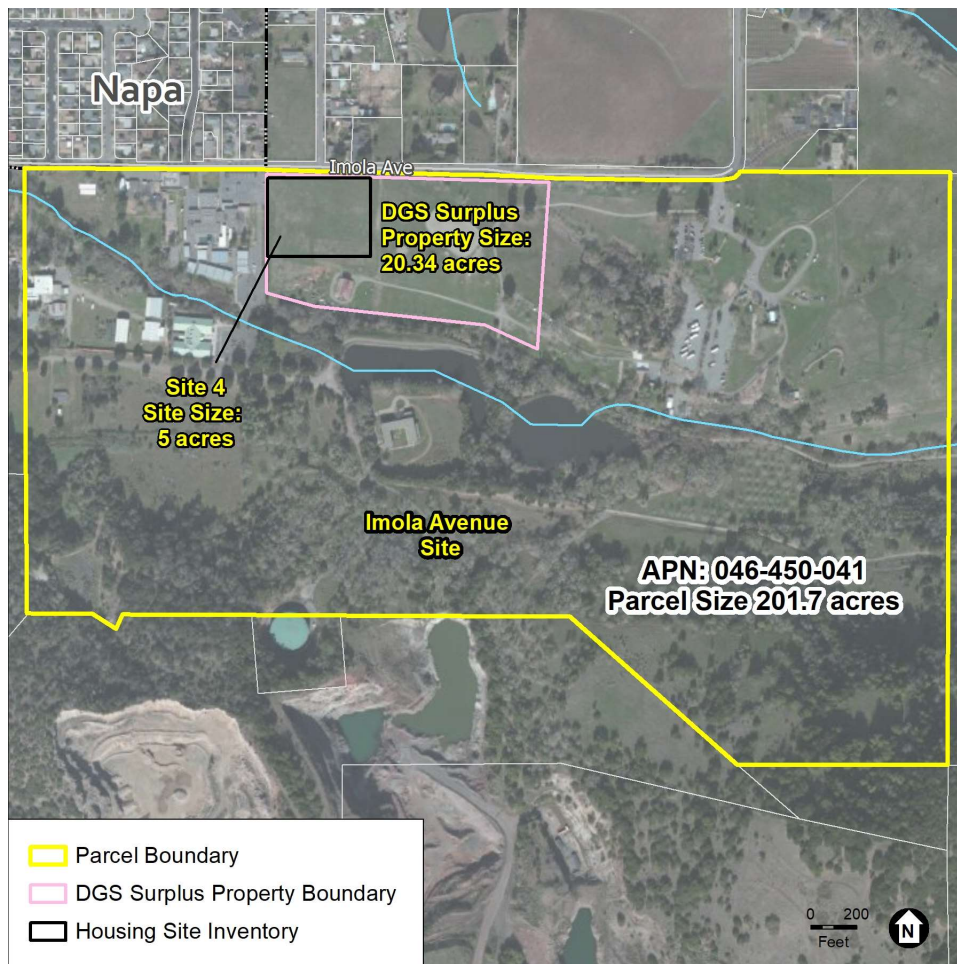
Bishop Site		
Site to be Rezoned (Acres)	5	
APN(s)	Land Use Description	
039-320-005	Nonvacant	
	Existing	Update
Zoning	RC	RM
Allowable Density (Units/Acre)	1 <sup>a</sup>	20 min / 25 max
Realistic Unit Capacity (With Rezoning)	100	
Description of Sites and Factors Supporting Development	<p>The site is privately owned. The portion of the parcel proposed for rezoning is free of structures and improvements, but is considered nonvacant because it may be used as a horse pasture. The housing development would seek to obtain City of Napa and Napa Sanitation District water and wastewater services, per Program H-4k, and subject to LAFCO procedural requirements as discussed in the Constraints of Other Government Agencies section of the Housing Constraints chapter. Rezoning a five-acre portion of the parcel with access from Hedgeside Avenue to RM would provide for development at a minimum of 20 du/ac.</p>	

<sup>a</sup> Not accounting for ADUs/JADUs

Altamura Site		
Site to be Rezoned (Acres)	5.83	
APN(s)	Land Use Description	
039-320-016	Nonvacant	
	Existing	Update
Zoning	PD	RM
Allowable Density (Units/Acre)	1 <sup>a</sup>	20 min / 25 max
Realistic Unit Capacity (With Rezoning)	58	
Description of Sites and Factors Supporting Development	<p>The site is privately owned and is located at the intersection of Monticello Road and Atlas Peak. It currently contains the shell of a large structure that is no longer occupied, and the property owner has long been interested in developing housing on the site. The housing development would seek to obtain City of Napa and Napa Sanitation District water and wastewater services, per Program H-4k, and subject to LAFCO procedural requirements as discussed in the Constraints of Other Government Agencies section of the Housing Constraints chapter. Rezoning the site to RM would provide for development at a minimum of 20 du/ac. However, based on past proposals for the site and the expectation that only a portion of the site would be developed, the anticipated development is anticipated to yield 58 units.</p>	

<sup>a</sup> Not accounting for ADUs/JADUs

### Imola Avenue (Site 4)



**Figure 101: Imola Ave Site – Parcel Summary**

### Evaluation of Sites Location and Data:

The State of California has identified a 20.34-acre piece of surplus property in the unincorporated area south and east of the City of Napa adjacent to the Napa State Hospital on a 201.7-acre parcel that makes up a portion of Skyline Park. The 20.34-acre surplus property is included on the Department of General Services, Real Estate Services Division’s map of surplus property identified pursuant to Executive Order N-06-10, Affordable Housing Development, and Department staff has indicated that a 5-acre portion is likely to be developed for affordable housing within the eight-year planning period. The site is outside the City of Napa’s Sphere of Influence, outside the City’s Rural Urban Limit and, as such, extension of water services. The site is adjacent to the County Office of Education, Creekside Middle School, and the Napa State Hospital. While water and wastewater infrastructure is located nearby, obtaining water from the City of Napa and wastewater services from the Napa Sanitation District would require

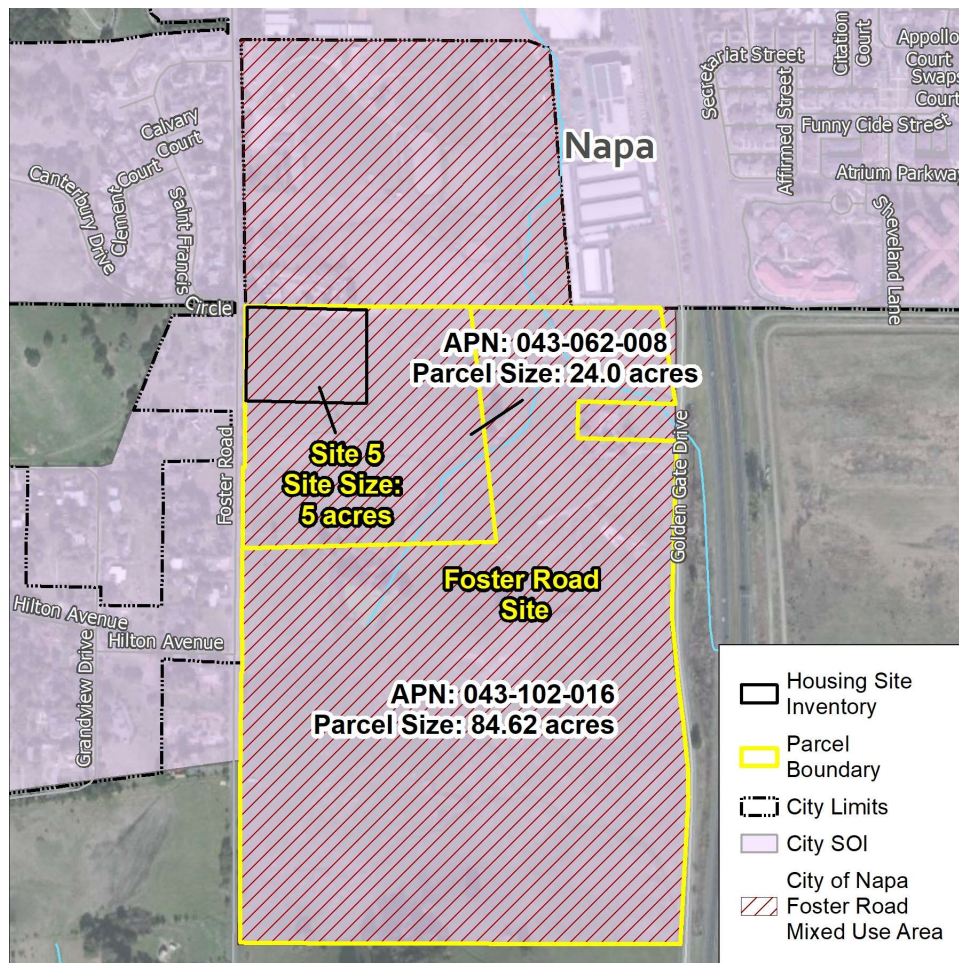


approvals from the City, LAFCO, and the District. Also, while the site is designated as Agriculture, Watershed, and Open Space in the General Plan and the parcel is currently zoned as Agricultural Watershed with a Skyline Wilderness Park (SWP) combining district designation, the State is not subject to the County's General Plan and zoning.

Imola Avenue Site		
<b>Site Identified for Housing per DGS Staff (Acres)</b>	5	
<b>APN(s)</b>	<b>Land Use Description</b>	
046-450-041	Nonvacant	
	<b>Existing</b>	<b>Update</b>
<b>Zoning</b>	AW:SWP	N/A
<b>Allowable Density (Units/Acre)</b>	1 <sup>a</sup>	N/A
<b>Realistic Unit Capacity (With Rezoning)</b>	100	
<b>Description of Sites and Factors Supporting Development:</b>	<p>The Imola Avenue Site is a 5-acre portion of a 20.34-acre site that is owned by the State of California and has been identified as surplus property appropriate for the development of housing pursuant to Executive Order N-06-19. Based on conversations with DGS staff, the County understands that five acres of the property will be made available for development of affordable housing within the eight-year planning period. DGS staff was not able to specify the number of units that would be provided, and the County therefore used the "default density" of 20 du/ac specified in Government Code Section 65583.2(c) to determine that the realistic unit capacity would be 100 units. The housing development would seek to obtain City of Napa and Napa Sanitation District water and wastewater services, per Program H-4k, and subject to LAFCO procedural requirements, as discussed in the Constraints of Other Government Agencies section of the Housing Constraints chapter. The site is located within land currently included in Skyline Park (which is owned by the State) and is therefore not considered nonvacant.</p>	

<sup>a</sup> Not accounting for ADUs/JADUs

### Foster Road - (Site 5)



**Figure 102: Foster Road Site – Parcels Summary**

### Evaluation of Sites Location and Data:

Five acres within unincorporated Napa County along Foster Road south of Imola Avenue would be rezoned to RM, allowing development of housing at a minimum density of 20 du/ac and a maximum density of 25 du/ac. The site would be within the City of Napa's Rural Urban Limit (RUL) and sphere of influence. Because the County's General Plan indicates that sites within the City's RUL line will not develop without annexing to the City of Napa. Thus, the five-acre site ( would annex to the City prior to occupancy. , subject to an agreement with the City for Napa County to claim RHNA credit for the resulting housing units, similar to the arrangement between the City and the County for the Napa Pipe project. With annexation, the site would have access to City water, and could connect to nearby infrastructure. Development on the site could also connect to nearby infrastructure for wastewater collection owned by the Napa Sanitation District, subject to approval of LAFCO and the District. There is a 20-foot wide water line easement adjacent to Foster Road. The City of Napa maintains a 36-inch water

transmission main within the easement. The site ultimately rezoned to support higher density housing development will not include this easement.

The site is designated as Rural Residential in the General Plan and is currently zoned Agricultural Watershed. The site is also identified within the Urban Reserve combining district which stipulates that uses or actions other than permitted uses first require an application for annexation to be processed before proceeding. Planning for housing at the site would involve collaboration between the property owner, the City and the County, and could serve as a “pilot” project, testing development standards that could apply to the broader Foster Road area. Currently, the City of Napa’s proposed General Plan Update proposes that this area would be designated for a mix of uses with residential densities allowed at densities up to 10 units per acre. The County’s proposal for higher residential densities conforms with the “default density” provided in Government Code Section 65583.2(c) and is intended to ensure that the site could accommodate lower income households. The site is anticipated to be located at northeast corner of APN 043-062-008, which would be the area adjacent to existing residential, with the most convenient access to services, and have the shortest infrastructure extension. Based on negotiations between the County and City of Napa, there may be a potential to annex portions of the adjacent parcel to the east, APN 043-102-016.

Foster Road Site		
Site to be Rezoned (Acres)	5	
APN(s)	Land Use Description	
043-062-008	Nonvacant	
043-102-016	Nonvacant	
	Existing	Update
Zoning	AW:UR	RM
Allowable Density (Units/Acre)	1 <sup>a</sup>	20 min / 25 max
Realistic Unit Capacity (With Rezoning)	100	
Description of Sites and Factors Supporting Development:	<p>The site is within the City of Napa RUL and SOI, which is an area of the unincorporated County long identified for annexation and development within the City of Napa. The City of Napa's ongoing General Plan Update anticipates this happening over time and proposes policies to govern planning, development, and future annexation. By identifying a relatively small site within this larger area for rezoning (which could extend across multiple parcels), the County would provide the property owner with the opportunity to advance plans for housing on a portion of their parcel, construct housing, and pursue annexation in the near term. The property owner has expressed an interest in development in the past. A five-acre site (portion of the parcels) would be rezoned to the Residential Multiple (RM) zoning district, and Chapter 18.60 of the County Code would be amended to provide minimum densities of 20 dwelling units per acre, maximum densities of 25 dwelling units per acre, and applicable development standards. The development would connect to nearby infrastructure owned by the City of Napa (potable water) and the Napa Sanitation District (wastewater) and would annex to the City prior to occupancy.</p>	

<sup>a</sup> Not accounting for ADUs/JADUs

Table 55: Housing Element Sites Inventory - List of Sites

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1
NAPA COUNTY	4322 Berryessa Knoxville Road	94558	019-261-041 and 040	50	50	0	0	Both	10	Rural Residential	CN - Commercial Neighborhood	Rural Residential	:AH - Affordable Housing combining district	20	25	100	Non-Vacant	The majority of the site is free of structures and improvements, with existing development consisting of three vacant buildings and parking areas taking up a small portion at the southern edge.	YES - Potential	Spanish Flat site
NAPA COUNTY	1806 Monticello Road	94558	039-320-005	50	50	0	0	Both	5	Rural Residential	RC - Residential Country	Rural Residential	RM - Residential Multiple	20	25	100	Non-Vacant	The site is free of structures and improvements and is currently a horse pasture.	YES - Potential	Bishop site
NAPA COUNTY	1011 Atlas Peak Road	94558	039-320-016	29	29	0	0	Both	5.83	Rural Residential	PD - Planned Development	Rural Residential	RM - Residential Multiple	20	25	58	Non-Vacant	The site lies within the Skyline Wilderness Park and is free of structures and improvements.	YES - Potential	Altamura site
NAPA COUNTY	1298 Foster Road	94558	043-620-008	25	25	0	0	Both	5	Rural Residential	AW:UR - Agricultural Watershed; Urban Reserve combining district	Rural Residential	RM - Residential Multiple	20	25	100	Non-Vacant	The site is free of structures and improvements and is currently a pasture.	YES - Planned	Foster Road site
NAPA COUNTY	2005 Golden Gate Dr	94558	043-102-016	25	25	0	0	Both	5	Rural Residential	AW:UR - Agricultural Watershed; Urban Reserve combining district	Rural Residential	RM - Residential Multiple	20	25	100	Non-Vacant	The site is generally free of structures and improvements, save a small portion of the site that has livestock and agricultural equipment and accompanying fencing.	YES - Planned	Foster Road site

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
NAPA COUNTY	2121 Imola Ave	94559	046-450-041		Agriculture, Watershed, and Open Space	AW:SWP - Agricultural Watershed; Skyline Wilderness Park combining district	1	20	5	Surplus/Undeveloped, site is considered surplus property owned by the State	YES - Current	YES - State-Owned	Available	Not Used in Prior Housing Element	50	50	0	100	Imola Avenue site



## Evaluation of Sites Inventory Through the Lens of AFFH

AB 686 (Santiago) created a new requirement for local jurisdictions to evaluate their Housing Element sites inventories through the lens of affirmatively furthering fair housing (AFFH). The law requires that the site inventory be used to identify sites throughout the community, consistent with the local jurisdiction's duty to affirmatively further fair housing. HCD's guidance on implementation of the requirement for the sites inventory analysis states that it should address:

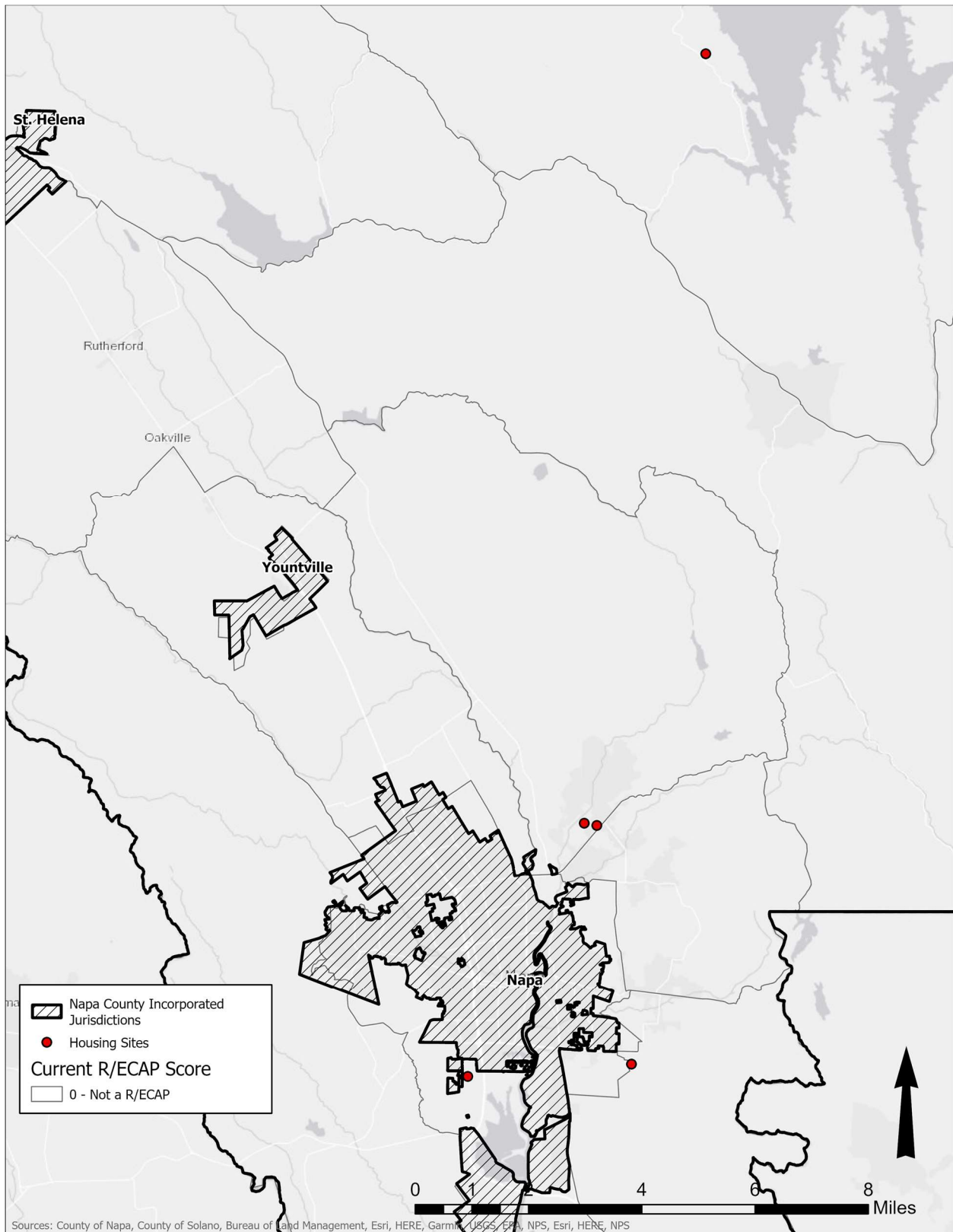
- **Improved Conditions:** A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations.
- **Exacerbated Conditions:** Similar to above, an explanation of identified sites relative to the impact on existing patterns of segregation and number of households relative to the magnitude (e.g., number of units) of the RHNA by income group.
- **Isolation of the RHNA:** An evaluation of whether the RHNA by income group is concentrated in areas of the community.
- **Local Data and Knowledge:** A consideration of current, planned and past developments, investment, policies, practices, demographic trends, public comment and other factors.
- **Other Relevant Factors:** Any other factors that influence the impacts of the identification of sites to accommodate the regional housing need on socio-economic patterns and segregation.

The following discussion explores how the housing sites inventory for the 2023 to 2031 Housing Element addresses these concerns.

### *Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)*

Unincorporated Napa County does not have any areas that qualify as R/ECAPS. The sites inventory spreads the sites targeted for lower-income housing across five different areas of the County, ensuring that the County would not overly concentrate new lower-income housing in any single area. Thus, there is no concern about the distribution of lower-income RHNA sites potentially exacerbating existing R/ECAPS or failing to better integrate existing RCAAs. See Figure 103, below.

**Figure 103: Housing Sites Relative to R/ECAPS**



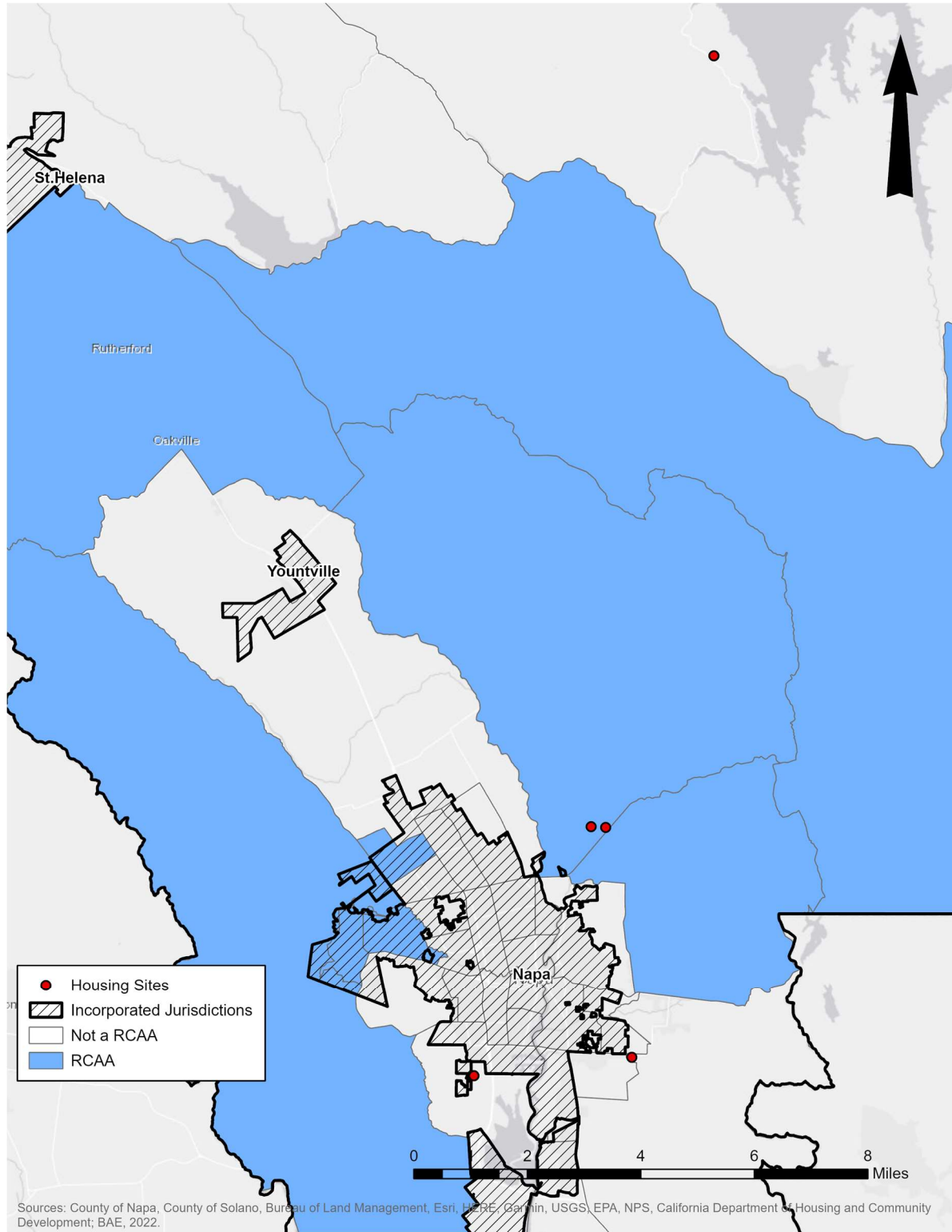


### ***Racially and Ethnically Concentrated Areas of Affluence (RCAAs)***

As noted above in the Assessment of Fair Housing, most of Unincorporated Napa County south of St. Helena is composed of Racially and Ethnically Concentrated Areas of Affluence (RCAAs), as defined by HCD. Regionally, there are additional RCAA tracts in Sonoma County, but very few additional ones in Napa County. Most of the RCAAs in the North Bay Region are in rural unincorporated areas as shown in Figure 75. This reflects the high cost of rural land in these counties, and especially Napa County, much of which may be used for valuable vineyards; the lack of public water and sewer services, which limits density and adds additional costs for wells and septic fields; and the general access to wealth by white households, resulting in a racially concentrated areas of wealth.

Figure 104 on the following page displays the five sites identified in the Sites Inventory compared to the County's RCAAs. As shown, two to the five sites (Bishop and Altamura) are in an RCAA, highlighting the importance of leveraging these specific sites in the short-term for affordable housing in this area to foster increased socioeconomic integration.

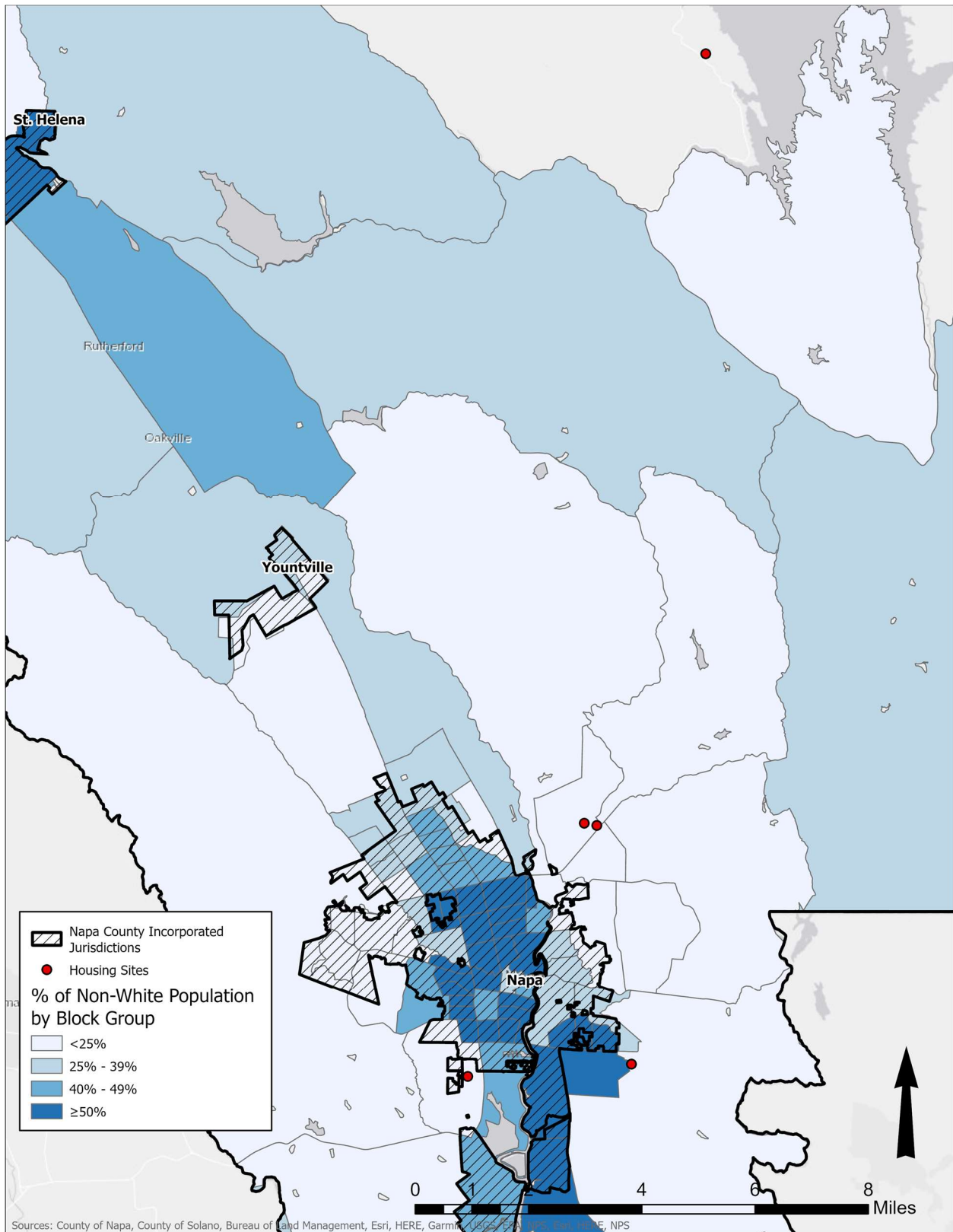
**Figure 104: Housing Sites Relative to RCAAs**



***Areas with Concentrations of Minority Residents (% of Population Non-White)***

Unincorporated Napa County is nearly 70 percent White non-Hispanic. To the extent that minorities are disproportionately represented in lower-income households, developing new housing for lower-income households would help to better integrate the unincorporated areas. The distribution of lower-income housing sites across five locations will help to ensure that no new concentrations of minority residents will be created. See Figure 105, below.

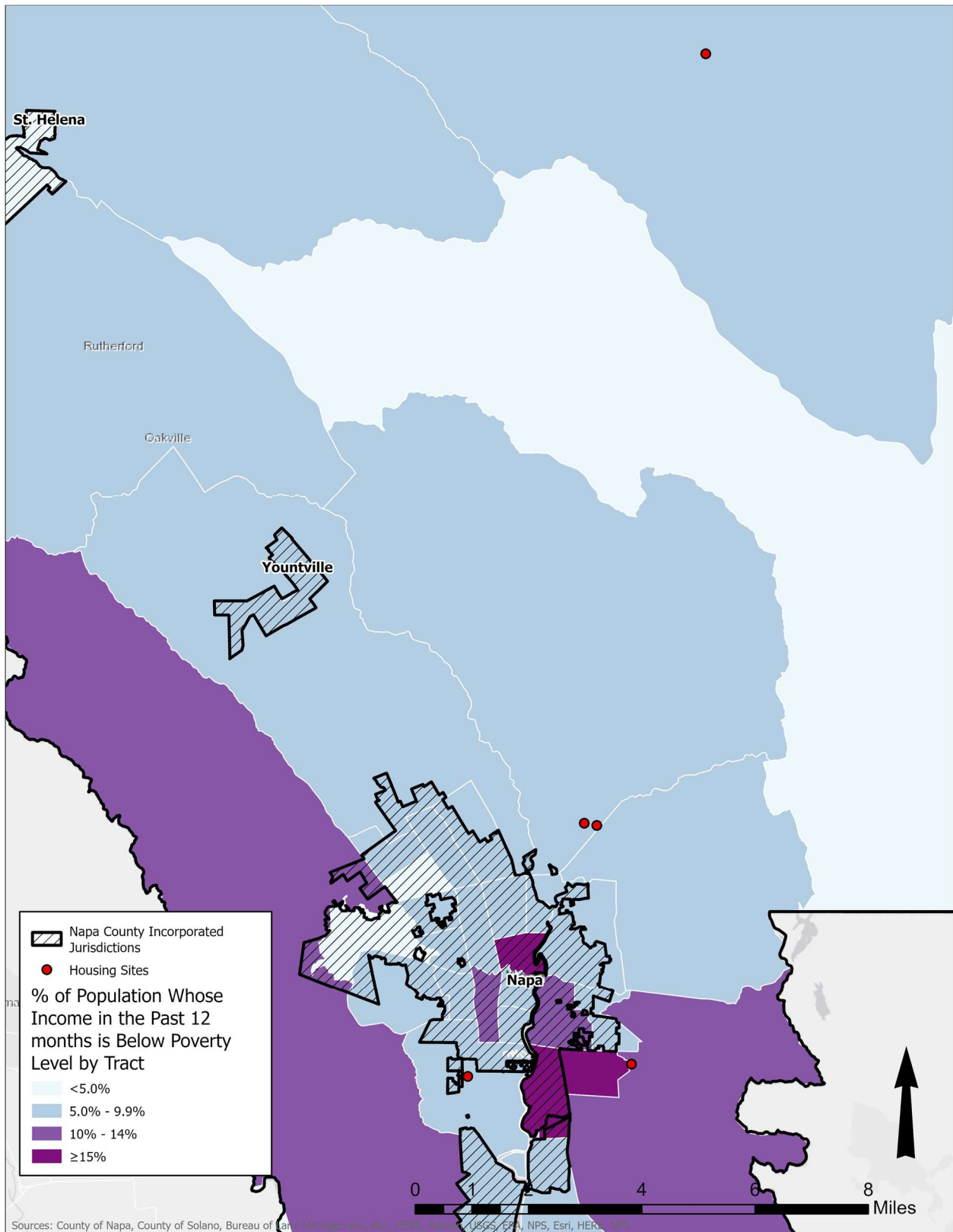
**Figure 105: Housing Sites in Relation to Existing Non-White Population**



*Concentrations of Poverty (% of Population with Income below poverty level)*

No Census Tract in unincorporated Napa County has more than 11.3 percent of households with incomes below poverty level; thus, by spreading sites identified to accommodate the County's lower-income RHNA across multiple areas, Napa County will ensure that the Housing Element will not create any concentrations of poverty. See Figure 106, below.

**Figure 106: Housing Sites in Relation to Concentrations of Poverty**

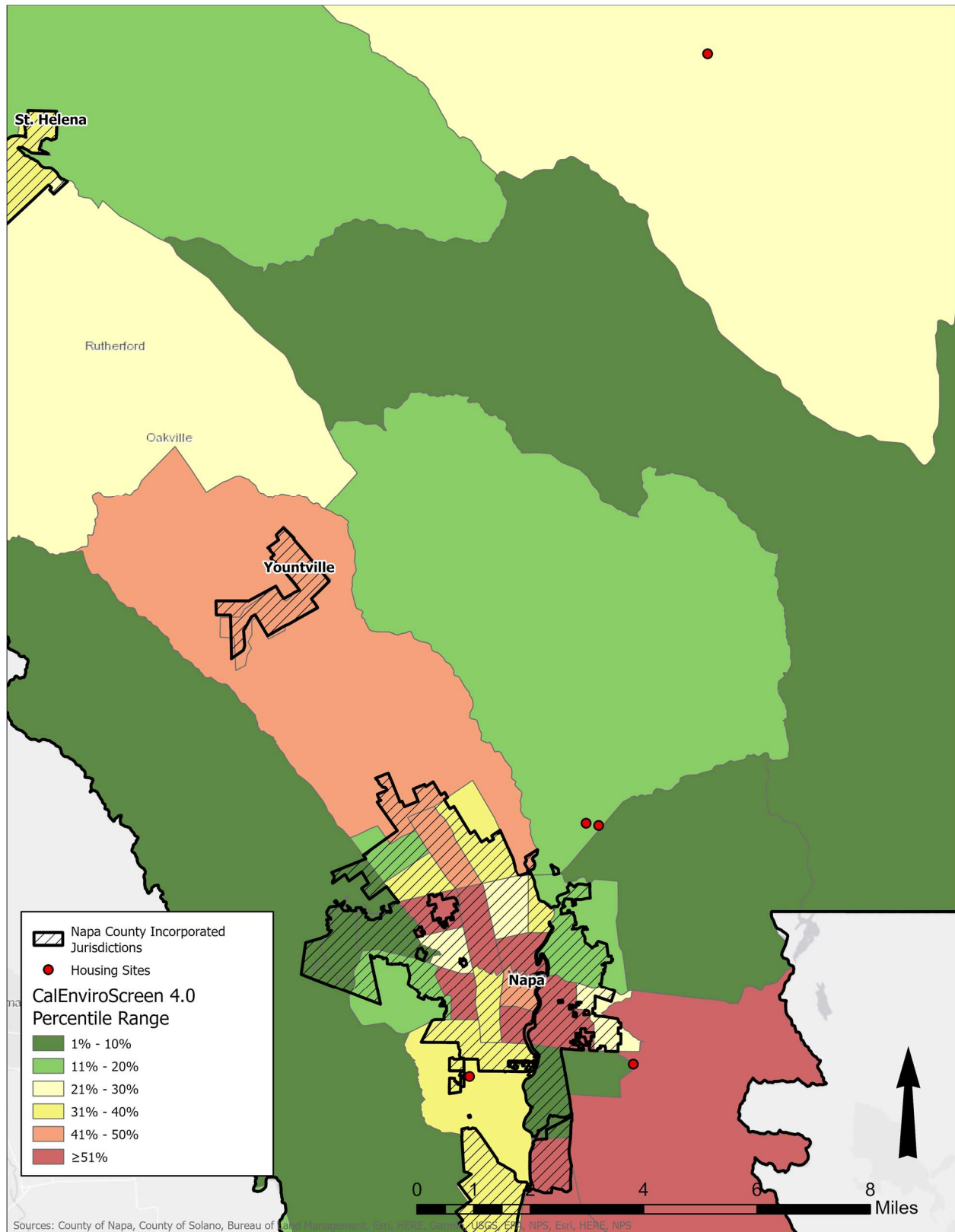


***Environmental Conditions (CalEnviroscreen)***

As shown in Figure 107, the lower-income sites are distributed across Census Tracts which have a range of overall CalEnviroscreen scores, ranging from very good (11<sup>th</sup> percentile) to good (36<sup>th</sup> percentile) with the Census Tract for the Imola Avenue site having no overall ranking due to a small existing population and limited data. This information indicates that the housing sites inventory targets locations where lower-income residents would generally have access to a healthy living environment.



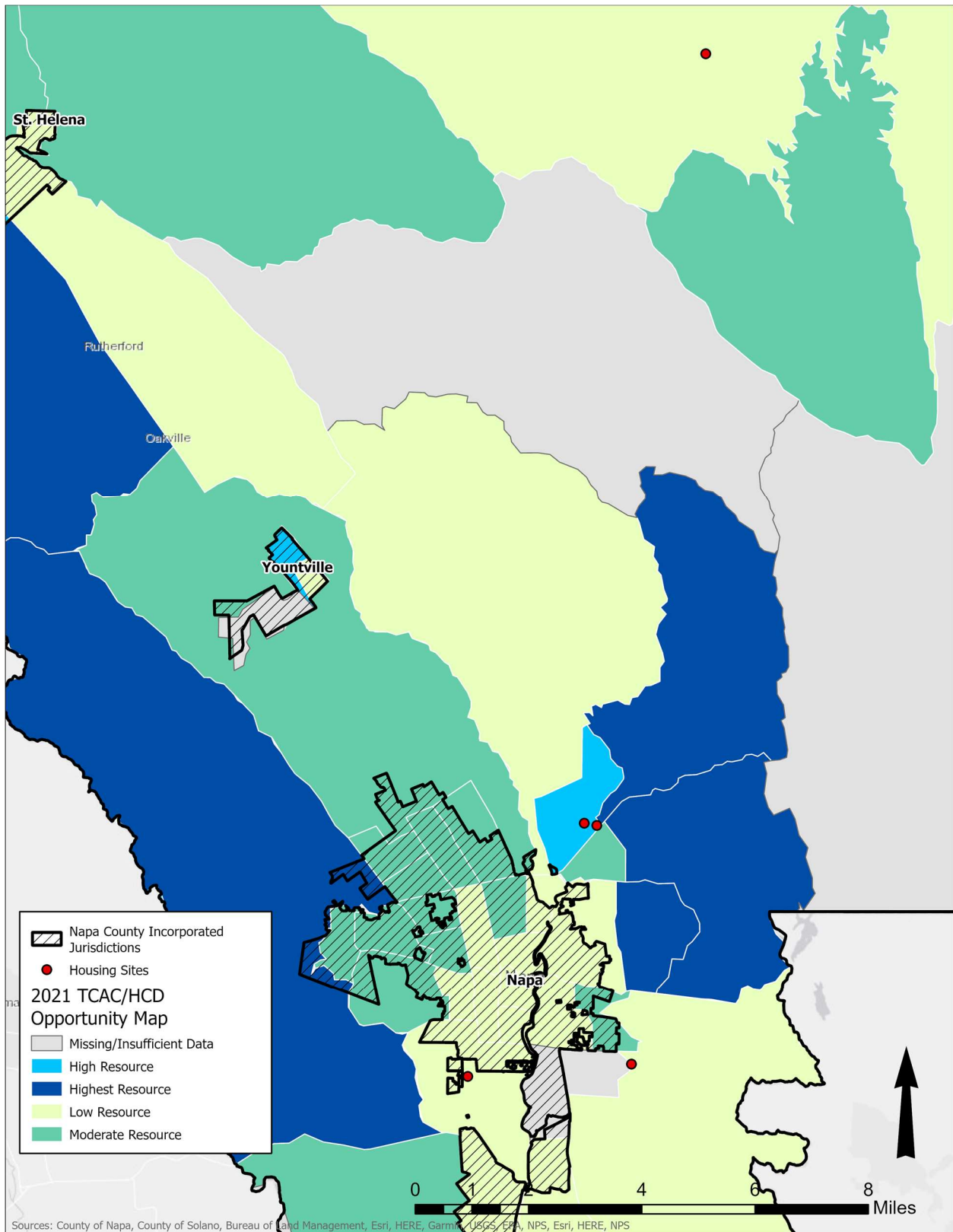
**Figure 107: Housing Sites in Relation to Environmental Conditions**



### *Access to Opportunity (TCAC/HCD Opportunity Areas)*

With locations that span from urban to rural, Napa County's sites inventory for lower-income households targets housing locations that also span the range of opportunity areas, as rated by TCAC/HCD's opportunity area maps. See Figure 108. The Spanish Flat site is in a low resource area, due to its rural nature. By virtue of being near the City of Napa, the Northeast Napa sites are in moderate to high resource areas. The Imola Avenue site is in an area with insufficient data to provide an opportunity rating, while the Foster Road site is identified as a low resource area.

Figure 108: Housing Sites in Relation to Areas of Opportunity



***Transportation Access (Housing + Transportation Cost as % of Income)***

Due to Napa County's relatively high housing costs, combined with relatively limited transit access, most areas of Napa County score relatively poorly on the Housing + Transportation (H+T) cost index, requiring relatively high percentages of income to cover these key household costs, as shown in Figure 109. The Spanish Flat site is located in one of the most affordable areas within the County by this metric, as are the Bishop and Altamura sites in Northeast Napa, and the Foster Road site. There is insufficient data for the Imola Avenue site to have a H+T index score. Generally, the sites located on the periphery of the City of Napa will offer residents the best alternative transportation options, because Napa County's Vine transit service is most concentrated in this area and the more urbanized nature of the City of Napa means that concentrations of jobs and services are in closer proximity, making walking and bicycling more viable means of transportation for those who do not have access to private vehicles.

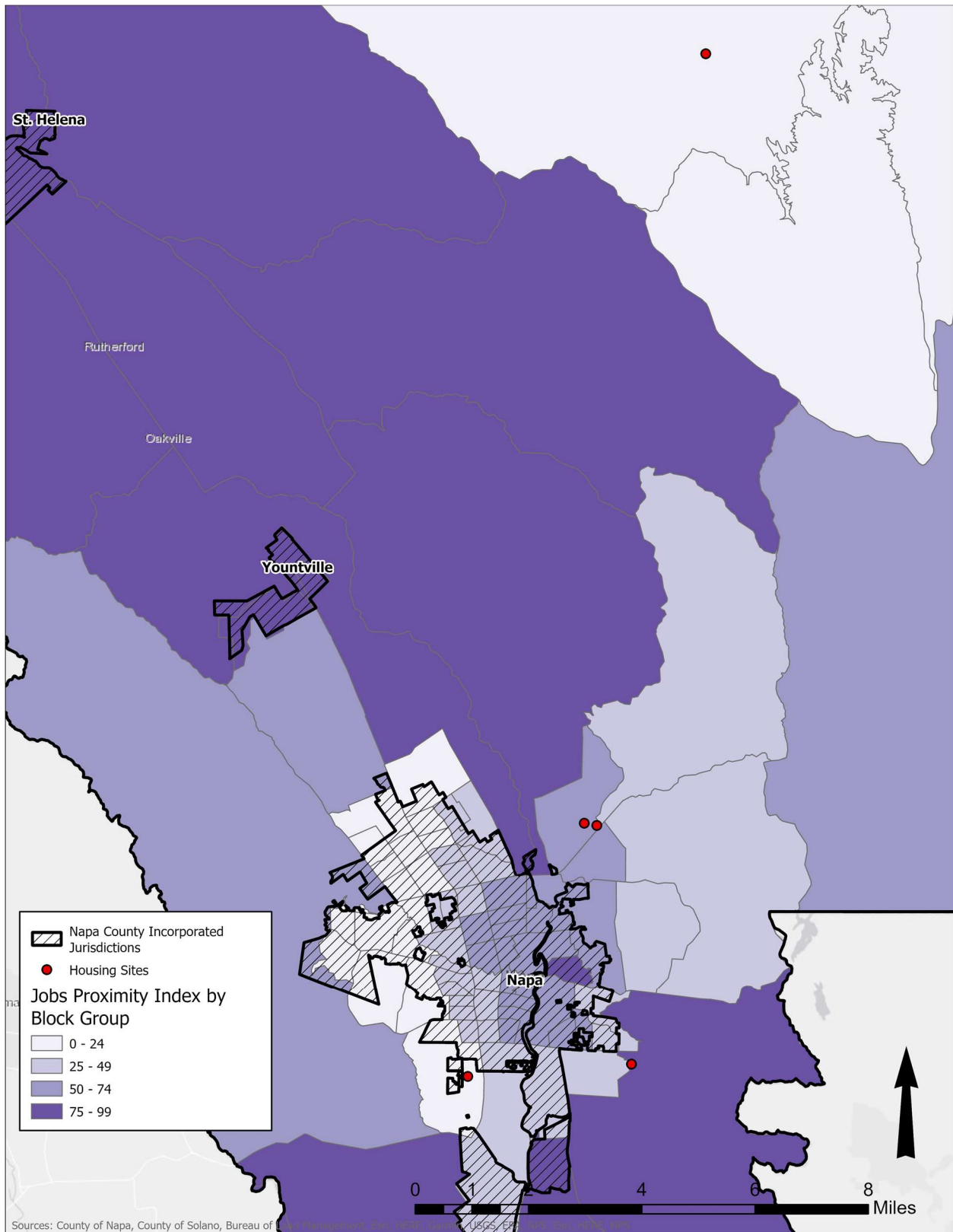
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### *Access to Jobs (Jobs Proximity Index)*

As shown in Figure 110, Napa County's lower-income housing sites are distributed across areas that have a range of jobs access quality. As the most rural location, the Spanish Flat site has the poorest job access, according to the jobs proximity index; however, the intent of the Spanish Flat site is to provide housing options to the expected influx of workers who would be employed at the revitalized Lake Berryessa resorts, who would otherwise have limited housing options in close proximity to their workplaces near the lake. Through Housing Element Program H-6b, the County is taking a place-based approach to stimulating job growth in the Lake Berryessa area and improving access to jobs for existing as well as future residents in Spanish Flat and other areas surrounding the lake. The other sites closer to the City of Napa would have reasonably good access to jobs, since the City of Napa represents the largest concentration of jobs in the county. The Imola Avenue site is relatively close to large concentration of jobs in the Napa Airport Industrial Area, just to the south of the City of Napa. Further, jobs in and around the City of Napa are made more accessible by the fact that Vine provides the most transit options in the City of Napa area, to connect workers with jobs.

**Figure 110: Housing Sites in Relation to Job Access**

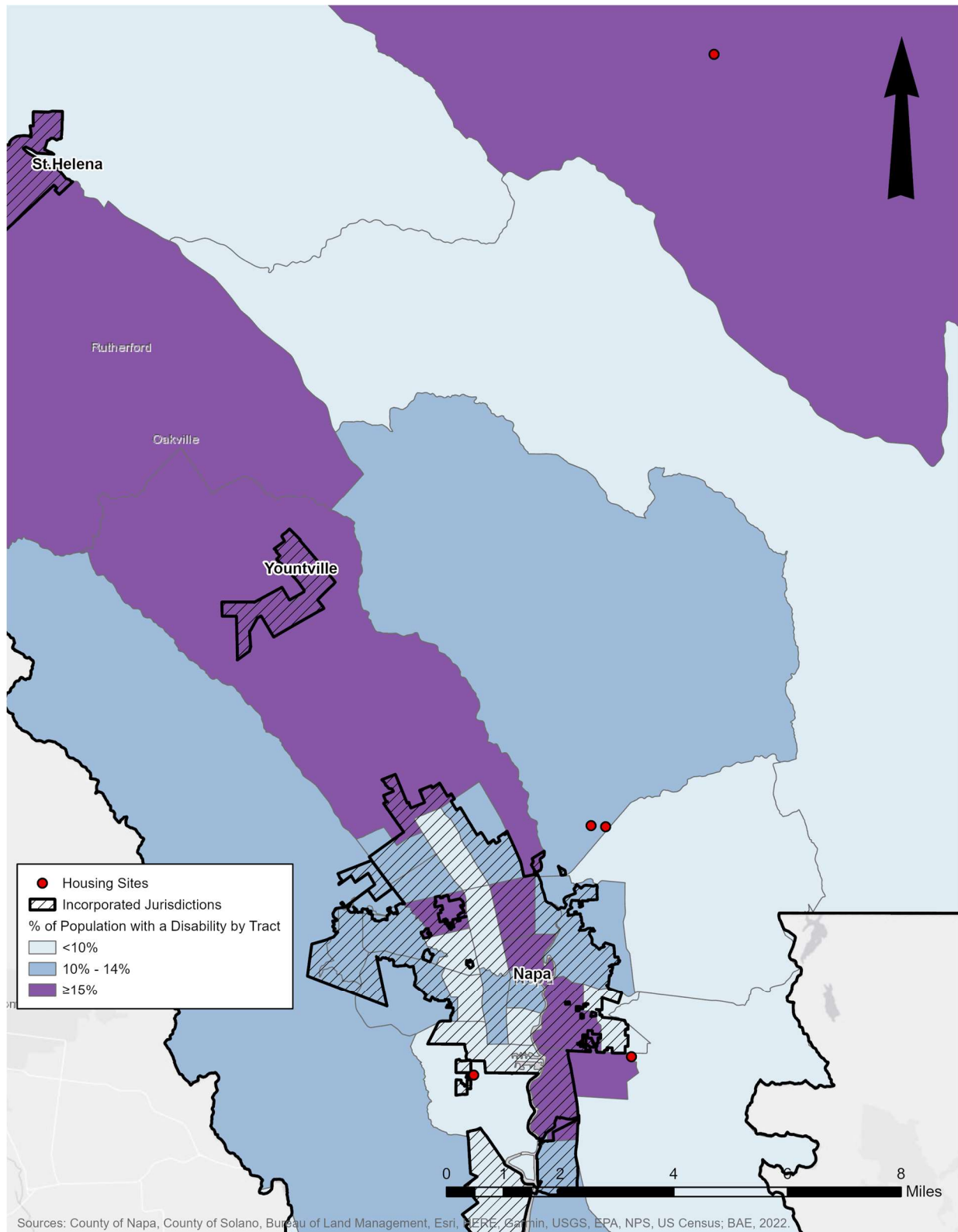




### ***Housing Sites In Relation to Disability***

As discussed in the housing needs assessment, approximately 13 percent (3,300 persons) of the civilian noninstitutionalized population in Unincorporated Napa County is estimated to have one or more of the six disability types specified by the American Community Survey. This proportion is similar to the County overall but higher than for the Bay Area. Figure 112 below shows the five housing sites compared to the percentage of people in each County census tract with one or more disabilities. As shown, the Spanish Flat and Imola Avenues site are both in areas with relatively high percentages of disabled persons (15% of total population or more) while the Bishop and Altamura sites are in a tract with a moderate percentage of disabled persons (between 10 and 14% of the total population). Overall, the sites inventory provides a variety of locations to serve disabled populations and overcome current or future patterns of exclusion.

**Figure 112: Housing Sites in Relation to Disability Status**



### ***Local Data and Knowledge***

Overall, unincorporated Napa County has had limited opportunities for lower-income households to live in the unincorporated area. Thus, the existing population tends to be White and relatively low-income. By distributing lower-income housing sites across multiple locations, the Housing Element sites inventory will help to distribute lower income households into the unincorporated area, which will likely also help to racially and ethnically diversify the unincorporated area population. While the Spanish Flat site may appear to be disadvantageous for lower-income households by some measures, the intent of the site is to encourage affordable housing options for employees of the recreation and hospitality sector in close proximity to revitalized resorts near Lake Berryessa. Key data are missing to evaluate the benefits of the Imola site; however, residents of affordable housing at this site will have access to jobs and services in the City of Napa, as well as proximity to Creekside Middle School and the open space amenities of Skyline Park.

### ***Summary of Conclusions and Approach to Policies and Programs***

Overall, the housing sites inventory does not exacerbate fair housing issues such as contributing to R/ECAPS, RCAAs, or racial or ethnic isolation or segregation. It does not overly concentrate lower income housing opportunity sites in any single area of the unincorporated county; nor does it concentrate lower-income housing opportunity sites in areas that already have significant concentrations of poverty or areas of racial or ethnic isolation or segregation. In contrast, opportunities for housing development for lower-income households are identified in areas where the new housing will likely help to better integrate areas that are currently predominantly White and upper income. Although the Spanish Flat site is in an area of lower opportunity, the County is actively working to increase opportunity in this area via Housing Element Program H-6b by providing better access to jobs through an RFP process to bring new concessionaires to the Lake Berryessa area, who will need employees to work in their businesses. Further, the new concession operations will bring additional services and amenities that can benefit area residents as well as their primary tourist clientele.

The County of Napa's housing sites inventory, which fully accommodates the County's RHNA for the 2023 to 2031 planning period, along with a substantial buffer, also helps to affirmatively further fair housing from a regional perspective by creating opportunities for housing development for households at all income levels within a region that is generally not as diverse as the larger San Francisco Bay Area, but which offers a desirable quality of life.

# APPENDIX A: OUTREACH PLAN AND SUMMARY MATERIALS

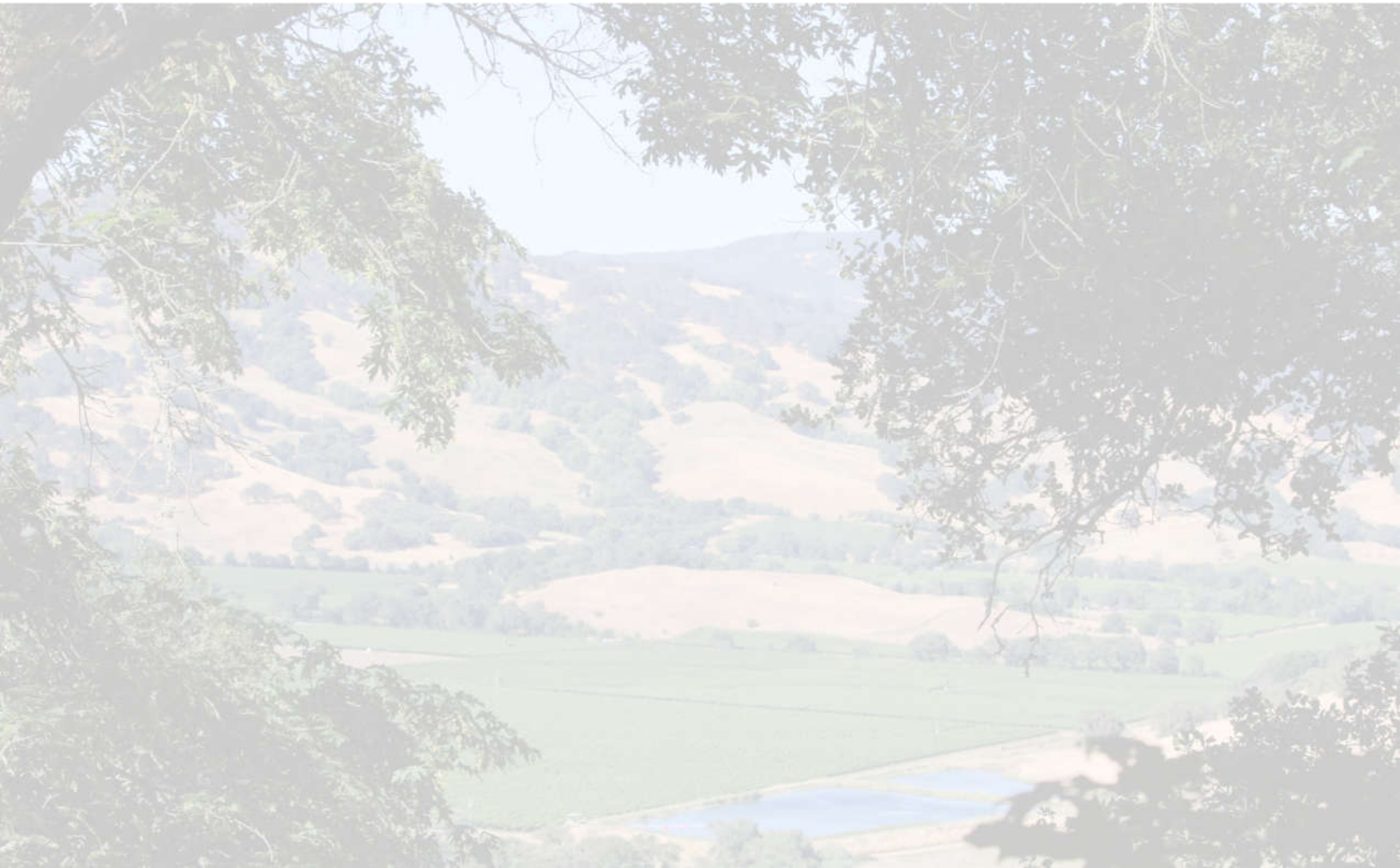
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# COMMUNITY OUTREACH PLAN

## Napa County 6th Cycle Housing Element Update

Prepared for  
The County of Napa, CA

October 2021 (Last Revised March 2022)







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## Napa County 6th Cycle Housing Element Update

Prepared for  
2022)  
The County of Napa, CA

October 2021 (Last Revised March

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Bend	Orlando	San Jose
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Destin	Portland	Seattle
Irvine	Sacramento	Tampa
Los Angeles	San Diego	
Oakland	San Francisco	



# COMMUNITY OUTREACH PLAN

## Napa County 6th Cycle Housing Element Update

### Background

California State law requires that all cities and counties develop a compliant Housing Element as part of their General Plan. As part of this compliance, cities and counties regularly update their Housing Element. Most cities and counties, including Napa County, are required to update their Housing Element every eight years. The County's current Housing Element (2015-2023) was developed by the County and certified by the California Department of Housing and Community Development (HCD) in 2014. Since the current Housing Element was adopted, updates to State laws have been adopted that will have to be taken into account for this Housing Element Update process. Community engagement will also be a key part of the process.

Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Assembly Bill 686, signed in 2018, established new requirements to Government Code Section 65583 requiring cities and counties to facilitate deliberate action to relieve patterns of segregation to foster inclusive communities, a process referred to as affirmatively furthering fair housing (AFFH). With the adoption of this new law, AB 686 requires jurisdictions to include a summary of their fair housing outreach capacity and to integrate this process into a jurisdictions Housing Element outreach program.

Government Code 65584.04(d) requires: "Public participation and access shall be required in the development of the methodology and in the process of drafting and adoption of the allocation of the regional housing needs. Participation by organizations other than local jurisdictions and councils of governments shall be solicited in a diligent effort to achieve public participation of all economic segments of the community as well as members of protected classes under Section 12955."

### Purpose

This Community Outreach Plan is for Napa County's 6th Cycle Housing Element Update (2023-2031). State law (Section 65583[c][9]) of the California Government Code) requires cities and counties to make a diligent effort to achieve public participation that includes all economic segments of the community. This Plan describes strategies for community workshops, online engagement, and public meetings. This is a discussion draft document that will be finalized in draft form after consultation with County Staff, with input from stakeholders, and will ultimately guide the County in planning for housing to serve all segments of the community. Given the current COVID-19 restrictions on in-person meetings, this outreach plan may be revised as circumstances change based on guidance from County Staff. **Community outreach is a critical part of updating the housing element and the County is committed to soliciting input from a broad cross-section of the community on how Napa County can address housing constraints, increase housing opportunities, and affirmatively further fair housing.**



## Goals and Objectives

The goal of the community outreach and engagement program outlined here is **to inform community members about the Housing Element Update and solicit input on housing goals, objectives, policies, and implementation programs.** The objectives for the community outreach and engagement program include:

- Building public awareness of the Housing Element, its requirements, and the County’s vision and goals for housing development, and progress since the previous Housing Element.
- Engaging community members and key stakeholder groups from diverse backgrounds to provide input on potential strategies, policies, and programs that will equitably and inclusively align with the needs of Napa County residents.
- Facilitating and developing deliberate action in the form of programs to relieve patterns of segregation and foster inclusive communities through actions that affirmatively further fair housing.
- Partnering with community members in identifying how and where new housing should be located within the County to address concerns related to natural hazards and infrastructure considerations.
- Providing the Napa County Board of Supervisors and Commissions with updates from public outreach and engagement activities during the Housing Element Update; and
- Informing concurrent planning activities related to the County’s Safety Element intended to reflect the contents of the recently updated Local Hazard Mitigation Plan.

## Outreach Strategy

There are several outreach strategies planned for the Housing Element as outlined in this document. Community outreach efforts are planned to begin in late September or early October 2021 and continue through the review of the Public Review Draft Housing Element. Community members will have ample opportunities to provide input through a variety of methods designed to engage a wide representation within the community.

Below is a description of the community outreach and engagement strategies that the project team will implement in order to obtain input and build awareness throughout the Housing Element Update. Each strategy will encourage participation, facilitate meaningful dialogue with the community, and build awareness of the challenges and opportunities of implementing housing strategies that will meet the State’s requirements. Strategies implemented as part of the Housing Element Update outreach activities will also be used to inform the County’s Safety Element through opportunities for information sharing and incorporating mutually applicable community input with the Housing Element.

The approach to community outreach described within this document is detailed to provide a clear direction, while remaining flexible enough to adjust for specific engagement needs when necessary through adaptive management practices. Additional focus will be given to engaging members of the community who may

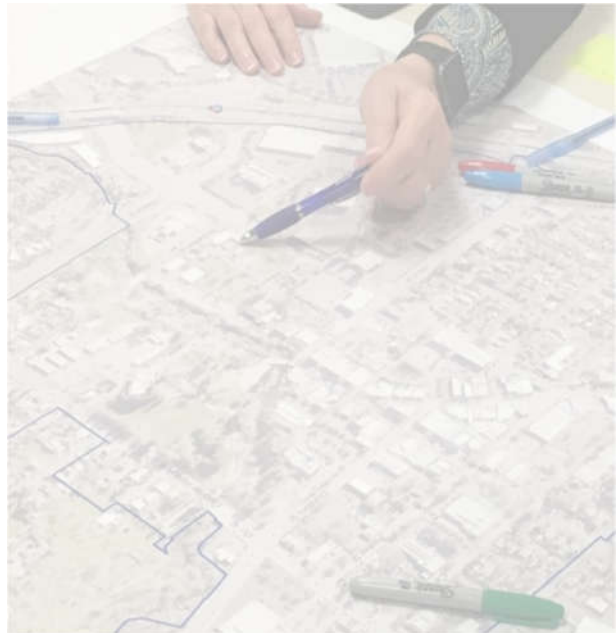


not be able to, or be comfortable with, participating in traditional community outreach methods. Creative methods to engage all groups and stakeholders are included within this strategy. Each specific strategy is outlined in the sections below, with additional detail provided in the following section for a recommended schedule of the topics to be addressed during this Housing Element Update process.

## I. Housing Element Advisory Committee



Newly formed by the Napa County Board of Supervisors (BOS), the Housing Element Advisory Committee (HEAC), would be tasked with providing input on the Housing Element Update process for Napa County. The HEAC would be made up of 13 total community members appointed by the BOS and would include five community members, two Planning Commissioners, a Housing Commissioner, a Commissioner on Aging, and advocates for Accessory Dwelling Units (ADUs), homelessness services, affordable housing, and residential development.



### Purpose and Intent

The purpose of the HEAC is to act as the collective body for consolidating and discussing input to be provided by participating in the Housing Element Update process via community workshops, and stakeholder interviews, sufficiently ahead of formal hearings of the Planning Commission and Board of Supervisors. There will be a minimum of six (6) virtual meetings of the HEAC with ESA to assist County staff by preparing necessary agendas, presentation materials, surveys, or questionnaires. In addition to advising the project team throughout the development of the Housing Element, the HEAC (with ESA as the lead) will also provide progress reports on the Housing Element to their commissions and the BOS, and assist with responding to various stakeholder outreach activities such as surveys, interviews, or questionnaires. The HEAC may also be invited to provide Housing Element Update communication support in reaching the broader Napa County community, specifically in communication efforts to the community regarding participation in the Housing Element Update. Based on the feedback, comments, and concerns generated from community workshops and stakeholder interviews, the HEAC will provide input to the Planning Commission and BOS to assist in the decision-making and adoption process. To minimize the review process, all input received from the HEAC will be directly incorporated into planning documents by Staff and proceed to Planning Commission and BOS review.

The six HEAC virtual public meetings will be focused on the following topics:

1. Housing Element requirements, past performance, and key issues.
2. Sites inventory analysis.
3. Feedback on the Housing Element updates – Policies and Program
4. Feedback on the Housing Element updates – Follow up Consultation
5. Feedback on Housing Element Updates prior to Planning Commission Review
6. Public Meeting to Provide Overview of HEU Status and Process



## II. Stakeholder Interviews



As part of the prescribed outreach efforts, and upon input received from the HEAC and County staff, two rounds of engagement facilitation will be conducted utilizing a one-on-one stakeholder interview format, specifically interviewing any community members, stakeholders, or Community Based Organizations (CBO), including The Napa Valley Community Organizations Active in Disaster (COAD), that were identified by the HEAC and/or County staff. The HEAC may also be invited to provide support in stakeholder interview efforts.



### Purpose and Intent

The purpose of the stakeholder meetings and interviews is to engage key stakeholders in one-on-one or small group sessions that allow for more detailed and focused discussions, and in the case of individual stakeholders, more private conversations to solicit more detailed and targeted input for the Housing Element Update process. In addition, certain stakeholders may help to represent the interests of key groups comprising individuals, such as those with limited English proficiency, who may not otherwise participate in public planning processes. Stakeholder interviews would also be used as a place for representatives of CBOs focusing on fair housing practices to share fair housing data specific to Napa County. This data would complement readily available state

and federal data in order to ensure that the AFFH analysis developed to further fair housing in Napa County is robust and effective.

Outreach and interviews will include interactions with community groups and other interested parties. An initial list of stakeholders will be developed in consultation with the HEAC and will be further expanded and maintained throughout the process with input from the interviews.

The stakeholder interview format is an effective approach focused on gathering input from a wide array of stakeholders and community members that may not otherwise provide input to the planning process. Reaching out to the specific stakeholders and CBOs identified by the HEAC will allow for a diverse and comprehensive set of perspectives as the Housing Element is updated.

All outreach activities and interviews will be documented for inclusion in the draft Housing Element Update. County staff will provide translation services for outreach notices/meeting materials, at meetings, and in stakeholder meetings on an as needed basis and will be available upon request. In addition to addressing topics related to the provision of housing, the stakeholder interviews will also be used as a forum to gather input related to the update of the County's Safety Element, specifically as it relates to natural hazards.



### III. Community Workshop

To facilitate adequate dialogue and allow a forum for community input to be received, there will be one (1) community workshop held for community members and the HEAC to provide input on the Housing Element Update process. The community workshop will be held virtually unless/until State and local regulations permit public gatherings. If and when in-person meetings are permitted, the community workshop and any other public outreach events specified by the County will be held at varying locations to increase community participation.

In order to further facilitate participation for those portions of the community with limited technology use and access, Napa County staff will work with CBOs to identify the specific language services that community members may expect to be provided. When Napa County is hosting public meetings in a particular geographic area with a known, significant Spanish speaking population specifically, the following should be done:

1. Meeting notices should be produced and distributed in Spanish, encouraging community members to participate. In addition, participants can request interpreter services 48 hours in advance of the meeting, if needed; and
2. Napa County will provide at least one qualified interpreter at these meetings who is fluent in the designated language(s).

#### **Purpose and Intent**

The community workshop will provide an opportunity for community members and stakeholders to learn about and provide input on the 2023-2031 Napa County Housing Element. The purpose of the Community Workshop will be to introduce the HEAC, and provide a community forum to:

- Inform the community about housing element requirements as defined by State law and the Housing Element Update process,
- Engages participants in a discussion about housing needs, and
- Solicit input on contents of the Housing Element Update.

### IV. Communication and Engagement

To supplement the HEAC meetings and Community Workshop, online engagement and social media posts will be utilized to provide community members with direct access to information. Because on-line forums can be a catalyst for generating positive or negative feedback, it is crucial that it be done correctly, and transparently, and in conjunction with the face-to-face interactions described above (meetings, stakeholder interviews, and the workshop).

In addition to online engagement and social media, the outreach strategy for the Housing Element will utilize phone, email, public media (English/Spanish) and strategic partnerships with local CBO's to assist in the message distribution effort. Napa County staff will continue to communicate with partner CBOs, as well as other County Departments, and take advantage of CBOs' ability to support Napa County public participation methods. However, care would be taken to consider the most strategic and targeted use of CBOs' resources so as to avoid placing an undue burden on the same organizations. Incentives for community-based organizations to honor support provided in public participation efforts for vulnerable communities may be provided as part of the communication and engagement process.



All content produced in the outreach and engagement process will be translated into Spanish and will be readily available at the Napa County Planning Department for public review, if desired. Phone and mail outreach will seek input from communities without access to online participation.

Through the community engagement process, jurisdictions and community members are better able to provide feedback while also developing an understanding of the complexities involved with land use planning and housing development. In conducting public outreach, the focus will be on engaging all stakeholders (including underrepresented stakeholders), while using a wide variety of outreach methods.

## Methods of Communication

### **Website**

The project team will develop the content to be hosted on the County's website. The content will include a project overview, schedule of activities, and information on how the public can get involved. The webpage will be updated as needed with information on upcoming outreach opportunities, and relevant project documents and summaries to provide the community with an overview of the planning process, next steps, and ways to participate.

### **Digital Flyers, Presentation Materials, and Meeting Recaps**

The project team will utilize digital notifications to update community members and stakeholders on upcoming outreach opportunities, and other relevant project information. Project information will be distributed through the County's existing communication links and email distribution lists, with the project team to produce presentation materials and meeting recaps for distribution and reference by community members.

### **Online Survey**

An online survey/questionnaire will be made available to the community during the first round of outreach, and developed in consultation with County staff to complement the Stakeholder Interviews. Using an adaptive approach, after the online survey, the team will evaluate the outreach activities outlined here at a mid-point in the HEU process to determine whether or not the engagement strategies are effectively engaging all members of the community including farmworkers, people living in disadvantaged communities, non-English speaking residents, tenants, and members of underrepresented groups. For those members of the community with limited internet access, the online survey/questionnaire will be made available at several locations around the County, including government buildings, local public libraries, and CBO office spaces. As necessary, the project team in collaboration with County staff and the HEAC will modify the outlined strategies.



### ***Joint Meeting with Policy Makers***

Preparation and facilitation of a joint informational workshop and study session with the Planning Commission and BOS (prior to the formal public hearings) will provide an opportunity for decision makers to receive an update on the project and community engagement. Members of the HEAC, as well as other stakeholders, will have the ability to review and comments on the draft work products and will be notified on how best to offer feedback, and how community members can provide input and access project materials.

### ***CEQA Process and Public/Agency Review of Draft Work Products***

The Housing Element Update will be subject to environmental review in compliance with the California Environmental Quality Act (CEQA), a process which provides for community input. There will also be an opportunity for the public and governmental agencies to review and comment on the public review draft of the Housing Element Update and the Safety Element Update before these documents are revised and presented to County decision makers for their review and approval.

#### ***Types of Interest Groups to Engage***

- County residents of all income levels.
- Elected and appointed officials.
- Non-profit and for-profit housing developers.
- Fair Housing agencies and organizations
- Public agency representatives.
- Major employers.
- Housing and Un-Housed advocates.
- Business groups.
- Farmworkers.
- Wine/Farming industry groups.
- Hospitality industry groups.





## Recommended Schedule of Topics

To kick off the outreach process for the Housing Element Update, the project team will work with the County staff and the HEAC to establish a timeline and a schedule of topics for the housing advisory committee, as well as a live virtual community workshop with community members of Napa County. The topics to be addressed via the HEAC and at the community workshop will also serve as a way for community members to share their challenges around finding safe, affordable, and accessible housing in Napa County and provide input about addressing these challenges via housing element policies and programs.

### Fall 2021

#### 1<sup>st</sup> Round of Outreach

- **Housing Element Advisory Committee Session #1 – Initial Consultation**  
*Address HEU requirements, the County's past performance, the Community Outreach Plan and developing a list of Stakeholders – October 26, 2021*
- **Housing Element Advisory Committee Session #2 – Sites Inventory**  
*Consultation regarding site inventory analysis – November 15, 2021*
- **Planning Commission and Board of Supervisors – Initial Consultation on Key Issues**  
*Study Session – One Round with Each – December 15, 2021*

### Winter/Spring 2022

#### 2<sup>nd</sup> Round of Outreach

- **Virtual Community Workshop – Housing Element Process**  
*Initial Consultation, Housing Needs Assessment – January 20, 2022*
- **Stakeholder Interviews (SEU and HEU)**  
*Input on the findings of the Housing Needs Assessment and SEU – February-March 2022*
- **Housing Element Advisory Committee Session #3 – HEU policies and programs**  
*Review and refine the updated HEU policies and programs – March 2022*
- **Housing Element Advisory Committee Session #4 – Follow-up Consultation**  
*Feedback on the Housing Element updates – April 2022*
- **Housing Element Advisory Committee Session #5 – Public Review**  
*HAEC input prior to Planning Commission Meeting – May 2022*
- **Planning Commission Review #1 – Review of the Public Draft HEU**  
*Public Meeting to Provide Feedback on the Housing Element updates prior to submittal to HCD for statutory review – May 2022*



## Summer 2022

- **Housing Element Advisory Committee Session #6 – Public Review**

*Public Meeting to Provide Overview on the HEU Status – August 2022*



## Fall 2022

- **Planning Commission and Board of Supervisors – Recommendation and Adoption of the Final HEU**

*One Public Meeting with each*

- 1) *Planning Commission recommendation for Final HEU to the Board of Supervisors – November 2022*
- 2) *Board of Supervisors adoption of the Final HEU – December 2022*

- **Submittal to the California Housing and Community Development Department (HCD) for certification**



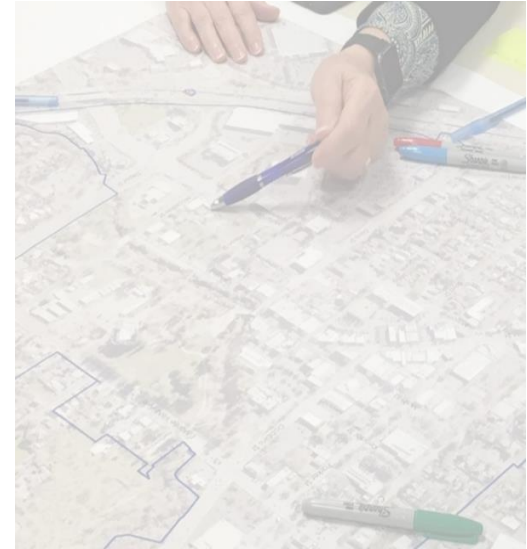
# **Napa County Housing Element Advisory Committee Meeting #1**

26 October 2021

# Presentation Topics & Discussion

## Agenda Item 3 & 4

- Regulatory Requirements
- Summary of Housing Update Process
  - 5<sup>th</sup> Cycle effectiveness
  - Housing Needs Assessment
  - Constraints and Opportunities
  - Regional Housing Needs Assessment
  - Next Steps
- HEAC Discussion



## Agenda Item 5

- Working Draft -- Outreach Plan and Strategy
- HEAC Discussion

### **3. Regulatory Setting and Requirements**

# Key Housing Element Components

- Review Accomplishments/Effectiveness of Existing Housing Element
- Assess Needs
- Evaluate Resources, including Land to Accommodate Housing
- Evaluate Opportunities to Remove Constraints
- Identify Sites to Accommodate RHNA
- Establish Goals, Quantified Objectives, Programs
- Ensure Consistency with Other General Plan Elements (include update to Safety Element)

# Recent Laws Affecting Housing Elements

SB 9: Lot splits and Duplexes in Single Family Zones	SB 10: Upzoning near Transit
AB 215: Housing Element Review/ Implementation	AB 1398: HE Deadlines/Site Rezoning
AB 744: Density Bonus	SB 35: Streamlining of housing approval
AB 1934: Mixed Use Development Bonus	AB 771: RHNA
AB 2208: Residential Land Inventory	AB 686: Affirmatively Furthering Fair Housing
AB 2685: Housing Element Adoption	AB 2162: Supportive Housing
SB 229: Accessory Dwelling Units	AB 2372: Floor Area Ratio Bonus
SB 166: Residential Density and Affordability	AB 2797: Density Bonus
SB 540: Workforce Housing Opportunity Zone	AB 3194: Housing Acct Act: Approvals
AB 1505: Inclusionary Zoning	SB 828: RHNA
AB 72: Housing Element Compliance	SB 1227: Density Bonus
AB 678/ SB 167: Housing Accountability Act	AB 587: Separate Sale/ Conveyance of ADUs
SB 330/ SB8: Housing Crisis Act	AB 1783 H02A: Worker Housing
	AB 879: Housing Development Fees



## Substantial New Requirements to Affirmatively Further Fair Housing (AFFH)

- Conduct Assessment of Fair Housing
- Assess patterns of segregation/isolation
- Evaluate housing sites through lens of Affirmatively Furthering Fair Housing
- Include goals, policies, and actions to AFFH

# Planning Process

- Review and Revise the Existing Housing Element
- Provide Opportunity for Public Comment on the Draft Housing Element (at least 30 days)
- Consider Public Input and Revise (at least 2 weeks)
- Submit to HCD for Formal Review (90 days)
- Review and Consider HCD Comments; Prepare Final Draft
- Board of Supervisor Adopts Final Draft
- Submit to HCD for Certification Review (60 days)
- Adopt legally compliant HEU within 120 days of statutory deadline to avoid requirement that necessary rezones be completed within one year of statutory deadline (1/15/23).

## 4. Housing Element Overview and Process

## 4.a. 5<sup>th</sup> Cycle Housing Element Effectiveness

### 5<sup>th</sup> Cycle Housing Production

Income Category	5 <sup>th</sup> Cycle RHNA	5 <sup>th</sup> Cycle Progress	Units Remaining
Very Low	51	22	29
Low	30	8	22
Moderate	32	20	12
Above Moderate	67	125	0
<b>TOTALS</b>	<b>180</b>	<b>197</b>	<b>63</b>

## 4.a. 5<sup>th</sup> Cycle Housing Element Effectiveness, cont.

### 5<sup>th</sup> Cycle Program Implementation

- 5<sup>th</sup> Cycle Housing Element Contains 40 Programs
  - Rehabilitation
  - Housing Affordability
  - Special Needs Housing
  - Housing Development
  - Removal of Governmental Constraints
  - Energy and Water Conservation
- Programs are either complete or partially complete and ongoing

## 4.b. Housing Needs/Assessment of Fair Housing

- Disparity in homeownership rates – lower for Asian/API and much lower for Hispanic/Latinx
- About 1/3 of households live in neighborhoods where there is risk of displacement or undergoing gentrification
- 13.2 percent of households live in neighborhoods where low-income households are likely to be excluded due to high costs
- Typical home value has increased 48% since 2001
- Rents have also increased sharply in the unincorporated area

## 4.b. HNA/AFH, cont.

- Unincorporated area has seen a decline in population between 2000 and 2020
  - Wildfire displacement
  - Conversion of housing to 2<sup>nd</sup> homes
  - Possible Census counting issue related to Napa State Hospital
- Aging population – median age 48 yrs.
- Area is becoming more diverse; fewer Whites and more Hispanic/Latinx and multi-racial persons
- Number of jobs is increasing – creating demand for housing and increasing need for commuting in from surrounding areas



## 4.b. HNA/AFH, cont.

- 18 percent of households have moderate housing cost burdens (30%+ of income spent on housing)
- 16 percent have severe cost burdens (50%+ of income)
- % with moderate to severe cost burdens increases substantially as income levels go down
- Overcrowding is generally not significant in unincorporated area, but the problem increases as income levels go down; also, much more prevalent among minority households
- While overall # of farmworkers has gone down, farm work continues to transition from seasonal to year-round, creating need for permanent housing

## 4.b. HNA/AFH, cont.

- Metrics of segregation in the unincorporated area are not reliable due to small number of minority households; however, the available data indicate that segregation and isolation may be increasing
  - The general lack of minority representation in the unincorporated area suggests that Napa County should consider “mobility strategies” to create more opportunity for minority groups to live in the area
- Areas of poverty are concentrated in the south part of the county, concentrated near Napa and American Canyon, suggesting that place-based strategies to increase opportunity could be focused in these areas

## 4.b. HNA/AFH, cont.

- No R/ECAPs or RCAAs in unincorporated area
- County does not have tracts that are considered High Segregation and Poverty, but there is geographic variation in the level of Opportunity (Highest and Higher opportunity areas tend to be in western part of County or northeast of City of Napa
  - It will be important to consider these factors when evaluating the location of sites identified for future lower-income housing development
- Data are not statistically reliable; however, they suggest that minorities may experience disproportionate housing problems.

## 4.c. Non-Governmental and Governmental Constraints

- Availability of water and sewer services to support multifamily housing
- Potential for land use conflicts
- Land costs, construction costs, financing
- Fire risk and evacuation
- County and State policies that support the preservation of farmland and open space in the unincorporated area
- Land Use controls (General Plan, zoning, building codes, required site improvements)
- Fees
- Permit process

## 4.d. Draft 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) Compared to 5<sup>th</sup> Cycle

	Very Low (<50% of AMI)	Low (50 to 80% of AMI)	Moderate (80 to 120% of AMI)	Above Moderate (>120% of AMI)	Total Units
<b>6<sup>th</sup> Cycle Number of Units</b>	369	213	120	312	1,014
<b>5<sup>th</sup> Cycle Number of Units</b>	51	30	32	67	180

## 4.e. For Discussion at the Next Meeting

- Status of the Final RHNA
- Use of RHNA Transfer Agreements
- Single family homes & accessory dwelling units (ADUs)
- Multifamily housing sites
  - Proposed Screening Criteria
  - Existing Sites
  - Potential New Sites

## **5. Outreach Plan and Strategy**



# Outreach Strategy

- Housing Element Advisory Committee
- Stakeholder Interviews
- Community Workshop
- Communication and Engagement
  - Website
  - Digital Flyers, Presentation Materials, and Meeting Recaps
  - Online Survey
  - Joint Meeting with Policy Makers
  - CEQA Process and Public/Agency Review of Draft Work Products

*- HEAC Input & Assistance Needed -*





## Meeting Minutes

### Napa County Housing Element Advisory Committee

Joelle Gallagher  
Megan Dameron  
Anne Cottrell (*Alternate*)  
Kellie Anderson  
Tom Gamble  
Ron Rhyno

Terry Scott (*Chair*)  
Keri Akemi-Hernandez (*Vice-Chair*)  
Teresa Zimny  
Mike Swanton  
Heather Stanton  
Jenna Bolyarde

David Morrison, Secretary-Director  
Silva Darbinian, Committee Counsel  
John McDowell, Supervising Planner  
Alexandria Quackenbush, Committee Clerk

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Tuesday, October 26, 2021

9:00 AM

Virtual Meeting

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#### 1. WELCOME/REVIEW OF THE MEETING FORMAT (Video timestamp 00:00:14)

County Housing Element Project Manager and County Staff John McDowell welcomed committee members, members of the public, and reviewed the meeting format. He provided an overview of process for providing public comment and referred to the Governor's Executive Order N-29-20. It was noted by Mr. McDowell that the meeting was being recorded and live streamed, with the video recording and additional resources available on Napa County Housing Element website.

#### 2. INTRODUCTIONS/CALL TO ORDER AND IDENTIFICATION OF MEMBERS PRESENT (Video timestamp 00:02:08)

Committee Members Present: Chair Terry Scott, Vice-Chair Keri Akemi-Hernandez, Joelle Gallagher, Megan Dameron, Tom Gamble, Ron Rhyno, Teresa Zimny, Mike Swanton, Heather Stanton, Jenna Bolyarde, Kellie Anderson (arrived during item 4)

Committee Members Excused: Alternate Anne Cottrell

Staff Present: David Morrison, John McDowell, Trevor Hawkes, Alexandria Quackenbush

Consultant Staff: Hillary Gitelman, ESA, Evan Wasserman, ESA, Matt Kowta, BAE

##### A. Oath of Office

Committee Members were sworn in by John McDowell. Mr. McDowell noted he had been deputized by the Clerk of the Board of Supervisors, Neha Hoskins, to administer the oath of office.

##### B. Brown Act Overview

County Counsel office, Silva Darbinian, provided an overview of the Brown Act as a presentation to committee members, how the Brown Act applies to the HEAC, and the rules that the HEAC

members must follow to be compliant with Brown Act requirements. Because the HEAC is an advisory body created by the Napa County Board of Supervisors, Brown Act rules and regulations apply to the HEAC. It was noted that any questions related to the Brown Act may be directed to John McDowell or Silva Darbinian at any time before, during, or after the meeting as it pertains to questions regarding the Brown Act. The presentation on the Brown Act can also be accessed via County Staff.

### C. Election of Officers

Committee Members voted to elect Terry Scott as Chair

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	Y	X	<u>1st</u>	N	Y	A	Y	N	<u>2nd</u>	Y

Committee Members voted to elect Keri Akemi-Hernandez as Vice-Chair

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	<u>2nd</u>	X	Y	Y	Y	A	<u>1st</u>	Y	Y	Y

### D. Overview of Committee's Bylaws

County Housing Element Project Manager and County Staff John McDowell County Counsel identified the bylaws governing the HEAC and explained that they were standard for bodies like the HEAC. Mr. McDowell and County Counsel Silva Darbinian explained that Staff will be able to provide members for their reference/review after the meeting.

### E. Overview of Meeting Calendar

John McDowell provided an overview of the meeting calendar with discussion. The next regular meeting will be held on November 15, 2021. No action taken.

### 3. REGULATORY SETTING AND REQUIREMENTS – HOUSING ELEMENT PROCESS (Video timestamp 00:37:53)

BAE Consultant Matt Kowta provided an overview of the Housing Element, including updates to Housing Element State rules and regulations for the 6th Cycle, an overview of the regulatory requirements for housing elements and updates to State rules and regulations that will need to be considered as part of the 6th Cycle Update, and the overall planning process for updating and adopting the 6th Cycle Housing Element.

Member Comments: None

Public Comment: None



**4. SUMMARY OF HOUSING ELEMENT UPDATE PROCESS AND COUNTY RHNA  
(Video timestamp 0:48:55)**

High level overview of the Housing Element update process and Napa County RHNA. BAE and ESA representatives discuss overall project workflow and individual components of the project.

**A. 5<sup>TH</sup> Cycle Housing Element Effectiveness/Housing Production**

(Video timestamp 00:48:46)

BAE Consultant Matt Kowta explained housing production and program implementation success in the 5th Cycle.

Member Comments: None

Public Comment: None

**B. Housing Needs Assessment/Assessment of Fair Housing**

(Video timestamp 00:52:33)

BAE Consultant Matt Kowta provided a summary of the substantial new requirements to Affirmatively Further Fair Housing as well as preliminary findings that will be included in the Needs Assessment.

Member Comments: Committee Member Stanton; and Committee Chairperson Scott.

Committee Members requested that they receive information presented by staff/consultants before the meeting to allow for them to develop questions or ask for clarifications beforehand.

Public Comment: None

**C. Governmental and Non-Governmental Constraints**

(Video timestamp 1:06:35)

ESA Consultant Hillary Gitelman provided an overview of non-governmental and governmental constraints and opportunities that will be considered in the Housing Element Update.

Member Comments: Committee Member Stanton; and Committee Chairperson Scott.

Committee Members made note of the unique challenges that Napa County faces in comparison to other counties in California, including the consideration that Napa County has more visitors than it does residents, in addition to a disproportionate amount of visitor serving facilities, and many property owners (from outside Napa County) with second or third homes in the County. Further clarification was requested on the County RHNA and Napa County's ability to meet the RHNA, with a comparison of the data between County allocation and the differences between jurisdictions. ESA Consultants and Staff collectively

summarized the County's stance on the RHNA allocation and described that challenge of any potential appeals process being successful, with any successful appeal leading to the reallocation of units to other jurisdictions.

Public Comment: None

#### **D. 6<sup>th</sup> Cycle RHNA**

(Video timestamp 1:09:26)

ESA Consultant Hillary Gitelman provided a brief overview of 6th Cycle RHNA that must be accommodated with adequate sites for development of housing at a range of densities, as compared to the 5th Cycle RHNA.

Member Comments: None

Public Comment: None

#### **E. HEAC Feedback/Discussion of Housing Needs and Constraints**

(Video timestamp 1:09:26)

ESA Consultant Hillary Gitelman provided insight into discussion items for HEAC Meeting #2, which includes updates on status of the final RHNA, use of RHNA transfer agreements, development of single-family homes and accessory dwelling units, and potential multifamily housing sites. Hillary explained that the HEAC will provide feedback on these items at Meeting #2

Member Comments: Committee Member Stanton; Committee Member Akemi-Hernandez; Committee Member Anderson; Committee Member Rhyno; and Committee Chairperson Scott.

Committee Members asked for clarification on constraints and environmental considerations such as water/groundwater, cultural resource considerations, and wildfire, with consultant and County staff summarizing that those considerations are all being reviewed throughout this process with the acknowledgment that the State has specific requirements that need to be met. Further discussion was had on how housing and jobs growth would factor into the site selection process as well as development in isolated and rural areas without services. Consultants and County staff noted that further information regarding site selection would be presented at the next HEAC meeting. Committee Members also requested the demographic data of residents be presented in the Housing Element, with County staff indicating how members could obtain a copy of the current Housing Element.

Public Comment: None

### **5. OUTREACH PLAN AND STRATEGY (Video timestamp 01:34:25)**

#### **A. Summary of the Outreach Strategy for the Housing and Safety Element Update**



ESA Consultant Evan Wasserman provided a summary of the Outreach Plan and strategies presented within the Plan and the HEAC's role in the outreach process. Local governments are required to make a diligent effort in community outreach efforts in preparation of the Housing Element. The Outreach Plan is a living document that will be updated throughout the Planning process.

## **B. HEAC Discussion of Stakeholders and Outreach**

Committee Members held discussion and advised Staff on public outreach strategies including identifying community based organization to engage with outreach efforts.

Member Comments: Committee Member Gallagher, Committee Chairperson Scott, Committee Member Akemi-Hernandez, Committee Member Anderson, Committee Member Zimny, and Committee Member Bolyarde.

Committee Members provided input on specific community-based organizations for the County to reach out to and stated that the County should be proactive in providing translation services rather than waiting until members of the Public request it.

Public Comment: None

### **6. NEXT STEPS (Video timestamp 01:53:35)**

John McDowell provided a summary of the next steps as part of the Housing and Safety Element Update with discussion.

Member Comments: Committee Member Rhyno, Committee Member Stanton, Committee Chairperson Scott.

Committee Members requested clarification on how information should be shared between committee members, if the Zoom chat function could be used, and how that information should be funneled to the appropriate people. County staff clarified that due to Brown Act requirements any information should be first shared with the County staff and that it will be staff responsibility to disseminate the information to members and to make sure that the information is added to the agenda for future meetings.

Public Comment: None

### **7. ADJOURNMENT**

Meeting adjourned to November 15, 2021 regular meeting.

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	Y	Y	<u>1<sup>st</sup></u>	Y	Y	Y	Y	<u>2<sup>nd</sup></u>	Y	Y



ALEXANDRIA QUACKENBUSH, Clerk of the Committee

Key

Vote: JG = Joelle Gallagher; MD = Megan Dameron; KA = Kellie Anderson; TG = Tom Gamble; RR = Ron Rhyno; TS = Terry Scott; KA-H = Keri Akemi-Hernandez; TZ = Teresa Zimny; MS = Mike Swanton; HS = Heather Stanton; JB = Jenna Bolyarde; AC = Anne Cottrell (*Alternate*)  
Notations under vote: Y = Yes; N = No; A = Abstain; X = Excused; 1<sup>st</sup> = 1<sup>st</sup> motion; 2<sup>nd</sup> = 2<sup>nd</sup> motion

Example

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	Y	X	Y	N	<u>1<sup>st</sup></u>	N	Y	N	<u>2<sup>nd</sup></u>	Y



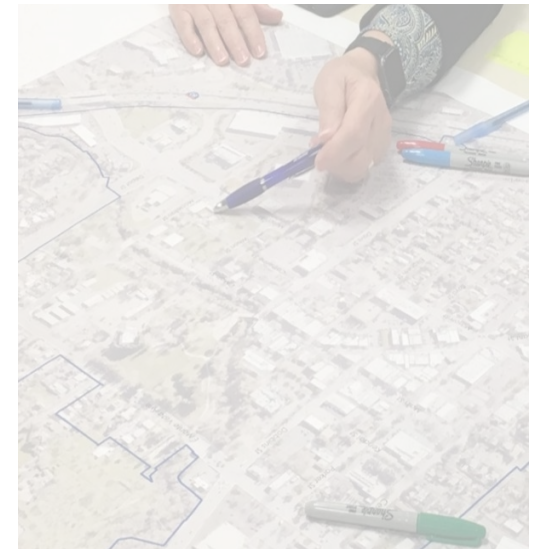


# **Napa County Housing Element Advisory Committee Meeting #2**

15 November 2021

# Topics to Discuss

- Meeting Overview 3
- Regional Housing Needs Allocation (RHNA) 4
  - Development & Status of the Draft RHNA
  - Availability & Use of RHNA Transfers (65584.07)
- Sites Inventory Components 10
  - Single Family Dwellings & ADUs
  - Farmworker Housing
  - Potential Use of the Adequate Sites Alternative (65583.1(c))
  - Inventory of Suitable Land (65583(a)(3), 65583.2)
- Proposed Site Selection Criteria 21
- Exploration of Possible Sites 23
- Next Steps 30



# Overview of the Housing Element Update

## The Housing Element Update

- Updated Housing Needs Assessment
- Updated goals, policies, and programs to address the maintenance, preservation, improvement, and development of housing and affirmatively further fair housing
- A Housing Inventory that meets the County's Regional Housing Needs Assessment (RHNA) plus a buffer

## Related Actions

- Conforming amendments to other elements of the County's General Plan to maintain internal consistency
- Amendments to the Safety Element of the General Plan to improve consistency with the 2020 Local Hazard Mitigation Plan and comply with recent changes in State law
- Amendments to the County's zoning map and zoning ordinance as necessary
- Environmental Review pursuant to the California Environmental Quality Act (CEQA)

## Other

- Community Outreach
- State Department of Housing and Community Development (HCD) review and certification required
- January 31, 2023 Deadline!



# Regional Housing Needs Allocation (RHNA)



## Regional Housing Needs Allocation (RHNA)

- Represents each jurisdiction's share of a region-wide allocation provided to the Association of Bay Area Governments (ABAG) by HCD for the period between January 2023 and January 2031
- Assigned to each jurisdiction by ABAG based on a methodology developed with input from a housing methodology committee
- Much larger for this 6<sup>th</sup> housing cycle than for the last cycle in recognition of the region's housing challenges
- Allocations are considered drafts until finally adopted by ABAG following a decision on pending appeals (Dec 16)
- Includes numbers broken down by income group and represents the number and affordability of new units each jurisdiction must plan for



## Napa County's Draft RHNA

Napa County Draft RHNA for the 6 <sup>th</sup> Cycle					
	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Mod	
Draft RHNA	369	213	120	312	1,014
% of Total	36%	21%	12%	31%	100%

- The Draft RHNA represents a substantial increase over the 5<sup>th</sup> cycle RHNA of 180 total units
- The Draft RHNA is subject to final adoption by ABAG in December 2021 and may change depending on the outcome of appeals



## RHNA Transfer Agreements

- Section 65584.07 of the California Government Code allows unincorporated counties to reduce their RHNA if cities within the County agree to an equivalent increase
- ABAG must approve any transfer sometime between issuance of the final RHNA and January 31, 2023
- Napa County has pursued this option since 2010, entering into multiple agreements with cities that can be submitted to ABAG for approval once the RHNA is finalized
- Requesting transfers in early 2022 would facilitate updating the County's Housing Element based on an adjusted RHNA
- Caution against transferring 100%





# Available RHNA Transfer Agreements

**Table 2. Available RHNA Transfer Agreements**

Agency and Date of Agreement	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Mod	
American Canyon (2010)	46	38	46	56	168
American Canyon (2017)	11	6	4	9	30
St. Helena (2017)	1	0	0	1	2
City of Napa (2019)	295	170	96	250	811
Total	374	216	122	317	1,029

## Notes:

Unit distribution by income group may be adjusted via negotiations between the parties if needed to ensure that the transfer of low and very low units is proportional to the transfer of moderate and above moderate as required by CGC Sec. 65584.07(a)(3).

Numbers in the 2010 American Canyon Agreement add up to 186, but the agreement references 168 units.



## RHNA Transfer Agreements

- Just because the County could theoretically request a transfer of 100% of its RHNA to the cities, does not mean that this is the wisest course of action
- The County's request will require careful consideration based on a number of factors, including an understanding of all Housing Element requirements
- Whatever the request, the transfer must be approved by ABAG in a public forum
- The resulting final and adjusted RHNA will provide a basis for the sites inventory component of the Housing Element Update



# Sites Inventory Components



# Sites Inventory Components/Considerations

## Sites Inventory Components

- Single Family Dwellings & ADUs
- Farmworker Housing
- Potential Use of the Adequate Sites Alternative (65583.1(c))
- Inventory of Suitable Land (65583(a)(3), 65583.2)

## Considerations

- The sites inventory must provide sites suitable for lower income housing; the law specifies a “default density” of 20 DU per acre
- HCD recommends that the housing element provide a buffer in addition to simply providing sites to meet the RHNA
- Due to recent changes in State law, a generous buffer will also reduce the risk of having to identify additional sites before the next housing element update



# Sites Inventory Components/Considerations

## Considerations (Cont.)

- Per AB 686, sites must be evaluated through the lens of Affirmatively Furthering Fair Housing, meaning that we must ensure that the sites inventory doesn't concentrate sites for lower-income housing development in areas of low opportunity or contribute to segregation/isolation of racial and ethnic groups or creation or exacerbation of racially or ethnically concentrated areas of poverty (R/ECAPs). Ideally, lower-income housing sites should be located in areas of higher opportunity.



## Single Family Dwellings and ADUs

- County zoning permits one single family dwelling (SFD) on each legal parcel (industrial zones excluded)
- In addition, one Accessory Dwelling Unit (ADU) and one Junior Accessory Dwelling Unit (JADU) are permitted within residential zoning and Agricultural Watershed (AW) zoning. Agricultural Preserve permits one JADU.
- The Housing Element Update can assume development of SFDs based on the number of developable vacant parcels



## ADUs

- HCD allows the Housing Element Update to assume development of ADUs and JADUs at the existing pace and level of affordability or a projection if increases are expected/supported.
- The annual average for the last three years is used in the table below

**Table 3. Projected ADU for 8 Year Housing Planning Period**

	Units by Income Group				Total
	Very Low	Low	Moderate	Above Mod	
ADUs	8	8	24	32	72

Notes: Draft projection based on annual average production 2018-2020





## Farmworker Housing

- County zoning permits up to 12 individual farmworker housing units (or 36 beds in group quarters) as an allowed use by right on every legal parcel in agricultural zones. Additional farmworker housing may be allowed with approval of a Use Permit.
- Track record of minimal production in the last housing cycle limits ability to project unit production in upcoming cycle
- County is participating in the ABAG Farmworker Collaborative
- The County can include implementation programs in the Housing Element Update to encourage production & identify sites, although it remains to be seen what HCD will “count”



## Adequate Sites Alternative (CGC Section 65583.1(c))

- There are some conditions under which, the County could address up to 25% of its adequate sites requirement by substantially rehabilitating existing units, converting existing units to affordable units, or where existing unit (including mobile home spaces) affordability is preserved
- Examples include conversion of hotels/motels to residential use and making them available for people experiencing homelessness, or preserving a mobile home park by acquiring spaces



## Inventory of Suitable Land

- Vacant sites that are zoned for multifamily development
- Vacant sites that are not zoned for multifamily development, but that allow such development
- Underutilized sites that are zoned for residential development and capable of being developed at a higher density or with greater intensity\*
- Sites that are not zoned for residential development, but can be redeveloped for and/or rezoned for multifamily residential development\*
- Sites owned or leased by the County that can be redeveloped for multifamily residential development within the housing cycle
- Sites controlled by the State, a city, or another public agency where there is agreement/documentation that the site can be developed within the housing cycle

\* Non-vacant sites require additional justification, and the bar is even higher if more than 50% of lower income RHNA will be accommodated by non-vacant sites.



## Inventory of Suitable Land (cont.)

A sites suitability analysis must demonstrate how the projected residential development capacity of the sites can be realistically achieved and consider such things as:

- Land use controls and site improvements
- Site size and realistic development capacity
- Typical densities of existing or approved residential development at similar affordability levels
- Current or planned availability and accessibility of sufficient water, sewer, and dry utilities
- Incentives for residential use
- Local or regional development trends

For any sites <0.5 acres or >10 acres, the housing element must provide an analysis demonstrating their ability to develop with housing during the planning period. Evidence can include developer interest or a development proposal, or a track record consolidating and/or developing sites of similar size. The housing element must also include policies or incentives to facilitate development of these sites.



Site	APN/ Location	Zoning	General Plan	Allowed Density (du/ac)	Acreage	Realistic Unit Capacity
Angwin – Site A	024-410-015 and 016	AHCD	Urban Residential	12 - 25 du/ac	11.4 (a) (entire site= 18.5 ac)	114 (b)
Angwin – Site B	024-080-035 and 036 024-080-033 part 024-080-028 part 024-300-027 part	AHCD	Urban Residential	12 - 25 du/ac	7 (a) (entire site= 44.5 ac)	77 (c)
Sub-Area Maximum = 191 Units (Minimum 80 Low & Very Low Income)						
Moskowite Corner – Site A	032-150-062	AHCD	Rural Residential	4 - 10 du/ac	1 (a) (entire parcel = 8.7 ac)	3 (d)
Moskowite Corner – Site B	032-150-063	AHCD	Rural Residential	4 - 10 du/ac	2 (a) (entire parcel = 11.4 ac)	6 (d)
Moskowite Corner– Site C	032-150-048	AHCD	Rural Residential	4 - 10 du/ac	20.8	83 (d)
Moskowite Corner– Site D	032-150-047	AHCD	Rural Residential	4 - 10 du/ac	11.4	45 (d)
Sub-Area Maximum = 100 Units (Minimum 25 Low & Very Low Income)						
Spanish Flat Site A	019-261-038	AHCD	Rural Residential	4 - 25 du/ac	1.5 (a) (entire parcel= 6.2 ac)	7 (e)
Spanish Flat Site B	019-261-035	AHCD	Rural Residential	4 - 25 du/ac	5 (a) (entire parcel = 6.7 ac)	25 (e)
Spanish Flat Site C	019-261-026	AHCD	Rural Residential	4 - 25 du/ac	1.7	8 (e)
Spanish Flat Site D	019-261-025	AHCD	Rural Residential	4 - 25 du/ac	0.9	4 (e)
Spanish Flat Site E	019-262-001	AHCD	Rural Residential	4 - 25 du/ac	3 (a) (entire parcel= 27.3 ac)	15 (e)
Spanish Flat Site F	019-050-003	AHCD	Rural Residential	4 - 25 du/ac	8.1	40 (e)
Sub-Area Maximum = 110 Units (Minimum 27 Low & Very Low Income)						
Napa Pipe	046-412-005	Napa Pipe Residential (NP-MUR-W:AC) (f)	Napa Pipe Mixed Use	20 du/ac	43.5 ac (entire parcel = 63 ac)	700 - 945 (f) (304 units must be built at a minimum density of 20 du/ac; of these, 202 units are allowed by right)

## Existing Housing Element Sites Inventory for 2014-2022

(many changes in State law since 2014!)



# 2014-2022 Housing Element Sites Inventory

**TABLE H-G:**

**SUMMARY OF RHNA AND RESIDENTIAL SITES CAPACITY, 1/1/2014 - 9/31/2022**

	Suitability of Sites			TOTAL
	Very Low and Low	Moderate	Above Moderate	
<b>Original RHNA Allocation (Units)</b>	<b>81</b>	<b>32</b>	<b>67</b>	<b>180</b>
<b>Less Units Produced Since 1/1/2014</b>				
Single Family Homes	0	0	0	0
Second Units	0	0	0	0
<i>Sub-Total Units Already Produced</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Net Remaining Outstanding RHNA</b>	<b>81</b>	<b>32</b>	<b>67</b>	<b>180</b>
<b>Unit Capacity on Identified Sites</b>				
SFR Capacity on Vacant Parcels (a)	0	0	317	317
Projected Additional 2nd Units	0	25	0	25
Napa Pipe (b)	304	50	346-591	700-945
Angwin Sites (c)	191	0	0	191
Moskowite Corner Sites (d)	25	25	50	100
Spanish Flat Sites (e) (f)	99	0	0	99
<b>Total Unit Capacity on Identified Sites</b>	<b>619 (g)</b>	<b>100 (g)</b>	<b>958 (h)</b>	<b>1,677</b>
<b>"Buffer" or Excess Capacity</b>	<b>538</b>	<b>68</b>	<b>891</b>	<b>1,497</b>



# Proposed Site Selection Criteria





## Proposed Screening Criteria

1. Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development; (*Source: State requirement*)
2. Sites must generally be between 0.5 and 10 acres in size; (*Source: State requirement*)
3. Sites must be located outside of areas designated in the General Plan as Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008). Notwithstanding this requirement, sites within these areas may be identified for qualifying farmworker housing development and sites identified as an existing commercial establishment on General Plan *Figure AG.LU-2: Location of Parcels Subject to Policy AG/LU-45* may be identified for redevelopment.

## Additional Goals

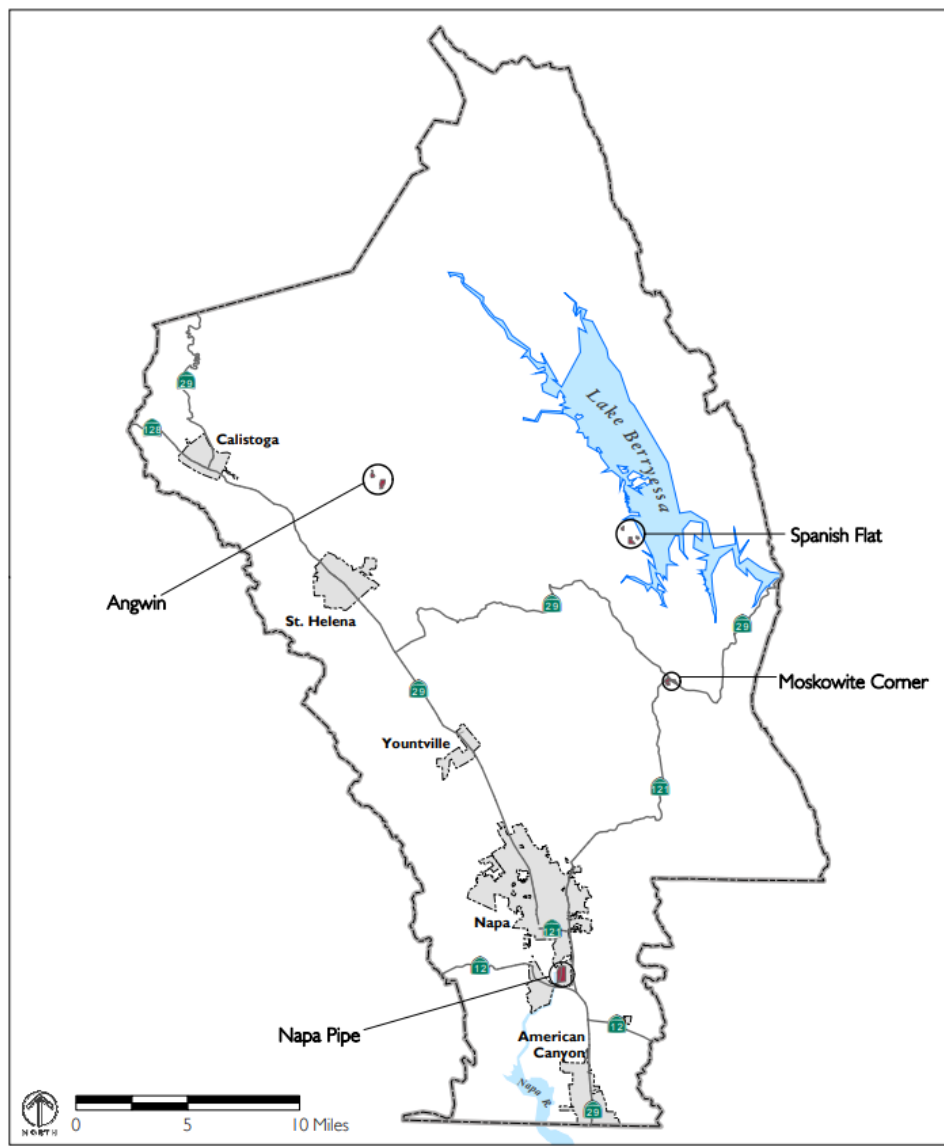
4. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire
5. Located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan
6. Proximate to transit routes and/or employment opportunities and services (e.g. groceries)



# Exploration of Possible Sites



# Exploration of Possible Sites

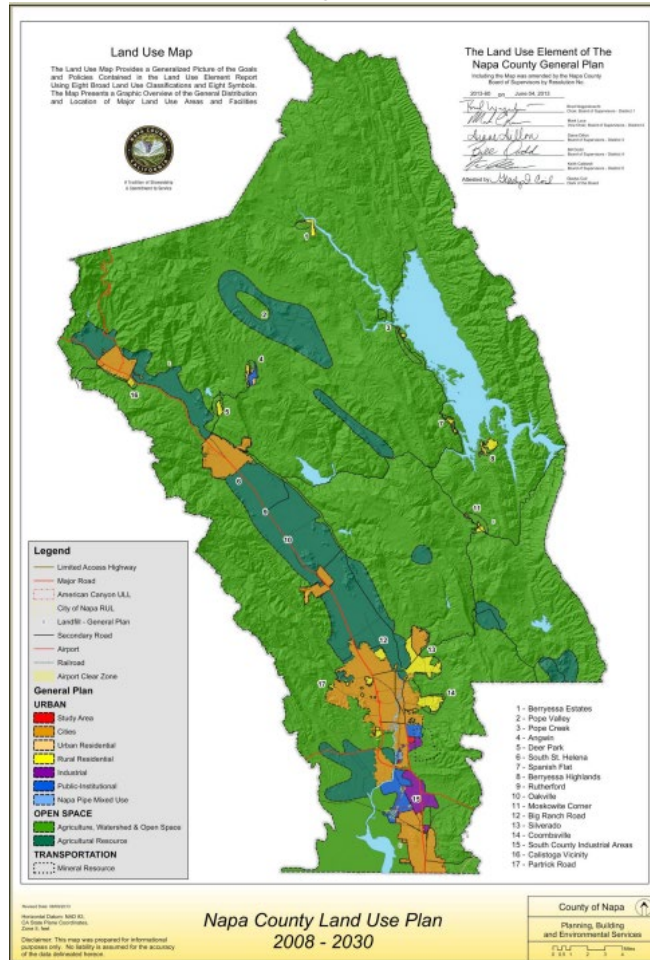


Review Sites from the  
2014-2023 Housing  
Element (Figure H-1-1)

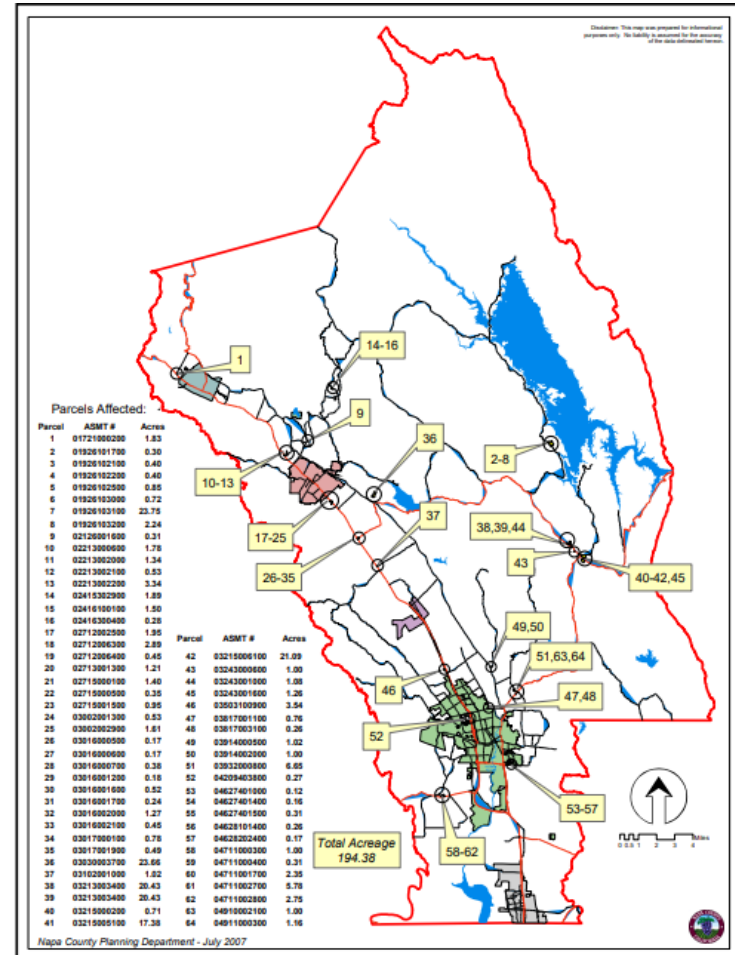


# Exploration of Possible Sites

General Plan Figure AG/LU-3



General Plan Figure AG/LU-2

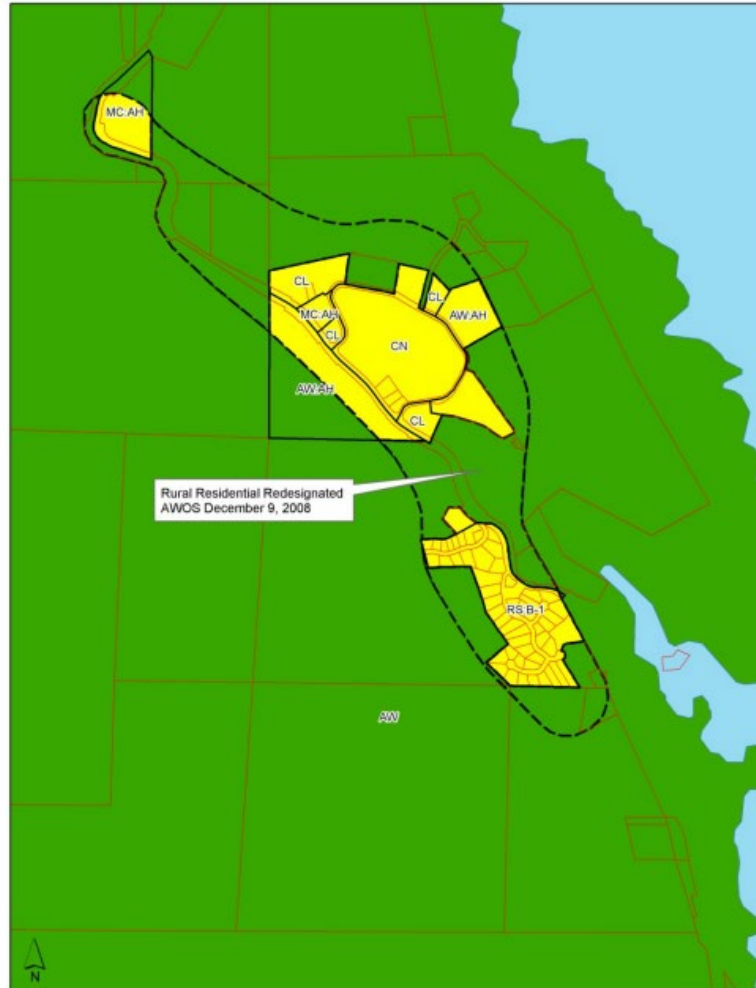


## Examine General Plan & Zoning



# Exploration of Possible Sites

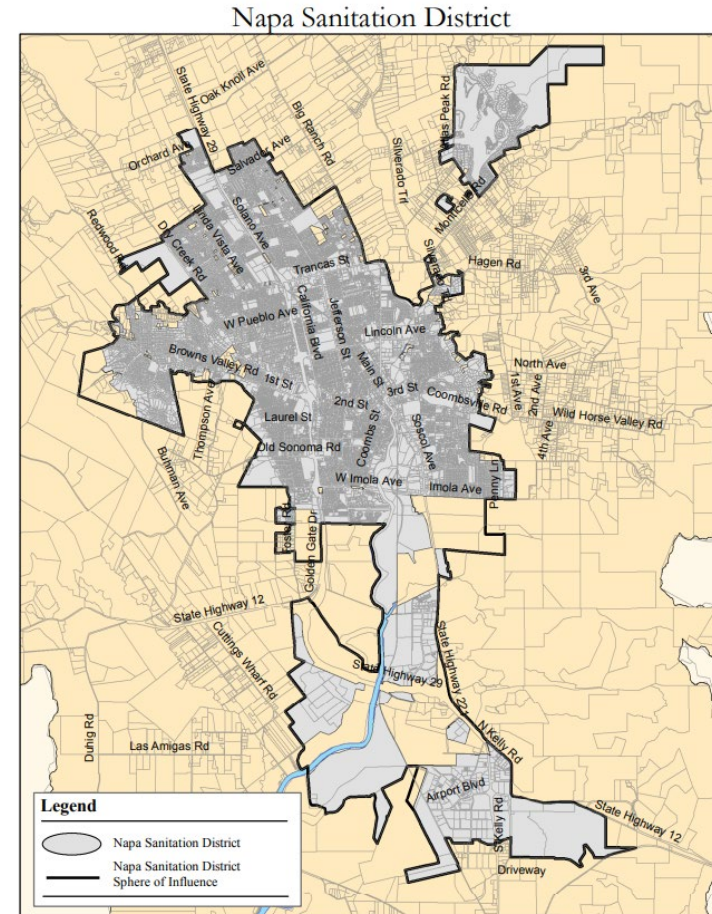
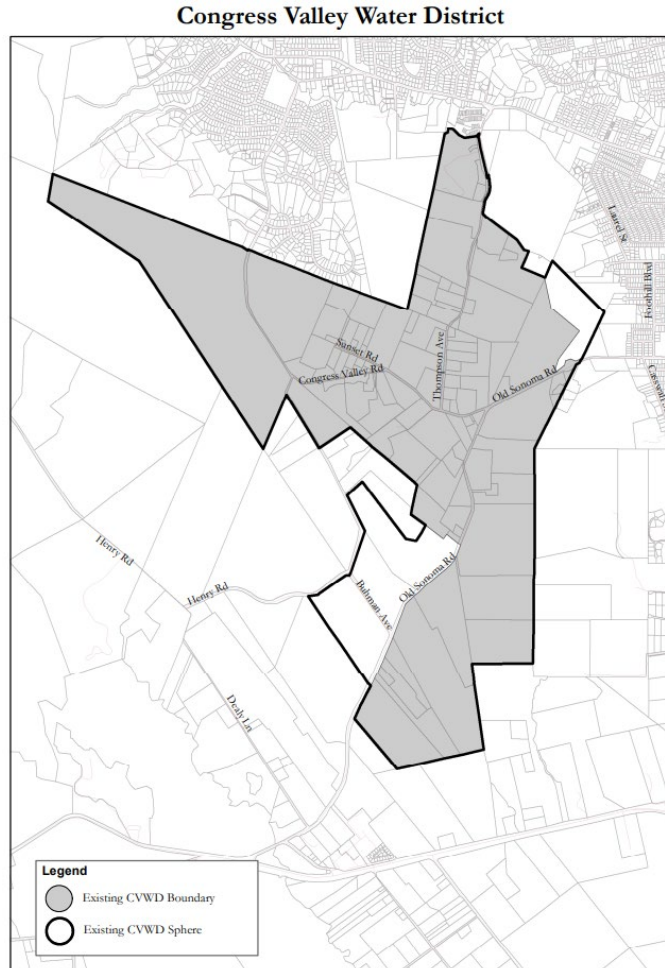
Sample General Plan Figure from p. AG/LU-47



## Examine General Plan & Zoning



# Exploration of Possible Sites

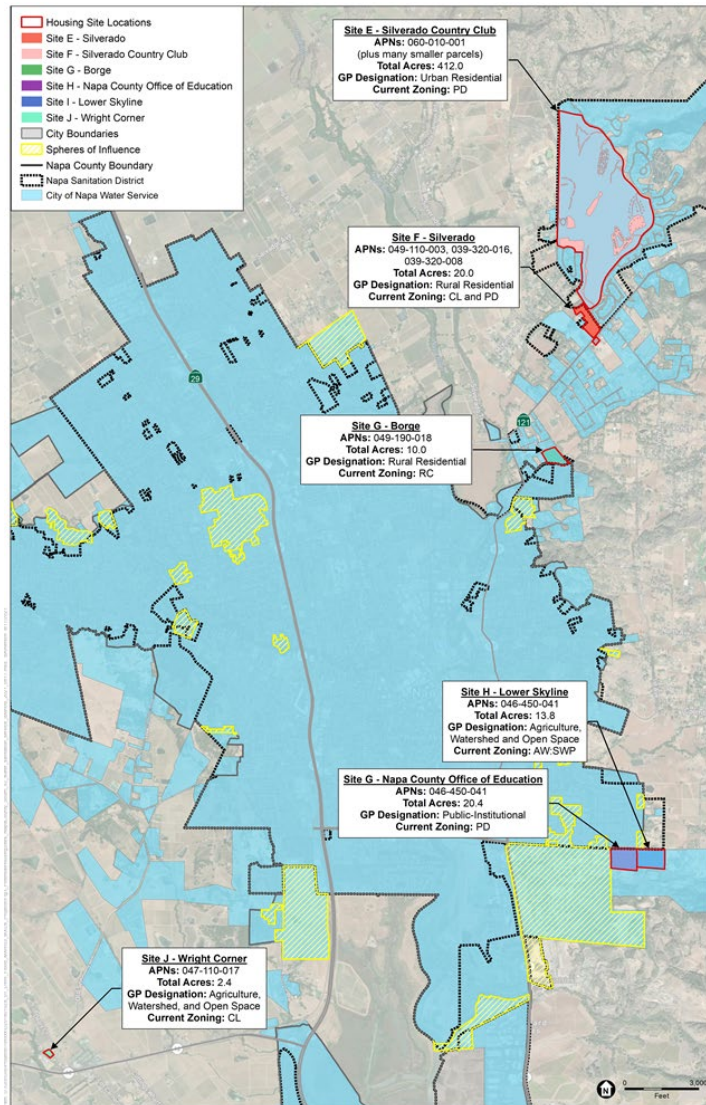


**Assess Availability of Water & Sewer** (maps by Napa County LAFCO)





# Exploration of Possible Sites



## Parcel-Specific Investigation/Screening

- Potential for water/sewer
- Fire danger
- Ownership
- Current uses
- Size
- Likelihood of developing
- Access to services

(ESA Map from 2018)





## Exploration of Possible Sites

- Possible farm worker housing sites or incentives
- One or more existing housing element sites with additional incentives
- One or more small sites in the vicinity of Carneros Resort if utilities can be provided
- One or more sites between Foster Road & SR 29 w/in the City of Napa RUL
- One or more sites needing State agreement (Napa State Hospital)
- 9.8-acre former Stonebridge School site in Carneros
- One or more sites in the Silverado area
- One or more sites proximate to planned resorts at Lake Berryessa
- Other?? *HEAC input needed!*



# Next Steps



## Next Steps

- December 16 – ABAG Finalizes RHNA
- December 7, 2021 Board of Supervisor's Meeting
- December 15, 2021 County Planning Commission Meeting
- Late December or January -- County Issues Notice of Preparation (NOP) to start the EIR process
- January or February – County Requests RHNA Transfer Approval by ABAG
- Ongoing Community Outreach
- March -- Next HEAC Meeting





## Meeting Minutes

### Napa County Housing Element Advisory Committee

Joelle Gallagher

Megan Dameron

Anne Cottrell (*Alternate*)

Kellie Anderson

Tom Gamble

Ron Rhyno

Terry Scott (*Chair*)

Keri Akemi-Hernandez (*Vice-Chair*)

Teresa Zimny

Mike Swanton

Heather Stanton

Jenna Bolyarde

David Morrison, Secretary-Director

Silva Darbinian, Committee Counsel

John McDowell, Supervising Planner

Alexandria Quackenbush, Committee Clerk

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Monday, November 15, 2021

1:30 PM

Virtual Meeting

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**1. CALL TO ORDER; ROLL CALL (Video timestamp 00:00:23)**

Committee Members Present: Joelle Gallagher, Megan Dameron, Kellie Anderson, Ron Rhyno, Terry Scott, Keri Akemi-Hernandez, Teresa Zimny, Mike Swanton, Heather Stanton, Jenna Bolyarde (arrived during item 7A).

Committee Members Not Present: Committee Member Anne Cottrell

Staff Present: David Morrison, John McDowell, Trevor Hawkes, Alexandria Quackenbush

**2. PLEDGE OF ALLEGIANCE (Video timestamp 00:02:01)**

John McDowell led the salute to the flag.

**3. CITIZEN COMMENTS AND RECOMMENDATIONS (Video timestamp 00:02:45)**

None.

**4. APPROVAL OF MINUTES (Video timestamp 00:03:00)**

The Clerk of the Committee request approval of Minutes for the meeting held on: October 26, 2021 (All Commissioners Present)

The vote to approve minutes for the meeting held on October 26 and November 15, 2021, was continued until the next regular scheduled meeting.

Member Comments: Committee Member Stanton requested that meeting minutes be provided to the Committee as a summary format in order to provide more detail and context on discussion.

**5. AGENDA REVIEW / MEETING OVERVIEW (Video timestamp 00:07:25)**

John McDowell gave the review.

**6. DISCLOSURES (Video timestamp 00:10:13)**

None.

**7. BUSINESS ITEMS**

**A. Adoption of Resolution Authorizing Continue Use of Remote Teleconferencing Meetings – Action Item (Video timestamp 00:10:37)**

Committee Members voted to adopt Resolution authorizing continue use of remote teleconferencing meetings.

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	Y	Y	X	<u>2<sup>nd</sup></u>	Y	Y	<u>1<sup>st</sup></u>	Y	Y	Y

**B. Regional Housing Needs Allocation (RHNA) – Discussion Item (Video timestamp 00:14:35)**

ESA Consultant Hillary Gitelman provided a summary of the Regional Housing Needs Allocation (RHNA). Hillary provided additional context regarding the Housing Element Update components, planning process, and related actions that will occur along with the Housing Element Update. Related to the Housing Element, the items to be included in the Housing Element update are an updated Housing Needs Assessment, updated goals, policies, and programs to address the maintenance, preservation, improvement, and development of housing in Napa County, while working to affirmatively further fair housing.

**Member Comments:** Committee Member Stanton; and Committee Chairperson Scott.

Committee Members requested clarification on the statewide Housing Element update process and whether Housing Element Updates consider water/utilities availability in the update process. ESA Consultants and Staff collectively explained the housing update process and that the planning for groundwater resources and housing happens concurrently.

**Public comment:** None

***Development & Status of the Draft RHNA (Video timestamp 00:23:40)***

ESA Consultant Hillary Gitelman provided a summary of the Regional Housing Needs Allocation (RHNA) process and highlighted the Draft RHNA for Napa County in the 6<sup>th</sup> Cycle, as compared to the 5<sup>th</sup> Cycle allocations. Hillary explained that these allocation figures are considered draft until formally adopted by ABAG following decision on pending appeals.



**Member Comments:** None

**Public comment:** None

***Availability & Use of RHNA Transfers (65584.07) (Video timestamp 00:26:04)***

ESA Consultant Hillary Gitelman provided a summary of the transfer agreement process, as allowed by California Government Code Section 65584.07. Hillary explained that unincorporated counties can reduce their RHNA if cities within the County agree to an equivalent increase in units across income groups. Additionally, ABAG must approve any transfer before the issuance of the final RHNA and January 31, 2023. Hillary explained that Napa County has pursued this option since 2010, entering into multiple agreements with cities in Napa County.

**Member Comments:** Committee Member Gallagher, Committee Chairperson Scott, Committee Member Akemi – Hernandez, Committee Member Anderson, Committee Member Zimny, Committee Member Swanton, and Committee Member Bolyarde

Several Committee Members requested clarification on the mechanics of the RHNA transfer agreement process, including the impact of previous development projects on the County's RHNA obligations and previous RHNA agreements made with Napa County cities after the 5<sup>th</sup> Housing Cycle. County staff explained that RHNA transfer agreements with American Canyon and St. Helena will apply to the current Housing Element cycle. County staff also explained that negotiations with Cities in the County for RHNA transfer agreements are an ongoing process.

Committee Members also requested clarification on the definition of housing affordability levels. County staff explained that affordability levels are defined and provided by the Department of Housing and Community Development (HCD).

**Public comment:** None

**C. Sites Inventory Components – Discussion Item (Video timestamp 00:57:37)**

ESA Consultant Hillary Gitelman identified the components of the site inventory and other considerations and requirements that must be identified and met due to existing Napa County regulations and changes in State Housing law. At the minimum, the site inventory must include the following components:

- a. Single Family Dwellings & ADUs
- b. Farmworker Housing
- c. Potential Use of the Adequate Sites Alternative (65583.1(c))
- d. Inventory of Suitable Land (65583(a)(3), 65583.2)

ESA Consultant Hillary also provided a summary of the 2014 – 2022 Housing Element Sites Inventory.

**Member Comments:** Committee Member Gallagher, Committee Chairperson Scott,

Committee Member Akemi – Hernandez, Committee Member Anderson, Committee Member Zimny, Committee Member Swanton, and Committee Member Bolyarde

Committee Members requested clarification on the types of housing that are counted towards a jurisdiction's RHNA and provided discussion on specific sites and development projects occurring in Napa County. Committee Members also provided feedback on considerations for site selection.

Furthermore, Committee Members requested clarification on the outreach process to property owners for those properties that are identified in the site inventory. Lastly, one Committee Member requested maps of the County and boundary lines for future reference.

As part of this discussion, County staff also identified considerations for site selection moving forward that the County would like Committee feedback on.

**Public comment: None**

**D. Proposed Site Selection Criteria – Discussion Item (Video timestamp 01:36:00)**

ESA Consultant Hillary Gitelman described the proposed screening criteria that would be used in the site inventory analysis developed by consultants and County staff. The site criteria presented included state mandated requirements such as access to utilities, site size, location of sites outside of high and very high fire severity zones, and proximity to transit routes, employment opportunities, and services.

**E. Exploration of Possible Sites – Discussion Item (Video timestamp 01:39:52)**

ESA Consultant Hillary Gitelman provided further explanation on the process for the exploration of possible sites, including a list of the specific sites and incentives that are being considered by the consultant team and Napa County Staff. Hillary requested input on these sites from the Committee as well as input on the proposed site selection criteria.

**Member Comments:** Committee Member Gallagher, Committee Chairperson Scott, Committee Member Anderson, Committee Member Zimny, and Committee Member Swanton

Committee Members requested additional meetings with County Staff between HEAC Meeting #2 and HEAC Meeting #3. Committee Members also provided discussion on specific sites and requested clarification on requirements for specific housing types and programs, including preservation of affordable housing stock, incentivizing development, redevelopment of government owned sites, and rebuilding after natural disasters. Committee Members identified sites in the City of American Canyon and the City of Napa as possible conversion sites, but County Staff reiterated that they wanted feedback on sites in the unincorporated County, with the understanding of site constraints.

**Public comment: None**



**8. NEXT STEPS / STAFF AND COMMITTEE MEMBER COMMENTS (Video timestamp 02:09:27)**

ESA Consultant Hillary Gitelman outlined the next steps in the Napa County Housing Element Update process, including interim dates and deadlines between the next HEAC meeting.

**Member Comments:** Committee Chairperson Scott

Commissioners requested additional meetings with County Staff between HEAC Meeting #2 and HEAC Meeting #3. County staff explained that additional analysis will be prepared in between HEAC Meeting #2 and Meeting #3 and will be able to provide additional feedback and updates later in the planning process. Commissioners asked for final feedback and clarifications on the RHNA transfer agreement process, prior to adjournment.

**Public comment:** None

**9. ADJOURNMENT (Video timestamp 02:14:19)**

Meeting adjourned.

  
ALEXANDRIA QUACKENBUSH, Clerk of the Committee

Key

Vote: JG = Joelle Gallagher; MD = Megan Dameron; KA = Kellie Anderson; TG = Tom Gamble; RR = Ron Rhyno; TS = Terry Scott; KA-H = Keri Akemi-Hernandez; TZ = Teresa Zimny; MS = Mike Swanton; HS = Heather Stanton; JB = Jenna Bolyarde; AC = Anne Cottrell (*Alternate*)  
Notations under vote: Y = Yes; N = No; A = Abstain; X = Excused; 1<sup>st</sup> = 1<sup>st</sup> motion; 2<sup>nd</sup> = 2<sup>nd</sup> motion

Example

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	Y	X	Y	N	<u>1<sup>st</sup></u>	N	Y	N	<u>2<sup>nd</sup></u>	Y



# **Napa County Housing Element**

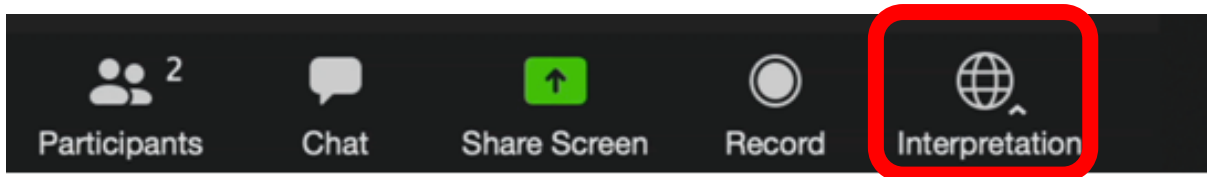
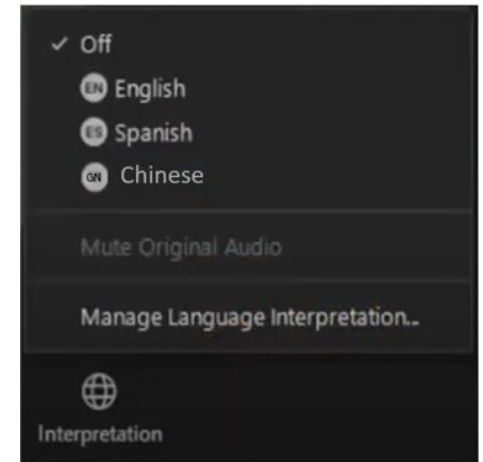
## **Community Workshop**

### **January 20, 2022**



# Live Interpretation Available

- On-site interpreters for the workshop are available for Spanish language translation
- Select the following interpretation icon on the toolbar to get the desired language
- Intérpretes in situ para el taller están disponibles para la traducción al español
- Seleccione el siguiente icono de interpretación en la barra de herramientas para obtener el idioma deseado



# Workshop Agenda

1. Welcome and Introductions
2. Housing Element Process
3. Housing Needs Assessment
4. Public Discussions and Feedback
5. Closing and Next Steps



# **1. Welcome and Introductions**



# Project Team

## Napa County:

- David Morrison, Director of Planning, Building, and Environmental Services
- Trevor Hawkes, Planner III

## Consultant Team:

- Matt Kowta, BAE
- Hillary Gitelman, ESA
- Mary Laux, ESA
- Evan Wasserman, ESA
- Justin Klaparda, ESA



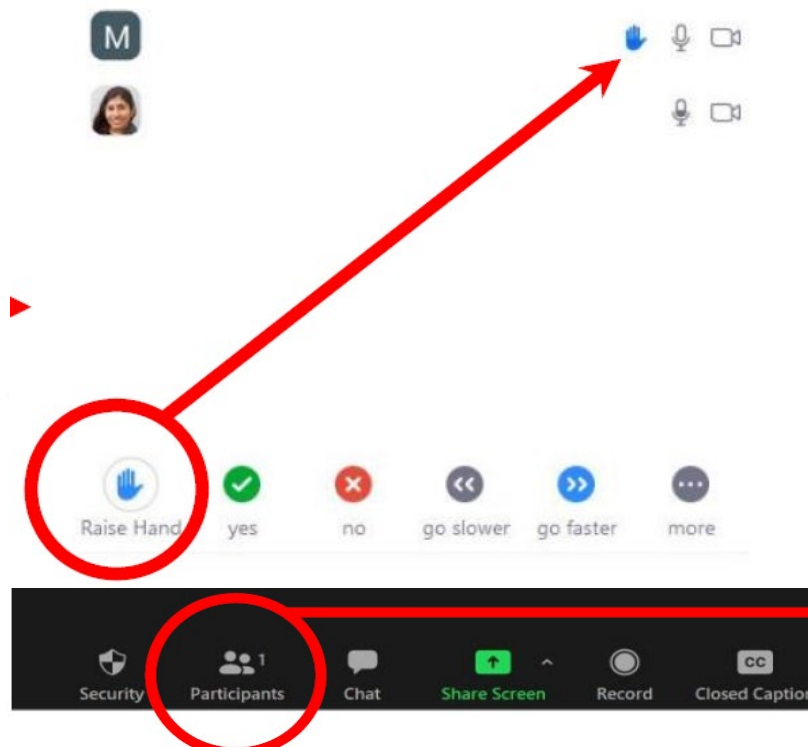
bae



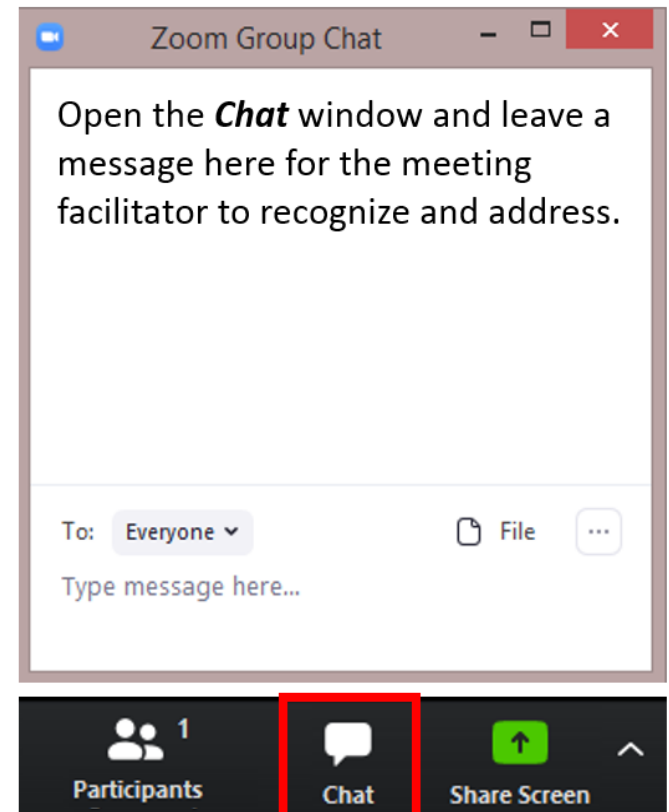


# How Will The Meeting Be Facilitated?

## RAISE HAND VIRTUALLY THROUGH PARTICIPANTS TOOL



## CHAT FUNCTION



**AS A REMINDER, PLEASE REMAIN ON MUTE DURING THE PRESENTATION PORTION OF THE WORKSHOP**

## 2. Housing Element Process

# What is the Housing Element?



County plan to meet housing needs

Address and meet community needs  
Provide access to opportunity



One Element of the General Plan



Required for every City and County in California

Updated every 8 years  
Approved by State Department of Housing & Community Development



Bay Area jurisdictions' Housing Elements cover 2023-2031

# Key Housing Element Components

## **Housing Needs Assessment**

Analysis of demographic & housing trends

---

## **Evaluation of Prior Housing Element**

Report on progress during the last 8-year cycle

---

## **Housing Sites Inventory**

Identify sites where new housing can be built

---

## **Constraints Analysis**

Analyze possible barriers to addressing housing needs

---

## **Goals, Policies, & Programs**

Establish a plan to address housing needs

# Planning Process

Review and  
Revise the  
Existing  
Housing  
Element

Provide  
Opportunity  
for Public  
Comment on  
Draft  
Housing  
Element  
(at least 30  
days)

Consider  
Public Input  
and Revise  
(at least 2  
weeks)

Submit to  
HCD for  
Formal  
Review  
(90 days)

Revise in  
Response to  
HCD  
Comments

Board of  
Supervisor  
Adopts  
Final Draft

Adopt legally  
compliant HEU  
within 120 days  
of statutory  
deadline to avoid  
requirement that  
necessary  
rezones be  
completed  
within one year  
of statutory  
deadline  
(1/15/23)

# Key Housing Element Objectives

- **Housing Production:** Accommodate projected (RHNA-allocated) housing units, particularly affordable housing
- **Housing Preservation:** Protect & rehabilitate affordable housing
- **Affirmatively Further Fair Housing:** Foster an inclusive community that provides equal access to opportunity
- **Housing for All:** Promote housing for all income levels and special-needs populations



# What is the Regional Housing Needs Allocation (RHNA)?

- Number of housing units that Napa County must plan for over the next 8 years
- Projected Statewide need allocated to each region, then to each city and county
- Housing Element must show the City's ability to meet the RHNA
  - By identifying sites for development & removing barriers
  - County is not required to build the units
- 2023-2031 RHNA for the Bay Area: 441,176 units



# Bay Area RHNA

INCOME LEVEL	2015-2023 Allocation	2023-2031 Allocation	Percent of 2023-2031 Total
<b>VERY LOW INCOME</b> (<50% Area Median Income)	46,680	114,442	26%
<b>LOW INCOME</b> (50-80% Area Median Income)	28,940	65,892	15%
<b>MODERATE INCOME</b> (80-120% Area Median Income)	33,420	72,712	16%
<b>ABOVE MODERATE INCOME</b> (>120% Area Median Income)	78,950	188,130	43%
<b>TOTAL</b>	<b>187,990</b>	<b>441,176</b>	<b>100%</b>

# Napa County's RHNA (Compared to 5<sup>th</sup> Cycle)

INCOME LEVEL	2015-2023 Allocation	2023-2031 Allocation	Percent of 2023-2031 Total
<b>VERY LOW INCOME</b> (<50% Area Median Income)	51	369	36%
<b>LOW INCOME</b> (50-80% Area Median Income)	30	213	21%
<b>MODERATE INCOME</b> (80-120% Area Median Income)	32	120	12%
<b>ABOVE MODERATE INCOME</b> (>120% Area Median Income)	67	312	31%
<b>TOTAL</b>	<b>180</b>	<b>1,014</b>	<b>100%</b>

### **3. Housing Needs Assessment**

# Recent Laws Affecting Housing Elements

SB 9: Lot splits and Duplexes in Single Family Zones	SB 10: Upzoning near Transit
AB 215: Housing Element Review/ Implementation	AB 1398: HE Deadlines/Site Rezoning
AB 744: Density Bonus	SB 35: Streamlining of housing approval
AB 1934: Mixed Use Development Bonus	AB 771: RHNA
AB 2208: Residential Land Inventory	AB 686: Affirmatively Furthering Fair Housing
AB 2685: Housing Element Adoption	AB 2162: Supportive Housing
SB 229: Accessory Dwelling Units	AB 2372: Floor Area Ratio Bonus
SB 166: Residential Density and Affordability	AB 2797: Density Bonus
SB 540: Workforce Housing Opportunity Zone	AB 3194: Housing Acct Act: Approvals
AB 1505: Inclusionary Zoning	SB 828: RHNA
AB 72: Housing Element Compliance	SB 1227: Density Bonus
AB 678/ SB 167: Housing Accountability Act	AB 587: Separate Sale/ Conveyance of ADUs
SB 330/ SB8: Housing Crisis Act	AB 1783 H02A: Worker Housing
	AB 879: Housing Development Fees

# Substantial New Requirements to Affirmatively Further Fair Housing (AFFH)

- Conduct Assessment of Fair Housing
- Assess patterns of segregation/isolation
- Evaluate housing sites through lens of Affirmatively Furthering Fair Housing
- Include goals, policies, and actions to AFFH

# Housing Needs/Assessment of Fair Housing

- Disparity in homeownership rates – lower for Asian/API and much lower for Hispanic/Latinx
- About 1/3 of households live in neighborhoods where there is risk of displacement or undergoing gentrification
- 13.2 percent of households live in neighborhoods where low-income households are likely to be excluded due to high costs
- Typical home value has increased 48% since 2001
- Rents have also increased sharply in the unincorporated area

# HNA/AFH, cont.

- Unincorporated area has seen a decline in population between 2000 and 2020
  - Wildfire displacement
  - Conversion of housing to 2<sup>nd</sup> homes
  - Possible Census counting issue related to Napa State Hospital
- Aging population – median age 48 yrs.
- Area is becoming more diverse; fewer Whites and more Hispanic/Latinx and multi-racial persons
- Number of jobs are increasing – creating demand for housing and increasing need for commuting in from surrounding areas



## HNA/AFH, cont.

- 18 percent of households have moderate housing cost burdens (30%+ of income spent on housing)
- 16 percent have severe cost burdens (50%+ of income)
- The percent with moderate to severe cost burdens increases substantially as income levels go down
- Overcrowding is generally not significant in unincorporated area, but the problem increases as income levels go down; also, much more prevalent among minority households
- While overall number of farmworkers has gone down, farm work continues to transition from seasonal to year-round, creating need for permanent housing

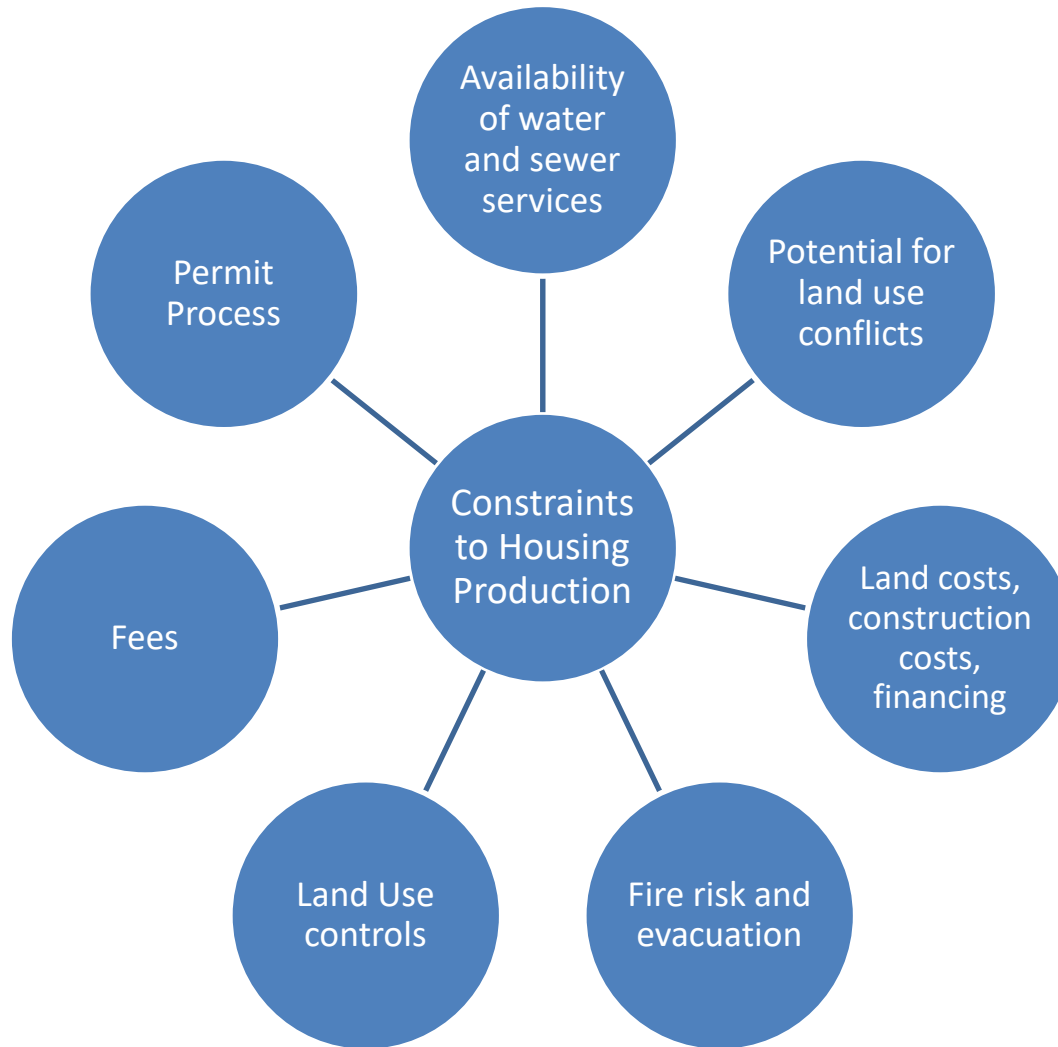
## HNA/AFH, cont.

- Metrics of segregation in the unincorporated area are not reliable due to small number of minority households; however, the available data indicate that segregation and isolation may be increasing
  - The general lack of minority representation in the unincorporated area suggests that Napa County should consider “mobility strategies” to create more opportunity for minority groups to live in the area
- Areas of poverty are concentrated in the south part of the county, concentrated near Napa and American Canyon, suggesting that place-based strategies to increase opportunity could be focused in these areas

## HNA/AFH, cont.

- No R/ECAPs or RCAAs in unincorporated area
- County does not have tracts that are considered High Segregation and Poverty, but there is geographic variation in the level of Opportunity (Highest and Higher opportunity areas tend to be in western part of County or northeast of City of Napa)
  - It will be important to consider these factors when evaluating the location of sites identified for future lower-income housing development
- Data are not statistically reliable; however, they suggest that minorities may experience disproportionate housing problems.

# Non-Governmental and Governmental Constraints



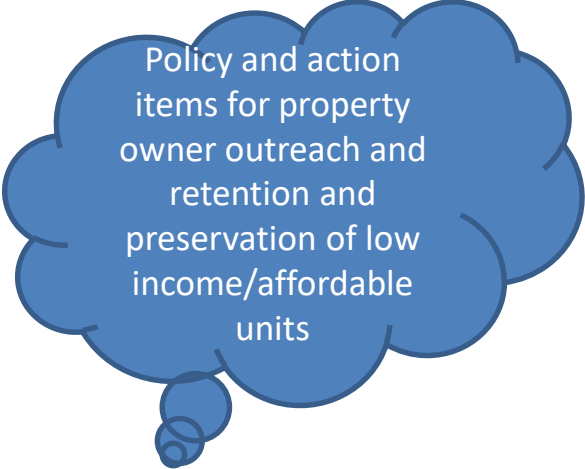
## **4. Public Discussions and Feedback**

# General Questions

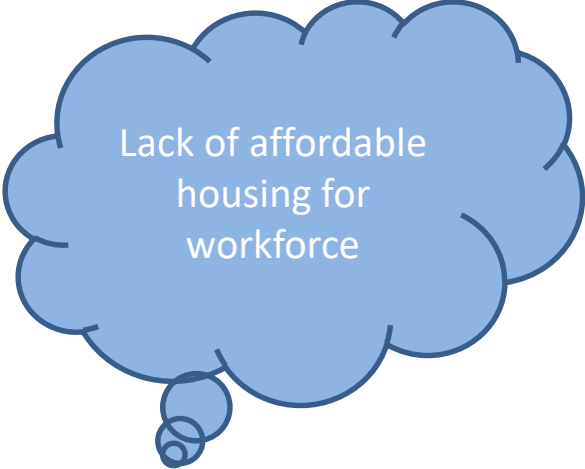
- Any questions on the presentation?
  - Housing Element Process
  - Housing Needs Assessment
- Please utilize the raise hand function to ask your question




# General Comments



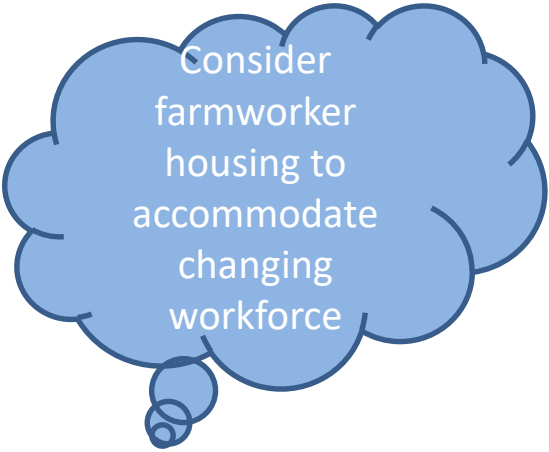
Policy and action items for property owner outreach and retention and preservation of low income/affordable units



Lack of affordable housing for workforce



Rent stabilization of mobile homes



Consider farmworker housing to accommodate changing workforce



Consider land use and policy changes for affordable housing




# Discussion Questions

- Feedback on 5 specific discussion prompts:
  1. What do you think are the most critical housing issues in Napa County?
  2. What do you think Napa County should do to address housing needs or goals?
  3. What characteristics do you want to see in housing over the next 10 years?
  4. What do you think Napa County should do to protect existing renters and homeowners?
  5. Is there anything else that you would like to add?




# Discussion Questions: Prompt 1


*What do you think are the most critical housing issues in Napa County?*



Lack of  
Affordability  
Factor/Affordable  
Housing,  
affordable rental  
units



Need for  
Workforce  
Housing



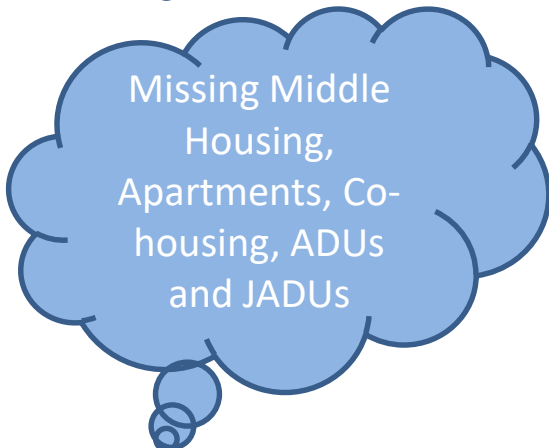
Transitional  
Housing for  
homeless  
population



Housing near  
urban areas/  
goods and  
services/ public  
services and  
facilities



Permit  
Streamlining



Missing Middle  
Housing,  
Apartments, Co-  
housing, ADUs  
and JADUs

# Discussion Questions: Prompt 1


*What do you think are the most critical housing issues in Napa County?*



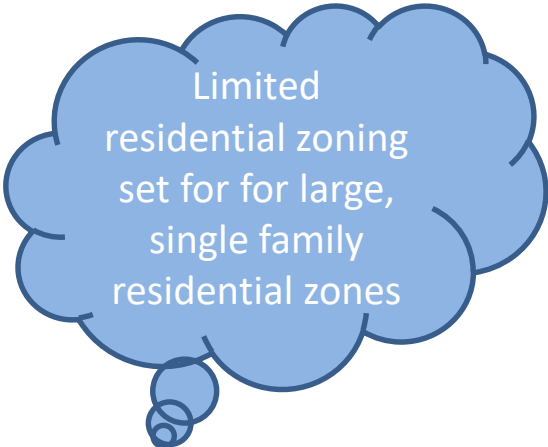
Preservation of  
agricultural and  
open space and  
building in the  
more densely  
populated areas



Lack of rental  
units




Balance between  
affordable rental  
units, below market  
rate housing units,  
and market rate  
housing units



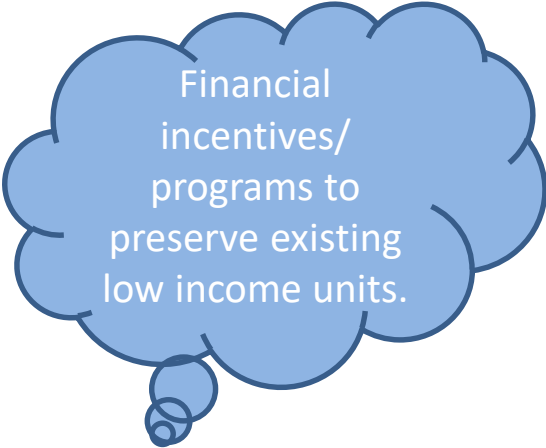
Limited  
residential zoning  
set for for large,  
single family  
residential zones

# Discussion Questions: Prompt 2


*What do you think Napa County should do to address housing needs or goals?*




Affordable dwelling units for large employer development approval



Financial incentives/ programs to preserve existing low income units.




Public health priority/goal(s) for housing



Rehabilitate and reuse sites not formerly utilized for housing



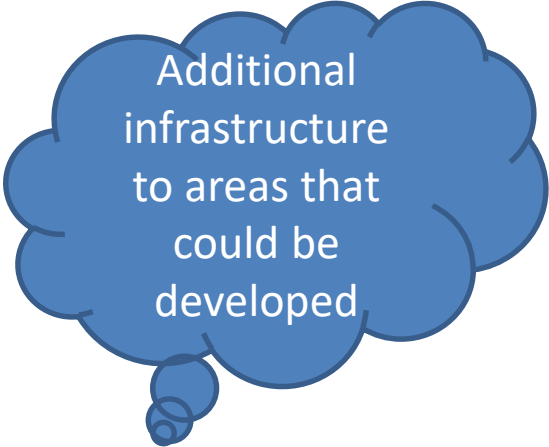
Consider land use and policy changes for affordable housing and developer accountability




Unincorporated islands within city limits as sites

# Discussion Questions: Prompt 2

*What do you think Napa County should do to address housing needs or goals?*




Additional  
infrastructure  
to areas that  
could be  
developed




Mixed use  
conversion,  
higher density,  
co-op housing,  
tiny homes and  
incentives

# Discussion Questions: Prompt 3


*What characteristics do you want to see in housing over the next 10 years?*




Inclusive housing  
at a mix of  
income levels




Walkability,  
access to  
services, and  
cultural elements



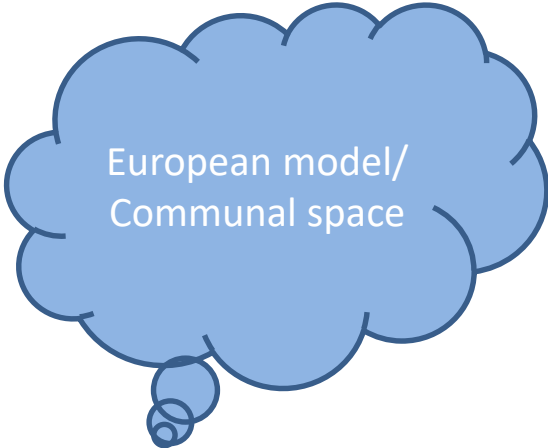
Environmentally  
sensitive design –  
water resources



Innovative  
housing types –  
cohousing and  
especially  
multigenerational  
housing




Co-housing, aging  
in place




European model/  
Communal space

# Discussion Questions: Prompt 4

*What do you think Napa County should do to protect existing renters and homeowners?*



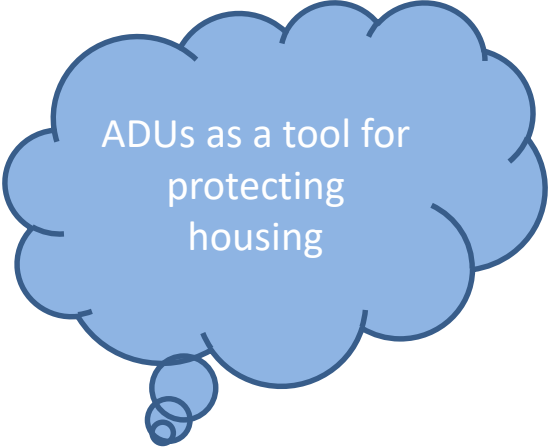
Rent  
stabilization/control,  
ownership




Rent stabilization/  
Control for  
mobile homes



Essential  
workforce  
development/  
retention/aging  
population  
retention



ADUs as a tool for  
protecting  
housing



Homeowner  
assistance/  
information

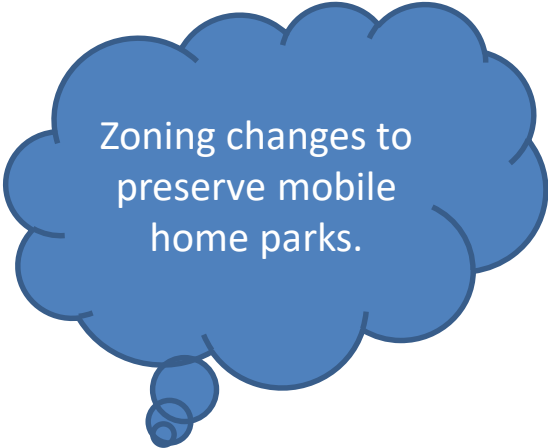


Private  
rehabilitation  
loans

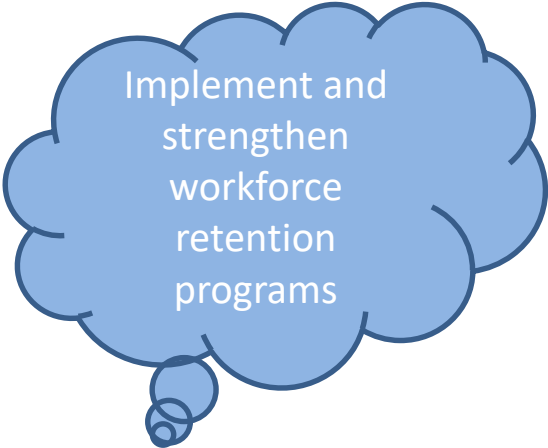


# Discussion Questions: Prompt 4

*What do you think Napa County should do to protect existing renters and homeowners?*



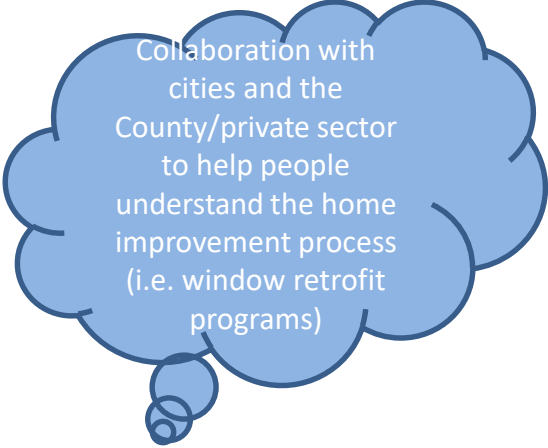
Zoning changes to  
preserve mobile  
home parks.



Implement and  
strengthen  
workforce  
retention  
programs



Permit  
Streamlining



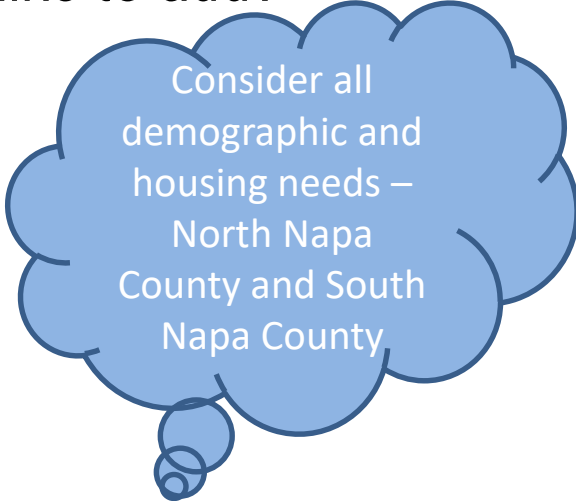
Collaboration with  
cities and the  
County/private sector  
to help people  
understand the home  
improvement process  
(i.e. window retrofit  
programs)

# Discussion Questions: Prompt 5

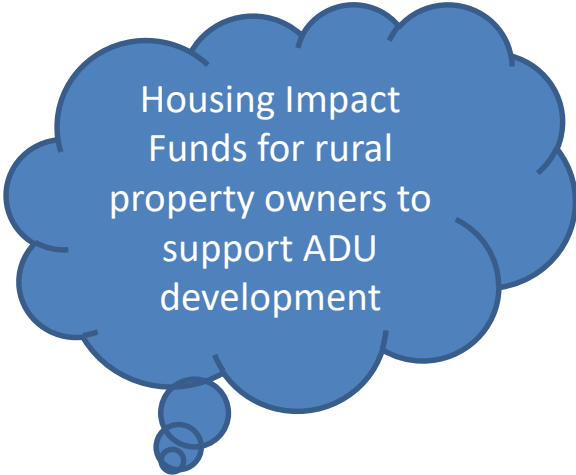
*Is there anything else that you would like to add?*



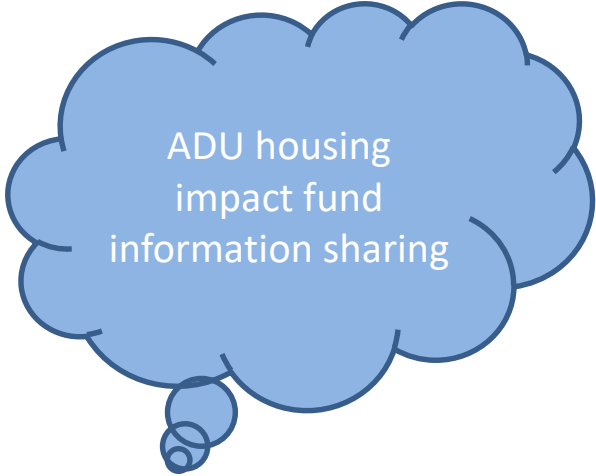
Indigenous  
involvement/  
cultural  
considerations –  
cultural easement



Consider all  
demographic and  
housing needs –  
North Napa  
County and South  
Napa County



Housing Impact  
Funds for rural  
property owners to  
support ADU  
development



ADU housing  
impact fund  
information sharing

## 5. Closing and Next Steps

# How to Stay Involved

For additional information and updates visit  
<https://www.countyofnapa.org/3250/2022-Housing-Element-Update>

Please share with your friends and neighbors.

Upcoming Events:

NOP Scoping Session on 2/16 at 9:00am



Trevor Hawkes

Planner III

Planning, Building, & Environmental Services

County of Napa | 1195 Third Street, Room 210 | Napa, CA 94559

(707) 253-4388 | [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)





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A Commitment to Service

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1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: January 24, 2022

To: Agencies and Interested Parties

From: Napa County Planning, Building, and Environmental Services Department

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Napa County Housing Element Update

Review Period: January 24, 2022 to 5:00 PM on February 25, 2022

Napa County (County) proposes to prepare and adopt a comprehensive update to the Housing Element (of the General Plan) for Napa County for the period from January 2023 to January 2031 as required by State law. As part of the Housing Element Update (HEU or the project), the County also proposes to prepare and adopt limited amendments to other elements (or chapters) of the General Plan and the County's zoning map/regulations to maintain consistency with the updated Housing Element, and to improve consistency of the Safety Element with the *2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan* and comply with recent changes in State law.

Amendment of the County's General Plan is a discretionary action subject to the California Environmental Quality Act (CEQA). The County will serve as the lead agency under CEQA and will prepare an environmental impact report (EIR) for the project to satisfy the requirements of CEQA (Public Resources Code [PRC] Section 21000 et seq.). Consistent with CEQA Guidelines Section 15168, the EIR will be a program EIR, allowing the County to consider the impacts of adoption and implementation of the HEU as well as program wide mitigation measures. Subsequent discretionary actions would be evaluated to determine whether their impacts fall within the scope of the program EIR or whether additional environmental review is required.

### PURPOSE OF THIS NOTICE OF PREPARATION

In accordance with the California Code of Regulations (CCR) Section 15082, the County has prepared this notice of preparation (NOP) to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of an NOP is to provide information about the project and its potential environmental impacts sufficient to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures and alternatives that should be considered (CCR Section 15082[b]). The project location, description, and potential environmental effects are summarized below.

## PROJECT LOCATION

Napa County is located in the northern San Francisco Bay area, approximately 50 miles due west of Sacramento, California. The County is bordered by Lake County to the north, Yolo and Solano County to the east, Sonoma County to the west, and San Pablo Bay to the south (Exhibit 1). The planning area for the Housing Element Update is the same planning area that was considered by the 2008 General Plan, which encompasses all unincorporated land in Napa County (Exhibit 2). The unincorporated County includes approximately 9,022 residential dwelling units and comprises 789 square miles.

## BACKGROUND

The Napa County General Plan was comprehensively updated in 2008 and contains goals and policies that guide land use decisions in unincorporated Napa County. The General Plan contains eight principal chapters or “elements” including an Agricultural Preservation & Land Use Element, a Housing Element, and a Safety Element. The County’s Housing Element was last updated and adopted in 2014.

State law requires local jurisdictions to update their housing elements on a regular schedule and to maintain consistency between the housing element and other elements of the general plan. Each city and county in the Bay Area must update their current housing element to the satisfaction of the State Department of Housing and Community Development (HCD) by January 31, 2023 and must plan for a number of new housing units referred to as their Regional Housing Needs Allocation (RHNA).

A RHNA is generally assigned to each jurisdiction by the Association of Bay Area Government (ABAG) Council of Governments for the eight year planning period and includes housing units at various levels of affordability (very low income, low income, moderate income, and above moderate). The County’s RHNA as of December 2021 is shown in Table 1, below and is subject to modification via transfer agreements with incorporated jurisdictions as described further below.

TABLE 1. NAPA COUNTY REGIONAL HOUSING NEEDS (RHNA) ALLOCATION AS OF DECEMBER 2021 <sup>a</sup>					
	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
RHNA Allocation <sup>a</sup>	369	213	120	312	1,014
% of Total	36%	21%	12%	31%	100%
Notes: <sup>a</sup> The RHNA allocation shown here was adopted by ABAG on December 16, 2021 and may be modified via transfers pursuant to California Government Code Section 65584.07.					

Source: ABAG, December 2021.

Over the past 12 years, the County has entered into agreements with the City of American Canyon, the City of Napa, and the City of St. Helena, that would allow the County to transfer portions of its RHNA allocation to these jurisdictions pursuant to California Government Code Section 65584.07. These agreements reflect a shared commitment by the County and incorporated jurisdictions to agricultural preservation and urban centered growth, and the County is in the process of requesting ABAG’s approval of RHNA transfers on the basis of these agreements, which are shown in Table 2 below.



TABLE 2. RHNA TRANSFER AGREEMENTS AVAILABLE FOR USE BY THE COUNTY <sup>a</sup>					
Jurisdiction and Date of Agreement	Units by Income Group <sup>b</sup>				Total Units
	Very Low	Low	Moderate	Above Moderate	
City of Napa (December 17, 2019)	295	170	96	250	811
City of American Canyon (May 25, 2010)	46	38	46	56	168 <sup>c</sup>
City of American Canyon (May 2, 2017)	11	6	4	9	30
City of St. Helena (June 26, 2017)	1	0	0	1	2
Total Transfers Available	374	216	122	317	1,029

Notes:  
<sup>a</sup>Transfer agreements reflect agreement by the County and an incorporated jurisdiction to use the RHNA transfer process contained in Government Code Section 65584.07. Transfers are subject to ABAG approval during the period between ABAG's adoption of the final RHNA allocation in December 2021 and January 2031.  
<sup>b</sup>Except in the City of American Canyon May 25, 2010 agreement, the distribution of units by income group is not specified within the agreements and is presented here based on the distribution of units in the County's December 2021 RHNA.  
<sup>c</sup>Numbers in this agreement add up to 186, but the agreement specifically references 168 units.

Source: Napa County, January 2022

The County's request for a transfer pursuant to Government Code Section 65584.07 will seek to transfer approximately 90% of the County's RHNA based on the executed agreements and factors/circumstances that will be outlined in the request. If approved by ABAG, the transfers will modify the County's RHNA as shown in Table 3 below and the Housing Element Update will plan for that RHNA plus a buffer.

TABLE 3. NAPA COUNTY REGIONAL HOUSING NEEDS (RHNA) ALLOCATION BASED ON PROPOSED TRANSFERS <sup>a</sup>					
	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
December 2021 RHNA Allocation	369	213	120	312	1,014
% of Total	57%		43%		100%
Proposed Transfers <sup>b</sup>	324	197	106	281	908
Revised RHNA <sup>a</sup> Allocation if Transfers are Approved	45	16	14	31	106
% of Total	57%		43%		100%

Notes:  
<sup>a</sup>The County is in the process of requesting transfers pursuant to California Government Code Section 65584.07 which – if approved by ABAG – would modify the County's RHNA as shown.  
<sup>b</sup>The proposed transfers would be based on signed agreements between the County and the cities of American Canyon, Napa, and St. Helena, although they would not transfer all of the units allowed for under all agreements.

Source: Environmental Science Associates, December 2021.

## PROJECT DESCRIPTION

The project analyzed in the EIR would update the County's Housing Element, including goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in unincorporated Napa County. In addition, the HEU would identify sites appropriate for the development of multifamily housing, and the County would rezone those sites as necessary to meet the requirements of State law. The project would

also include amendments to other elements of the County General Plan in order to maintain internal consistency, to improve consistency of the Safety Element with the *2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan*, and to comply with recent changes in State law.

The HEU will be the subject of community outreach and will evolve based on community input before being submitted to HCD for review and before being considered for adoption by the County Board of Supervisors prior to January 31, 2023. Given the time needed to prepare an EIR, certain assumptions are being made about the contents of the HEU in order to initiate the environmental review process. Specifically, the County assumes and the EIR will analyze an HEU that would meet all legal requirements and:

1. include an updated housing needs assessment;
2. include updated goals, policies, and programs that address the maintenance, preservation, improvement, and development of housing and affirmatively further fair housing;
3. include a housing inventory that meets the County's final RHNA following transfers pursuant to Government Code Section 65584.07 and provide a buffer of additional housing development capacity, including sites for multifamily housing development within the unincorporated area;
4. require limited amendments to the Agricultural Preservation and Land Use Element of the General Plan as/if needed to acknowledge the housing sites;
5. require limited amendments to the County's zoning map and zoning ordinance to rezone the housing site(s); and
6. require limited amendments to the Safety Element of the General Plan to improve consistency of the Safety Element with the *2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan* and comply with recent changes in State law.

The County proposes to use a variety of methods to meet its RHNA requirement, including continued development of single family homes and accessory dwelling units (ADU), a program to encourage development of farmworker housing units, and identification of multifamily housing sites.

The County's General Plan and zoning ordinance permits construction of one single family home on each legal lot, with the exception of areas that are zoned for industrial use. HCD guidance suggests that the County's HEU may assume development of market rate single family homes on currently vacant and buildable parcels.

The County's zoning also permits one Accessory Dwelling Unit (ADU) and one Junior Accessory Dwelling Unit (JADU) per parcel within residentially and Agricultural Watershed (AW) zoning. One JADU is permitted in Agricultural Preservation (AP) zoning. HCD guidance suggests that the County may assume that ADUs and JADUs continue to develop at the same pace and affordability levels that has occurred over the last three years, yielding approximately 72 units at a range of income levels over the eight year planning period of the HEU.

The County's zoning ordinance permits development of up to 12 individual farmworker housing units as an allowed use by right on every legal parcel in agricultural zones. The County is seeking to encourage additional development of farmworker units, is participating in ABAG's Farmworker Collaborative, and has not established a goal for unit production during the planning period.

The County is proposing to meet the balance of its RHNA and provide a "buffer" by identifying sites for development of multifamily housing at a minimum density of 20 dwelling units per acre. This is the "default density" considered affordable to lower income households under State law for unincorporated Napa County.

In identifying potential sites, the County is proposing to use the following screening criteria:

1. Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development; (*Source: State requirement*)
2. Sites must generally be between 0.5 and 10 acres in size; (*Source: State requirement*)

3. Sites must be located outside of areas designated Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008). Notwithstanding this requirement, sites within an area designated Agricultural Resource or Agriculture, Watershed & Open Space may be identified for qualifying farmworker housing development and sites identified as an existing commercial establishment on General Plan *Figure AG.LU-2: Location of Parcels Subject to Policy AG/LU-45* may be identified for redevelopment.

In addition, the County's goal is to identify sites that are:

4. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire.
5. Located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan.
6. Proximate to transit routes and/or employment opportunities and services (e.g. groceries).

Sites identified during development of the HEU will be evaluated using these criteria/goals and analyzed to determine their ability to meet State requirements plus a buffer.

An initial screening of potential sites has identified the following potential sites for additional analysis and community input:

1. Possible farmworker housing sites or incentives;
2. One or more existing housing element sites with additional incentives;
3. One or more small sites in the vicinity of Carneros Resort if utilities can be provided;
4. One or more sites between Foster Road and State Route 29 within the City of Napa Rural Urban Limit (RUL);
5. One or more sites needing State agreement (e.g. a site at Napa State Hospital);
6. The 9.8-acre Stonebridge School site in Carneros;
7. One or more sites in the Silverado Area if utilities can be provided;
8. One or more sites proximate to planned resorts at Lake Berryessa; and
9. Other sites to be identified via additional analysis and community input during preparation of the HEU.

Sites included in the HEU will be proposed for rezoning by applying the Affordable Housing Overlay Zone in Section 18.82 of the County's zoning ordinance to selected site(s) on the County's zoning map. This provision of the zoning ordinance would be amended to allow selected sites to develop at 20 dwelling units per acre without a use permit. Selected sites and HEU implementation programs may also require small adjustments to language or figures included in the Agricultural Preservation and Land Use Element of the General Plan to maintain internal consistency between the elements.

In conjunction with updates to the Housing Element itself, the project would include targeted updates to the Safety Element of the General Plan to improve consistency of the Safety Element with the *2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan* and to comply with recent changes in State law.

## POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to CEQA and State CEQA Guidelines Section 15064, the discussion of potential effects on the environment in the EIR shall be focused on those impacts that the County has determined may be potentially significant. The EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, current, and reasonably foreseeable future projects. The County has determined that the project could result in potential environmental impacts in the following topic areas, which will be further evaluated in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Historical Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

No initial study has been prepared, however the EIR will focus on those issue areas where potentially significant impacts may occur. Feasible mitigation measures will be identified to reduce any potentially significant and significant impacts.

## ALTERNATIVES TO BE EVALUATED IN THE EIR

In accordance with the State CEQA Guidelines (CCR Section 15126.6), the EIR will describe a range of reasonable alternatives to the project that are capable of meeting most of the project's objectives and that would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why, and will identify the environmentally superior alternative. Among the alternatives being considered for inclusion in the EIR are the No-Project Alternative (required by CEQA), and an alternative that would include one or more different housing sites than those selected for inclusion in the HEU.

## DOCUMENTS AVAILABLE FOR PUBLIC REVIEW

This NOP is available for public review at the following locations:

Napa County Planning, Building, and  
Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA

Napa Main Library  
580 Coombs Street  
Napa, CA

St. Helena Library  
1492 Library Lane  
St. Helena, CA

This NOP is also available for public review online at <https://www.countyofnapa.org/2876/Current-Projects-Explorer> and has been provided to the Governor's Office of Planning and Research (OPR) "Clearing House" and the Napa County Clerk for posting along with a Notice of Completion.

The County is seeking input on the HEU as well as on the scope of the EIR. Project materials can be viewed online at: <https://www.countyofnapa.org/3250/2022-Housing-Element-Update>. To review materials in Spanish please contact Staff to request materials using the contact information below.

## PROVIDING COMMENTS

Agencies and interested parties may provide the County with written comments on topics to be addressed in the EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on February 25, 2022. Please send all comments to:

Napa County Planning, Building, and Environmental Services Department  
Attention: Trevor Hawkes  
1195 Third Street, Suite 210  
Napa, CA 94559  
Email: [Trevor.Hawkes@countyofnapa.org](mailto:Trevor.Hawkes@countyofnapa.org)

Agencies that will need to use the EIR when considering permits or other approvals for the project should provide the name, phone number, and email address of the appropriate contact person at the agency. Comments provided by email should include "Housing Element Update NOP Scoping Comment" in the subject line, as well as the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public comment period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review in mid-2022.

## PUBLIC SCOPING MEETING

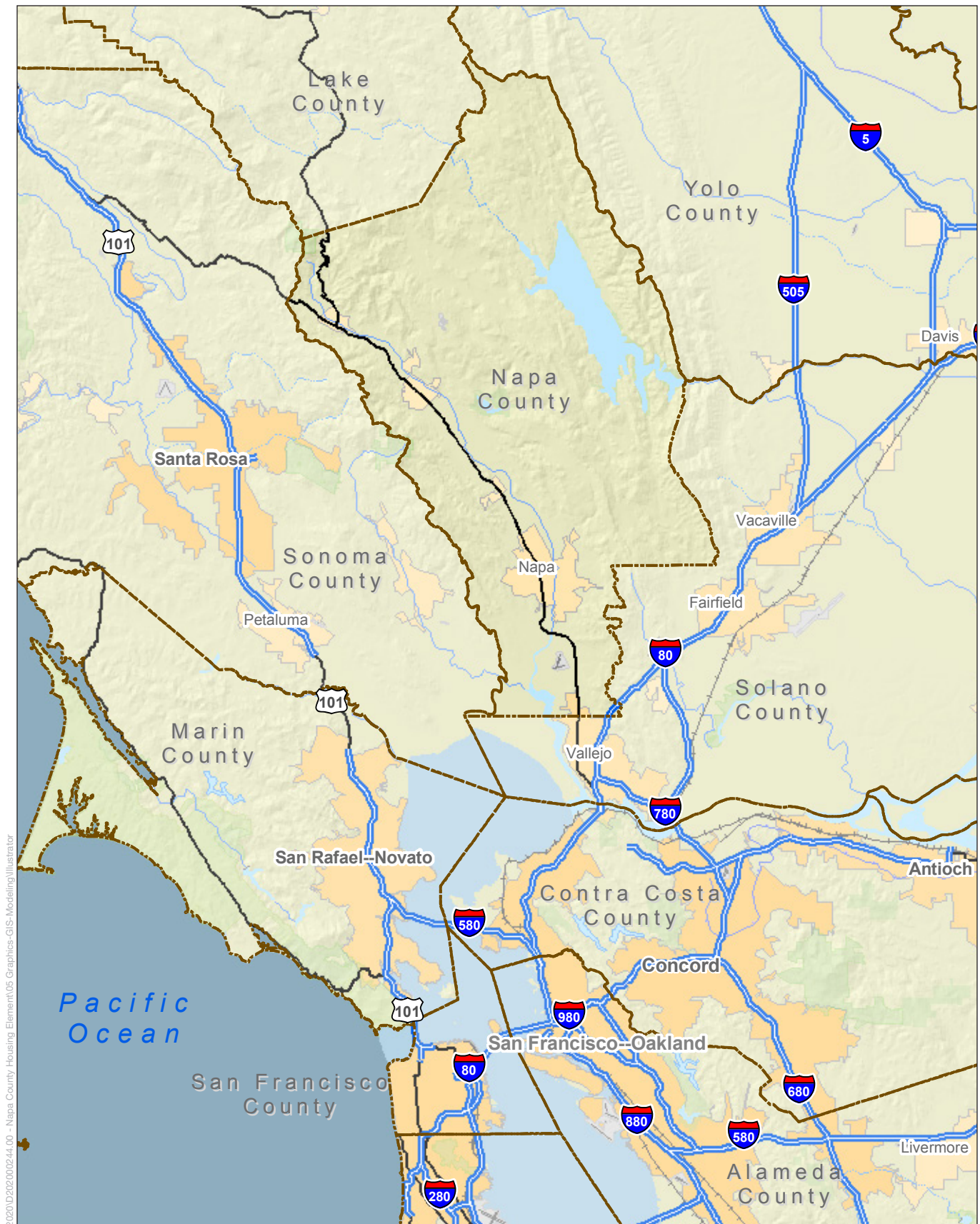
The Napa County Planning Commission will hold a public scoping meeting to inform interested parties about the proposed project and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location are as follows:

Wednesday, February 16, 2022, at 9:00 a.m.

Napa County Administration Building Third Floor  
Board Chamber  
1195 Third Street  
Napa, CA 94559

This meeting will be conducted via teleconference using the Microsoft Zoom program in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Napa County Health Officer on March 18, 2020, as may be periodically amended. To participate in the public scoping meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation will be included in the agenda for the meeting, which will be available one week prior to the meeting date.

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. Assistive listening devices are available for the hearing impaired from the Clerk of the Board; please call (707) 253-4580 for assistance. If an American Sign Language interpreter or any other special arrangement is required, please provide the Clerk of the Board with 48-hour notice by calling (707) 253-4417.



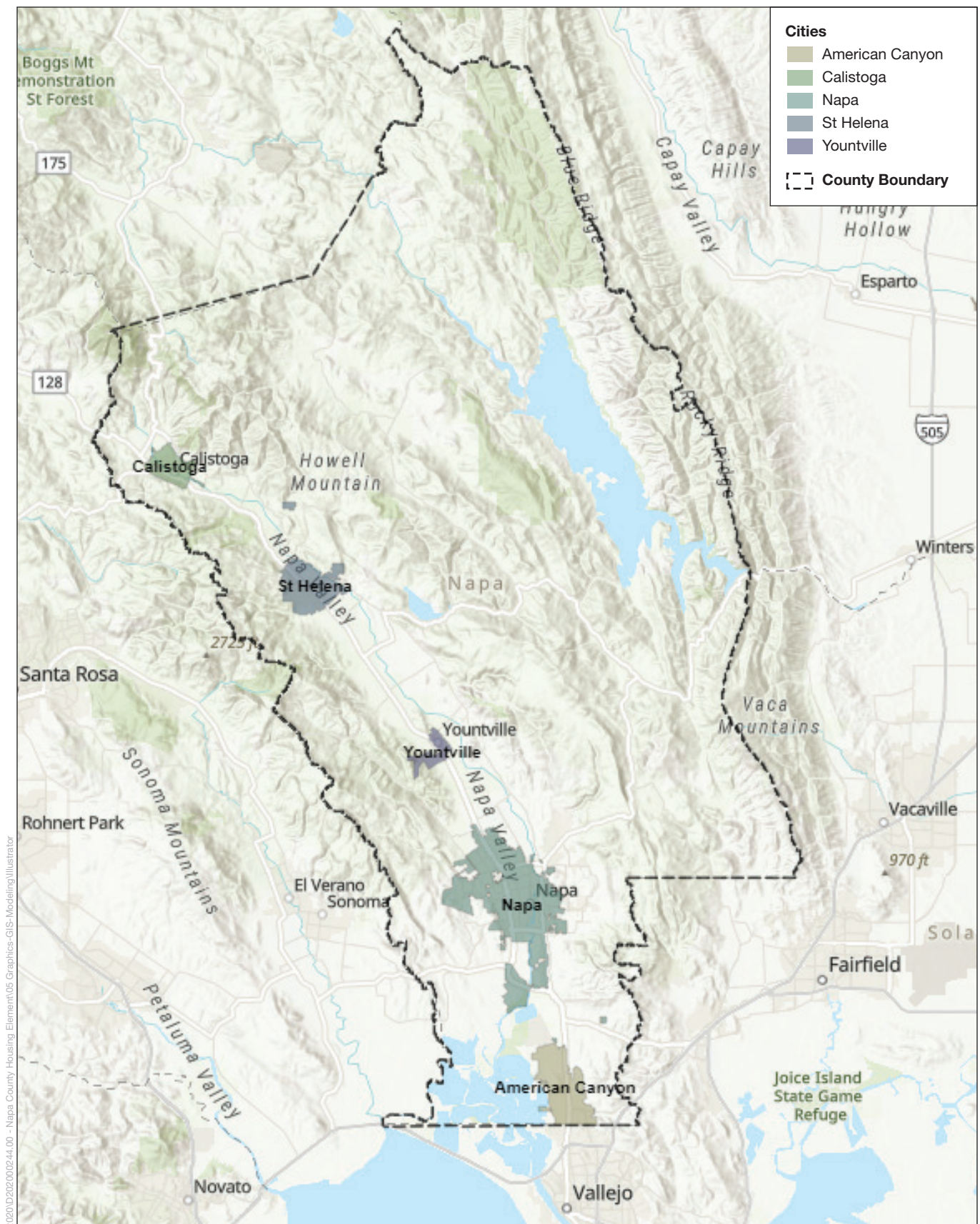
2020\ID20200244.00 - Napa County Housing Element\05 Graphics-GIS-Modeling\Illustrator

SOURCE: Napa County, 2007

Napa County Housing Element Update EIR

## Exhibit 1 Regional Location Map





SOURCE: Napa County, 2021

Napa County Housing Element Update EIR

## Exhibit 2 Project Location Map



# Napa County Housing Element Update (HEU) Draft EIR Scoping Session



February 16, 2022

# OVERVIEW

- CEQA Process
- Purpose of the Scoping Meeting
- Program EIRs
- Environmental Issues
- Environmental Review Process
- EIR Public Participation Opportunities
- Reminder: What is a Scoping Comment
- Public Comments

# CEQA Process: Steps for an EIR



# Purpose of Scoping Meeting

Receive comments from the public and agencies regarding the scope of the environmental document, including:

- Key environmental issues of concern
- Potential mitigation measures
- Potential alternatives for consideration

In short, what should we be looking at in the EIR?

# What is a *Program* EIR?

- A Program EIR is an EIR that considers a series of actions that can be characterized as one large project that are related either:
  - Geographically;
  - Logical parts in a chain of contemplated actions
  - Considers general criteria to govern conduct of a continuing program
  - Activities with similar environmental effects and mitigations
- Preparing a Program EIR allows for consideration of the HEU's impacts more broadly than a project-specific EIR and for identification of program wide mitigation.

# Environmental Issues

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, & Paleontology
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Population & Housing
- Public Services & Recreation
- Utilities & Service Systems
- Transportation
- Tribal Cultural Resources
- Wildfire

# Environmental Review Process

Milestone	Dates
Publish Notice of Preparation (NOP)	January 24, 2022
Draft EIR scoping session	February 16, 2022
End of NOP comment period	February 25, 2022
Publish Draft EIR	Late-June, 2022
Draft EIR comment session	Mid-July, 2022
End of Draft EIR comment period	August, 2022
Publish Response to Comments on Draft EIR	October, 2022
EIR Certification Hearing	November/December, 2022



# EIR Public Participation Opportunities

- Speak at today's meeting
- Provide written scoping comments no later than 5:00 p.m. on February 25, 2022 to:

Napa County Planning, Building, and Environmental Services Department  
Attention: Trevor Hawkes  
1195 Third Street, Suite 210  
Napa, CA 94559  
Email: [Trevor.Hawkes@countyofnapa.org](mailto:Trevor.Hawkes@countyofnapa.org)

- Provide comments on the Draft EIR
- Participate in public hearings

# Reminder: What is a Scoping Comment

Looking for comments regarding the scope of the environmental document, including:

- Key environmental issues of concern
- Potential mitigation measures
- Potential alternatives for consideration

# Comments?

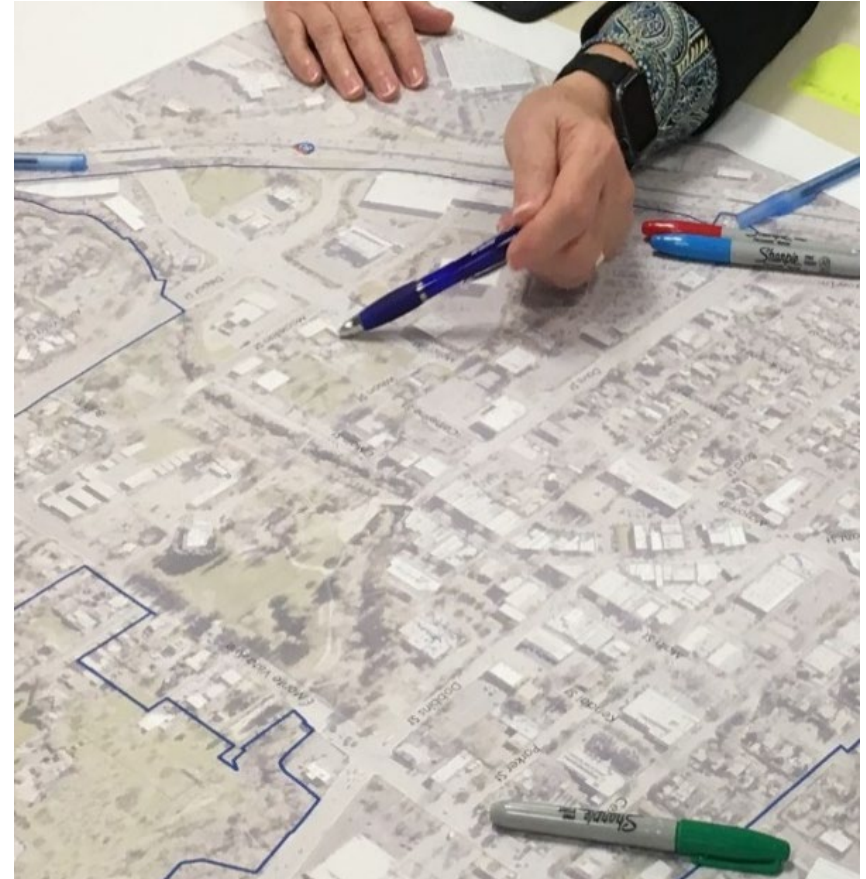


# **Napa County Housing Element Advisory Committee Meeting #3**

15 March 2022

# Topics to Discuss

- Meeting Overview
- Policies and Programs
  - Overview of Existing Policies and Programs
  - Exploration of New Policies and Programs
- Sites Inventory Analysis
  - Status Update
- Next Steps



# Key Housing Element Components

Housing Needs  
Assessment

Analysis of demographic &  
housing trends

---

Evaluation of Prior  
Housing Element

Report on progress during the  
last 8-year cycle

---

Constraints Analysis

Analyze possible barriers to  
addressing housing needs

---

**Goals, Policies, &  
Programs**

**Establish a plan to address  
housing needs**

---

**Housing Sites Inventory**

**Identify sites where new housing  
can be built**



# Goals, Policies, and Programs





# Housing Element Analysis Requirements: Policies and Programs

Per HCD, each jurisdiction must identify specific programs in their Housing Element that will allow it to implement the stated policies and achieve the stated goals and objectives. Policies and programs must include the following considerations:

Specific action steps the locality will take to implement its policies and achieve its goals and objectives

Specific timeframe for consideration

Identify the agencies or officials responsible for implementation

Describe the jurisdiction's specific role in implementation

Identify specific, measurable outcomes (wherever possible)



## Existing Goals

GOAL H-1: Plan for the housing needs of all economic segments of the population residing in unincorporated Napa County.

GOAL H-2: Coordinate non-residential and residential goals, policies, and objectives with the cities and towns in Napa County to direct growth to urbanized areas, preserve agricultural land, and maintain a County-wide jobs/housing balance.

GOAL H-3: Support agricultural industries with a policy and regulatory environment that facilitates the provision of permanent and seasonal farmworker housing.

GOAL H-4: Maintain and upgrade the County's housing stock and reduce the number of housing units lost through neglect, deterioration, or conversion from affordable to market-rate or to non-residential uses.

GOAL H-5: Maximize the provision of new affordable housing in both rental and ownership markets within unincorporated Napa County.

GOAL H-6: Maximize housing choice and economic integration, and eliminate housing discrimination in unincorporated Napa County based on race, age, religion, color, national origin, ancestry, physical or mental disability, medical condition, marital status, gender, self-identified gender or sexual orientation, or economic status.

GOAL H-7: Maintain an orderly pace of growth that helps the County preserve the public health, safety, and welfare and provide needed public services

GOAL H-8: Increase energy efficiency and water conservation in new and existing residential structures in unincorporated Napa County.



## Exploration of Possible Goal Updates

- Possible new goal related to reconstructing housing lost in wildfires.
- Possible modification of Goal H-6 to more explicitly reference Affirmatively Furthering Fair Housing
- Possible new goal related to removing constraints to housing production (and maintenance and conservation).
- **Other?? *HEAC input needed!***



## Existing Policies

- Rehabilitation Policies
- Housing Affordability Policies
- Special Needs Housing Policies
- Housing Development Policies
- Policies Regarding Removal of Government Constraints
- Energy and Water Conservation Policies



## Exploration of Possible Policy Updates

- Potential New Fire Reconstruction Policies
- Potential New Affirmatively Furthering Fair Housing Policies
- **Other?? *HEAC input needed!***



## Existing Programs

- *Rehabilitation Programs*
- *Housing Affordability Programs*
- *Special Needs Housing Programs*
- *Housing Development Programs*
- *Energy and Water Conservation Programs*



## Exploration of Possible Program Updates

- Housing Sites Rezoning for RHNA
- Affirmative Marketing of Affordable Housing Opportunities
- No Net Loss Monitoring
- Provide Housing Element copy to water and sewer providers
- SB 9 Updates
- Low-Barrier Navigation Centers (AB 101)
- Density Bonus Update (AB2345)
- Transparency for Fees on Housing
- Objective Development Standards/Streamlining (SB 35/SB330)
- Streamlining for Affordable Housing Projects (SB 35)
- **Other?? *HEAC input needed!***





# Update on Sites Inventory Analysis



# Sites Inventory Status Update

## **Recap of Info from the Previous HEAC meeting – 11/15/2021**

- Presentation on RHNA and Use of Transfers
- Summary of the Housing Element Requirements
- Summary of the Sites Inventory Requirements
- Feedback on Areas of Focus for Sites Inventory



# Sites Inventory Status Update

## Status since last HEAC meeting

- Community Workshop – January 20, 2022
  - Roughly 30 to 40 community members in attendance
- Stakeholder Input – Questionnaires
  - Sent to 12 different organizations with focus on housing
- Initiating RHNA Transfer Process
  - ABAG estimated to provide decision on transfers March 17, 2022
- Community Input on the Scope of the Environmental Impact Report
  - Received input on housing inventory sites
- Narrowing down sites to include in the inventory
  - From roughly 30 potential parcels, narrowed down to roughly 10 to 13
- Drafting Sites Inventory Analysis



# Sites Inventory Status Update

## **RHNA Transfer Process**

- State law allows unincorporated counties to transfer a portion of their RHNA to willing cities; transfers are subject to approval by ABAG
- County requesting transfers which if approved by ABAG would substantially reduce the County's RHNA
- Napa County has pursued this option since 2010, entering into multiple agreements with cities
- Transfers would be based on signed agreements between the County and the cities of American Canyon, Napa, and St. Helena



# Site Inventory Status Update

## Summary of Requested RHNA Transfer

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units*
Dec 2021 RHNA Allocation	369	213	120	312	1,014
Sum of Requested Transfers	324	197	106	281	908
County's Revised RHNA (if Approved)	45	16	14	31	106

\*The County must plan for the total number of units by income category plus a buffer.



# Sites Inventory Status Update

## Sites Inventory Considerations

- HCD recommends that the housing element provide a buffer in addition to simply providing sites to meet the RHNA which will also reduce the risk of having to identify additional sites before the next housing element update
- The sites inventory must provide sites suitable for lower income housing; the law specifies a “default density” of 20 DU per acre
- Per AB 686, sites must be evaluated through the lens of Affirmatively Furthering Fair Housing
  - Evaluating the sites inventory for the ability to accommodate lower-income housing located in areas of higher opportunity



## Site Selection Criteria

1. Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development; (*State requirement*)
2. Sites must generally be between 0.5 and 10 acres in size; (*State requirement*)
3. Sites must be located outside of areas designated in the General Plan as Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008). Notwithstanding this requirement, sites within these areas may be identified for qualifying farmworker housing development and sites identified as an existing commercial establishment on General Plan *Figure AG.LU-2: Location of Parcels Subject to Policy AG/LU-45* may be identified for redevelopment. (*Local Requirement*)

## Additional Goals Considered

4. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire
5. Located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan
6. Proximate to transit routes and/or employment opportunities and services (e.g. groceries)





# Sites Inventory Status Update

## Sites Inventory Process

- 1) **Identify Sites** (and describe the characteristics of suitable sites including zoning, infrastructure availability, and environmental constraints)
- 2) **Very-low and low-income RHNA accommodation analysis**
- 3) **Capacity Analysis**
- 4) **Determine Adequate Sites** (determination of whether sufficient sites exist to accommodate RHNA or if there is a shortfall requiring a program to rezone additional sites.)



# Sites Inventory Status Update

## Sites Inventory Outline

### 1) Introduction

- Regional Housing Needs Allocation – Context / Transfer Summary
- Summary of Capacity to Accommodate RHNA
- Summary of Sites Inventory Meeting AFFH

### 2) Sites Selection Process

- Methodology/Evaluation of Possible Sites
  - Review of Prior HE Sites
  - Review of Single Family Residential and ADUs
  - Review of Vacant / Nonvacant Sites
  - Farmworker Housing
  - Infrastructure/Environmental Constraints
  - Sites for Rezoning
- Realistic Capacity of Sites
- Review of Sites to Accommodate Varied Income Levels

### 3) Draft Sites Inventory

- List of Sites / Figures
- Summaries of Development Sites
- Evaluation of Sites Inventory and AFFH

- **Appendix – Detailed Sites Inventory for HCD Submittal**



# Sites Inventory Status Update

## **General Areas of Focus for Sites:**

- Spanish Flat
- Northeast of Napa
- Carneros
- Foster Road
- Public/Private Partnerships
- Opportunities (or Incentives) for Farmworker Housing Sites



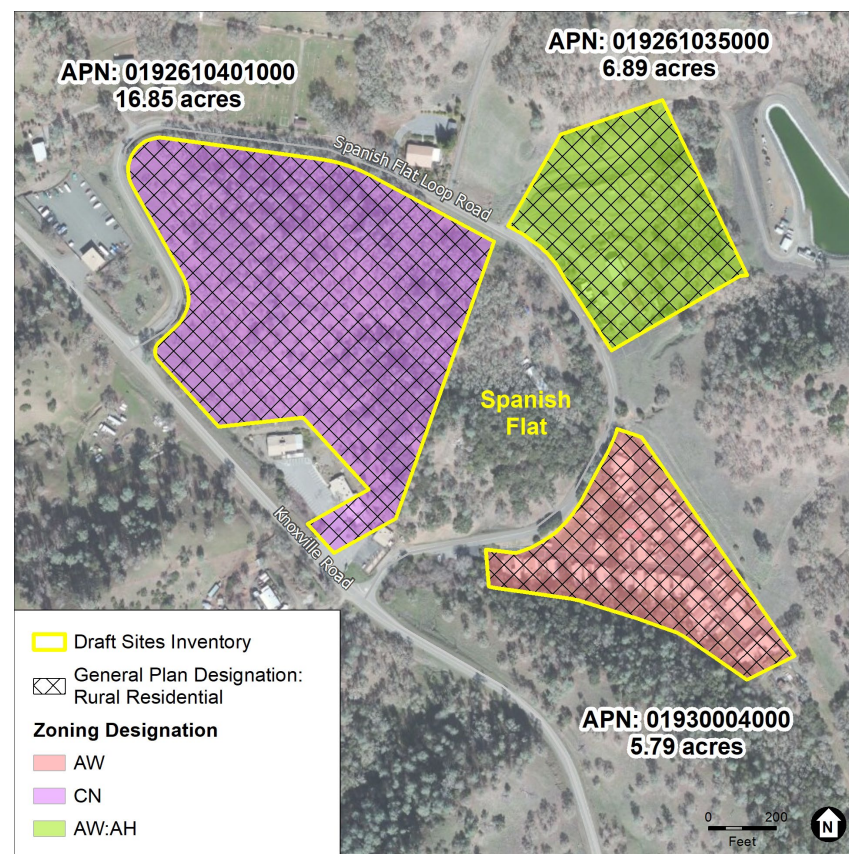
# Sites Inventory Status Update

## Example: Spanish Flat Sites

- Up to 3 or 4 possible sites
- Review for:
  - Environmental Constraints
  - Infrastructure Constraints
  - Ownership / Potential for Development

APN 019-261-035	Existing	Update
Site Acreage	6.89	6.89
Zoning	AW:AH	AW:AH
Average Allowable Density (units/acre)	1	20
Total Unit Potential	7	138
Realistic Unit Capacity (with Proposed)		55 to 68 TBD

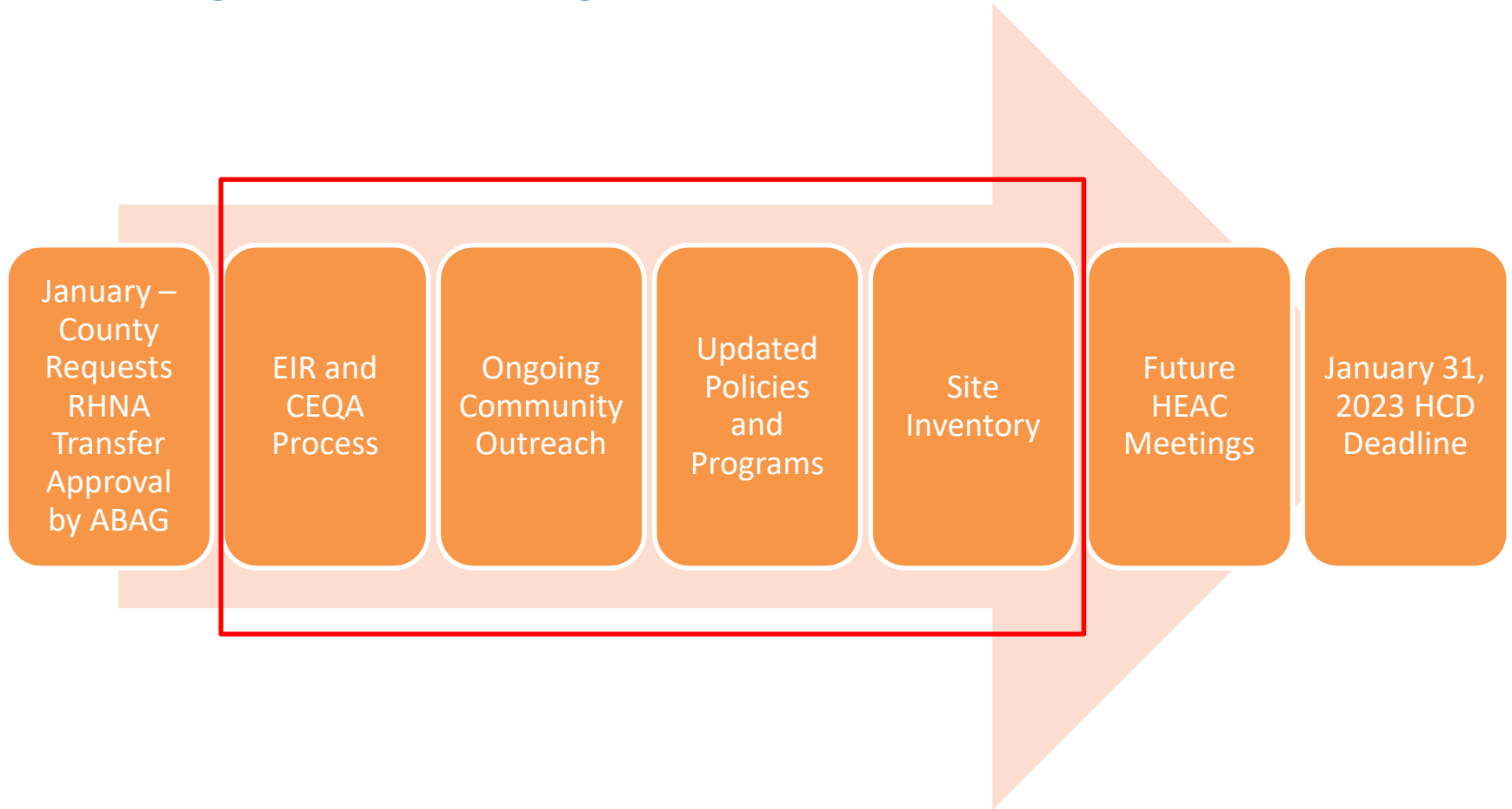
**Description of Sites and Factors Supporting Development:** The site is publicly owned and would be served by the existing infrastructure at the site and has no apparent environmental constraints other than proximity to a High Fire Hazard Severity Zone. This site was identified as a site in the prior housing element.



# Next Steps



# Housing Element Progress



## Next Steps

- Draft Housing Element Update Circulated for Public Review
- Meetings of the HEAC, Planning Commission, & Board of Supervisors
- *Revised* Draft Housing Element Update submitted to HCD for Review
- Draft EIR Circulated for Public Review
- Meeting of the HEAC to Review HCD Comments
- *Re-Revised* Draft Housing Element Considered by the Planning Commission and Board of Supervisors
- Adopted Housing Element Submitted to HCD for Certification







## Meeting Minutes

### Napa County Housing Element Advisory Committee

Joelle Gallagher  
Megan Dameron  
Anne Cottrell (*Alternate*)  
Kellie Anderson  
Tom Gamble  
Ron Rhyno

Terry Scott (*Chair*)  
Keri Akemi-Hernandez (*Vice-Chair*)  
Teresa Zimny  
Mike Swanton  
Heather Stanton  
Jenna Bolyarde

David Morrison, Secretary-Director  
Silva Darbinian, Committee Counsel  
Trevor Hawkes, Planner III  
Alexandria Quackenbush, Committee Clerk

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**Tuesday March 15, 2021**

**9:00 AM**

**Virtual Meeting**

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1. **CALL TO ORDER; ROLL CALL (Video timestamp 00:00:21)**  
Committee Members Present: Joelle Gallagher, Kellie Anderson, Ron Rhyno, Terry Scott, Teresa Zimny, Heather Stanton, Alternate Committee Member Anne Cottrell, Keri Akemi-Hernandez (arrived after Item 4A).  
Committee Members Not Present: Jenna Bolyarde, Mike Swanton, Megan Dameron.  
Staff Present: David Morrison, Trevor Hawkes, Alexandria Quackenbush, Robert Mone.
2. **PLEDGE OF ALLEGIANCE (Video timestamp 00:01:34)**  
Chair Scott led the salute to the flag.
3. **CITIZEN COMMENTS AND RECOMMENDATIONS (Video timestamp 00:02:10 and 00:04:36)**  
**Public comment:** Larry Kromann, Esbeidy Pina.
4. **APPROVAL OF MINUTES (Video timestamp 00:02:45)**  
The Clerk of the Committee request approval of Minutes for the meetings held on:  
October 26, 2021 (All Commissioners Present) and November 15, 2021 (All Commissioners Present).

Committee Members voted to approve minutes for the meetings held on October 26 and November 15, 2021.

JG	MD/AC	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
<u>2<sup>nd</sup></u>	X/A	Y	Y	<u>1<sup>st</sup></u>	Y	X	Y	X	Y	X

**5. AGENDA REVIEW / MEETING OVERVIEW (Video timestamp 00:03:10 and again at 00:8:15)**

Trevor Hawkes gave the review.

A request for clarification was made by members on the purpose of the HEAC, the role of committee members, and future meeting locations/format (in-person/virtual).

**Member Comments:** Committee Member Stanton, and Member Anderson.

**6. DISCLOSURES (Video timestamp 00:20:35)**

None.

**7. BUSINESS ITEMS**

**A. Policies and Programs – Discussion and Advisory Item (Video timestamp 00:21:00)**

Development of Housing Element Policies and Programs.

BAE Consultant Matt Kowta provided a summary of the update process for the County's Housing Element and the status of reviewing the existing goals, policies, and programs as well as gathering input from HEAC members on developing draft goals, policies and programs for the Housing Element update. Specifically, Mr. Kowta summarized the requirements/considerations when developing goals, policies, and programs and solicited feedback from HEAC members on the existing goals, policies, and programs with further discussion had between members about possible new goals or modifications to the existing goals.

**Member Comments:** Chairperson Scott, Member Gallagher, Member Stanton, Member Zimny, Member Rhyno, Member Anderson, Member Gamble, Member Cottrell, Member Akemi-Hernandez.

Committee Members provided guidance to staff and consultants on which goals, policies, and programs should be included as part of the Housing Element update and the overall areas of focus to consider while developing the goals, policies, and programs. The attachments for this meeting were reviewed (Programs Summary sheet, Potential Goal and Policy Revisions) and the presentation of those goals, policies, and programs was provided with discussion by members and staff throughout. Areas of focus for goals, policies, or programs that were mentioned by HEAC members, and the public included:

- Local employee preference for rent or workforce housing (possible ordinance)
- Further address a better jobs and housing balance
- Facilitate opportunities for farmworker housing and workforce housing
- Improved tracking of progress with regards to meeting housing goals



- Specific and inclusive policies to directly address AFFH
- Improved marketing of affordable housing developers/opportunities for affordable housing

Committee Members requested that staff provide background information via the County's Annual Progress Reports (APRs) to all members, so they can review the progress on the specific Housing Element items and consider revisions.

**Public comment:** Angelica Chavez, Esbeidy Pina.

**B. Development and Status of the Sites Inventory Analysis – Discussion and Advisory Item (Video timestamp 01:49:40)**

ESA Consultant Hillary Gitelman provided a status update and summary of the Housing Element update process for the inventory of possible sites to accommodate housing for the planning period. The update summarized the content covered at the prior HEAC meeting as well as those tasks accomplished since the prior meeting. Hillary provided context regarding the Housing Element Update components, planning process, and related actions that will occur along with the Housing Element Update (such as the RHNA transfer process). Further, Ms. Gitelman outlined the approach for the sites inventory analysis and the process taken to evaluate sites for inclusion in the sites inventory. An example was provided of a possible site and the evaluation process considered as part of the review.

**Public comment:** None

**Member Comments:** Member Cottrell, Member Anderson, Member Rhyno.

Committee Members requested additional clarification on the methodology behind the site selection process and information on the possible sites with focus requested on providing justification for why a site was selected and why it has not developed in previous cycles.

**8. NEXT STEPS / STAFF AND COMMITTEE MEMBER COMMENTS (Video timestamp 02:19:30)**

County Staff Trevor Hawkes outlined the next steps in the Napa County Housing Element Update process, including interim dates and deadlines between the next HEAC Meeting (noting three remaining HEAC meetings) and future input provided to the planning Commission and Board of Supervisors with submittal/review of the revised Housing Element by HCD.

**Member Comments:** Committee Member Anderson, Chairperson Scott, Member Gallagher, Member Stanton.

Committee members requested additional information (at least four or five days prior to the next HEAC meeting) for use in review of the goals, policies, and programs as well as consideration of in-person meetings for future meetings.

County staff will send the additional materials to HEAC members for their reference (to include draft the Housing Needs Assessment and draft Assessment of Fair Housing documents). County staff also indicated that comments and input on the Housing Element can continue to be sent through Trevor Hawkes.

**Public comment:** None

**9. ADJOURNMENT (Video timestamp 02:29:14)**

Meeting adjourned.

  
ALEXANDRIA QUACKENBUSH, Clerk of the Committee

Key

Vote: JG = Joelle Gallagher; MD = Megan Dameron; KA = Kellie Anderson; TG = Tom Gamble; RR = Ron Rhyno; TS = Terry Scott; KA-H = Keri Akemi-Hernandez; TZ = Teresa Zimny; MS = Mike Swanton; HS = Heather Stanton; JB = Jenna Bolyarde; AC = Anne Cottrell (*Alternate*)  
Notations under vote: Y = Yes; N = No; A = Abstain; X = Excused; 1<sup>st</sup> = 1<sup>st</sup> motion; 2<sup>nd</sup> = 2<sup>nd</sup> motion

Example

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	Y	X	Y	N	<u>1<sup>st</sup></u>	N	Y	N	<u>2<sup>nd</sup></u>	Y



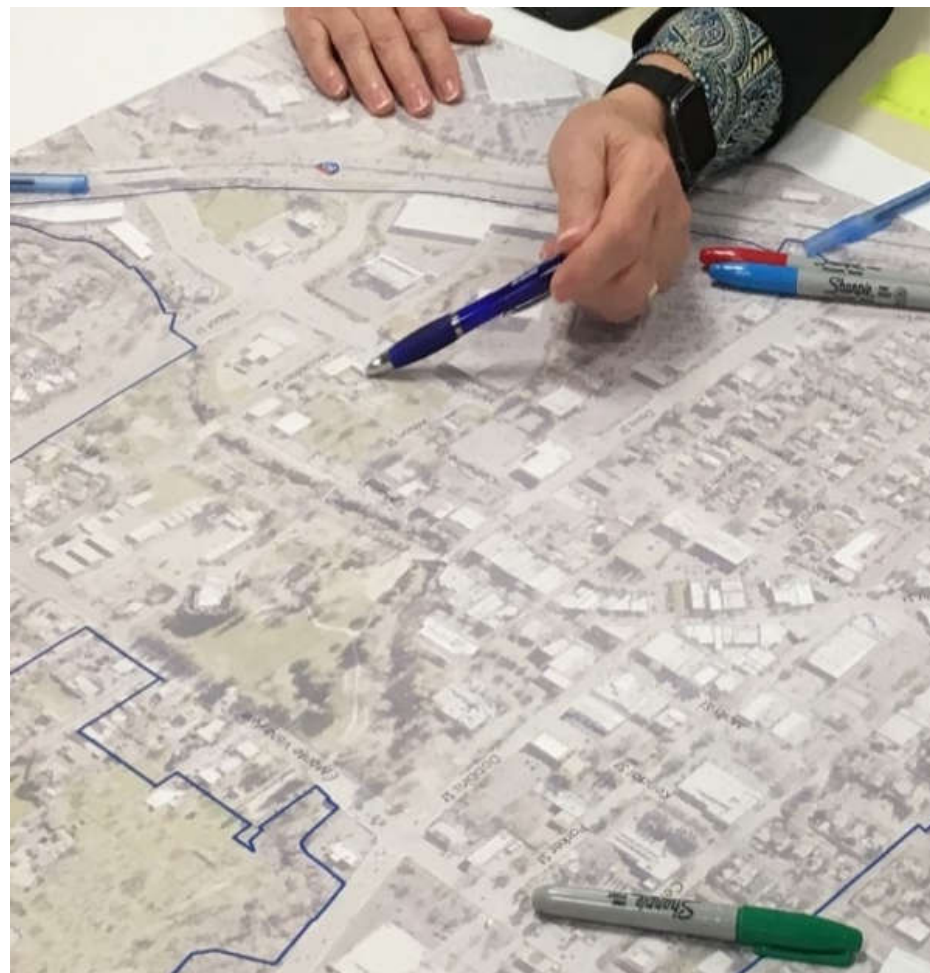
# **Napa County Housing Element Advisory Committee Meeting #4**

20 April 2022



# Topics to Discuss

- Meeting Overview
- Input on Housing Needs Assessment and AFH
- Sites Inventory Analysis
- Goals, Policies, and Programs
- Next Steps



# Key Housing Element Components

Housing Needs  
Assessment

Analysis of demographic &  
housing trends

Evaluation of Prior  
Housing Element

Report on progress during the  
last 8-year cycle

Constraints Analysis

Analyze possible barriers to  
addressing housing needs

Goals, Policies, &  
Programs

Establish a plan to address  
housing needs

Housing Sites Inventory

Identify sites where new housing  
can be built





# Housing Needs Assessment and AFH



# Feedback on Housing Needs Assessment and AFH

## Feedback / Discussion

- Comments on the previously presented Housing Needs Assessment (HNA/AFH)



# Update on Sites Inventory Analysis



# Sites Inventory Summary

## **Recap of Info from the Previous HEAC meeting – 3/15/2021**

- Presentation on RHNA and Use of Transfers
- Review of Existing Goals, Policies, and Programs
- Exploration of New Goals, Policies, and Programs
- Status Update on the Sites Inventory



# Sites Inventory Summary

## Status since last HEAC meeting

- RHNA Transfer Process
  - ABAG approved RHNA transfers March 17, 2022
- Stakeholder Input – Questionnaires
  - Sent to 12 different organizations with focus on housing
  - Received input from 10 of 12 organizations
- Community Input on the Scope of the Environmental Impact Report
  - Received input on housing inventory sites
- Narrowing down sites to include in the inventory
  - From roughly 13 potential parcels, narrowed down to 6 sites
- Completed Admin Draft of Sites Inventory Analysis



# Sites Inventory Summary

## Napa County's RHNA

- County requested transfers which were approved by ABAG to reduce the County's RHNA

### Summary of Approved RHNA

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units*
County's RHNA	45	16	14	31	106

\*The County must plan for the total number of units by income category plus a buffer.



# Sites Inventory Summary

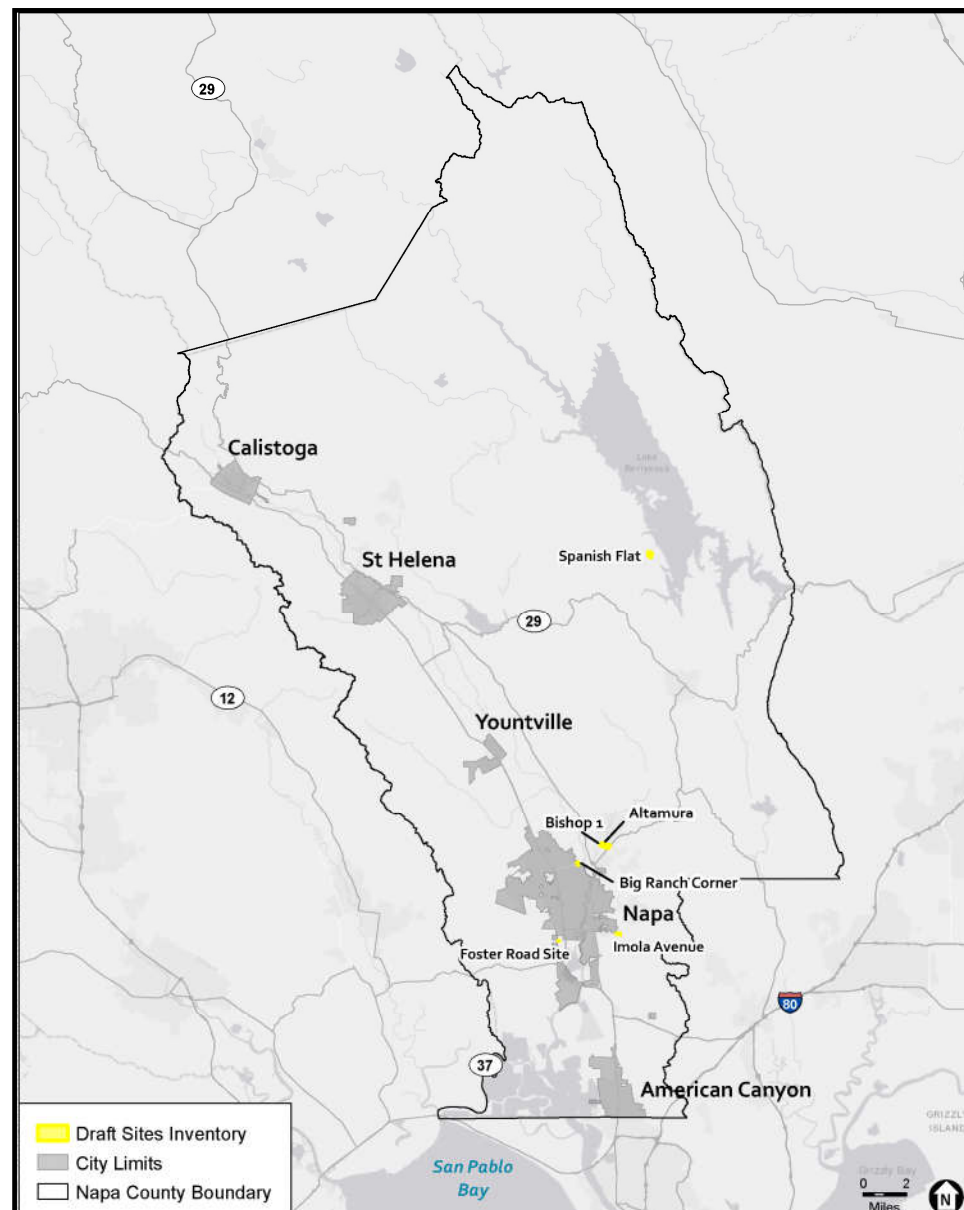
Summary Info	Units by Income Group			Total Units
	Very Low and Low	Moderate	Above Moderate	
County RHNA	61	14	31	106
Single Family Residential Development Potential	0	0	230	230
ADU Projection	16	24	32	72
Capacity on Identified Sites				
Spanish Flat	100	0	0	100
NE of Napa – Bishop	100	0	0	100
NE of Napa - Altamura	58	0	0	58
NE of Napa – Big Ranch Corner	25	0	0	25
State Owned Site (Imola Ave)	100	0	0	100
Foster Road	100	0	0	100
<b>Subtotal of Identified Sites</b>	<b>483</b>	<b>0</b>	<b>0</b>	<b>483</b>
Total Unit Potential	499	24	262	785
Surplus (+) / Deficit (-) from RHNA	+422	+10	+231	+377
SOURCE: Environmental Science Associates, April 2022.				





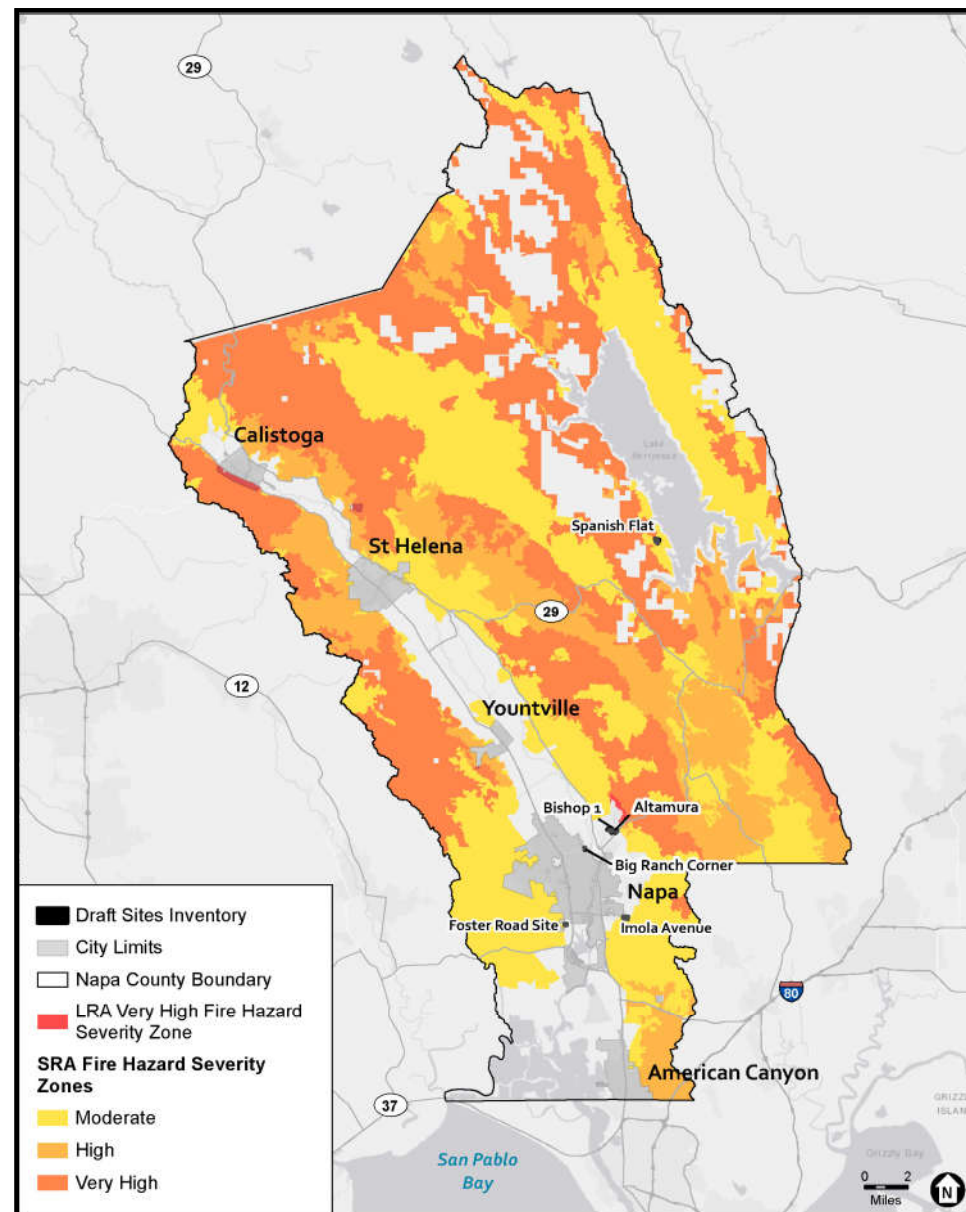
# Sites Inventory Summary

1. Spanish Flat
2. Bishop
3. Altamura
4. Big Ranch Corner
5. Imola Avenue
6. Foster Road



# Sites Inventory Summary

1. Spanish Flat
2. Bishop
3. Altamura
4. Big Ranch Corner
5. Imola Avenue
6. Foster Road



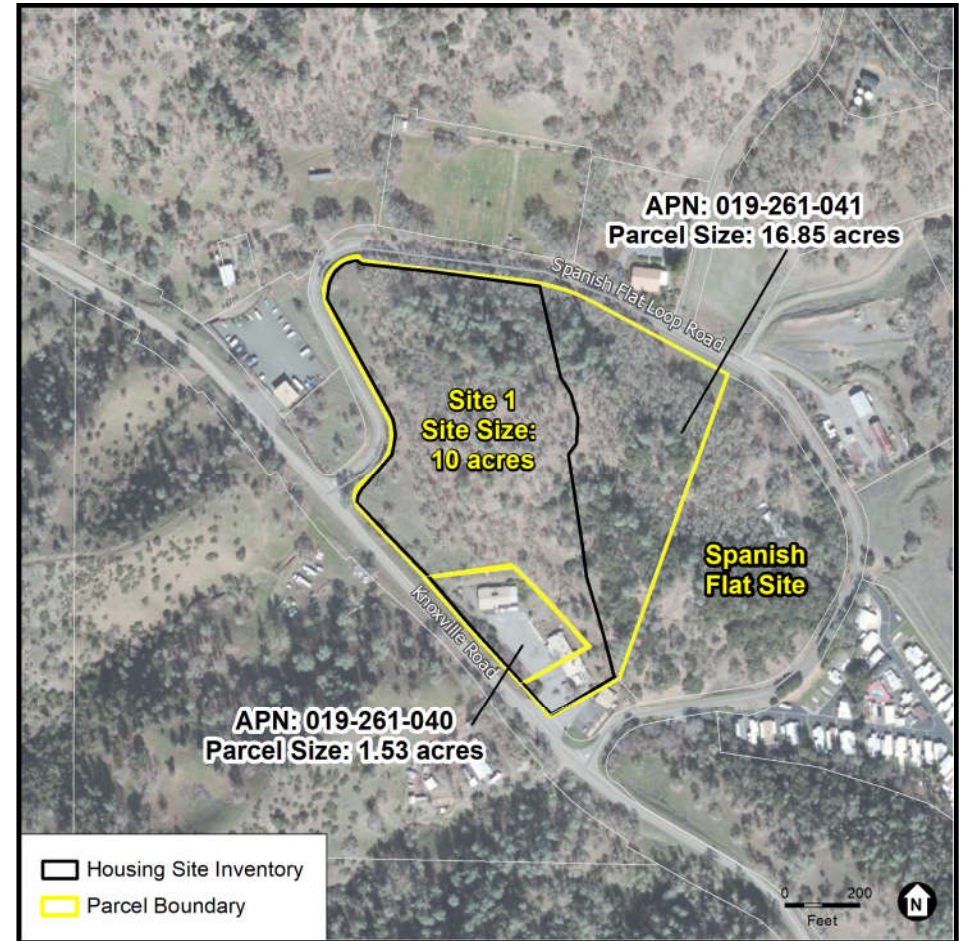
# Sites Inventory Summary

## Spanish Flat Site (Site 1)

- Two parcels comprise one site proposed for rezoning
- Privately owned
- Developer interest expressed
- Sloping terrain
- Spanish Flat Water District

### Site 1 – Vacant ☐ or Non-Vacant ☒

	Existing	Update
Portion of APN 019-261-041 and APN 019-261-040		
Parcel Size (Acres)	18.38 acres	18.38 acres
Site to be Rezoned	N/A	10 acres
Zoning	CN	CN:AHCD
Allowable Density (Units/Acre)	0	20 min. 25 max.
Realistic Unit Capacity (With Rezoning)		100





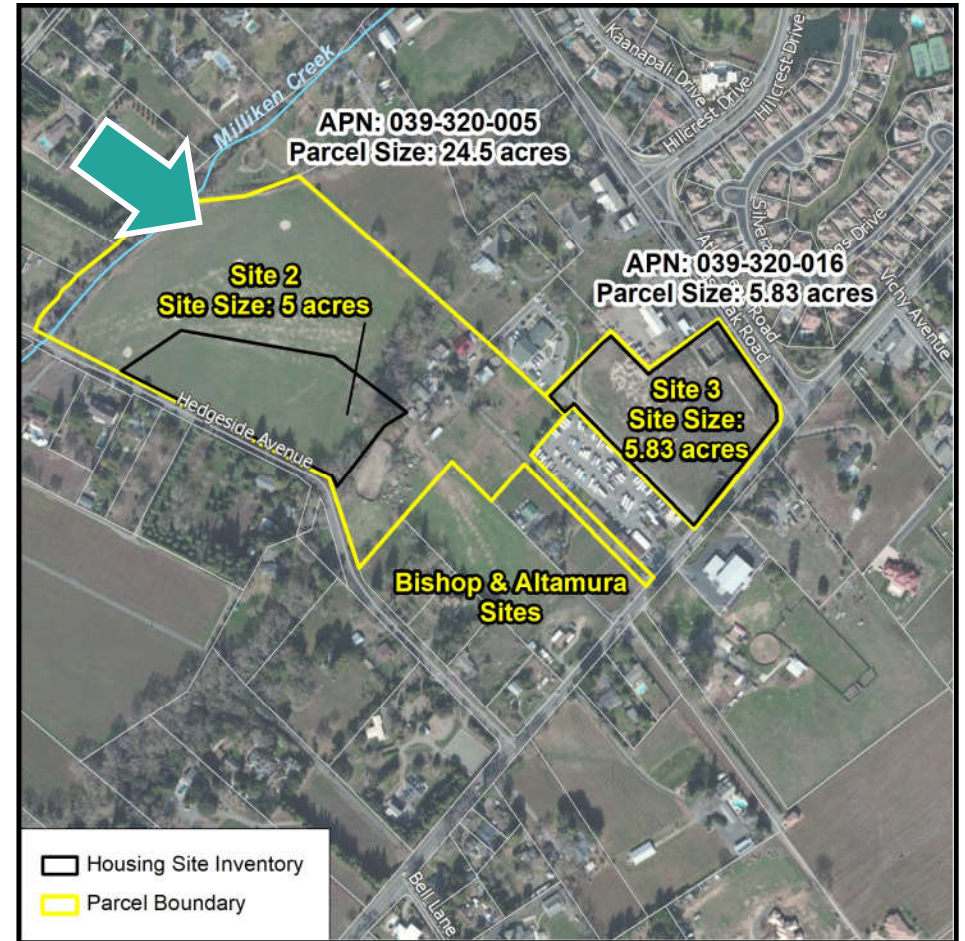
# Sites Inventory Summary

## Northeast of Napa Sites

### Bishop (Site 2)

- One parcel, with portion proposed for rezoning
- Privately Owned
- Developer Interest Expressed
- Would need City of Napa and Napa Sanitation District water and wastewater

Site 2 – Vacant <input type="checkbox"/> or Non-Vacant <input checked="" type="checkbox"/>	Existing	Update
APN 039-320-005		
Parcel Size (Acres)	24.5	24.5
Site to be Rezoned	N/A	5.0
Zoning	RC	RM
Allowable Density (Units/Acre)	1	20 min 25 max
Realistic Unit Capacity (With Rezoning)		100



# Sites Inventory Summary

## Northeast of Napa Sites

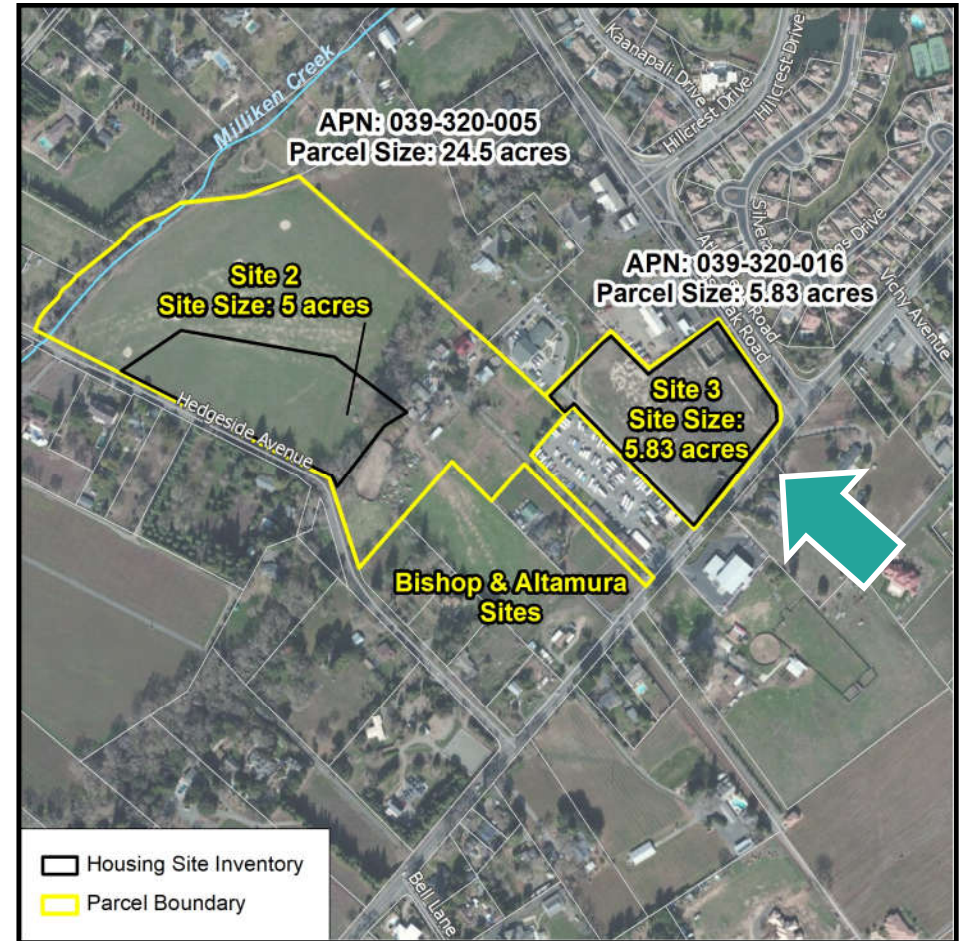
### Altamura (Site 3)

- One parcel proposed for rezoning
- Privately Owned
- Developer Interest Expressed
- Would need City of Napa and Napa Sanitation District water and wastewater

#### Site 3 – Vacant ☐ or Non-Vacant ☒

APN 039-320-016

	Existing	Update
Parcel Size (Acres)	5.8	5.8
Site to be Rezoned	N/A	5.8
Zoning	PD	RM
Allowable Density (Units/Acre)	1	20 min 25 max
Realistic Unit Capacity (With Rezoning)		58





# Sites Inventory Summary

## Northeast of Napa Sites

### Big Ranch Corner (Site 4)

- One parcel, with portion proposed for rezoning
- Privately Owned
- Developer Interest Expressed
- Would need City of Napa and Napa Sanitation District water and wastewater

Site 4 – Vacant <input type="checkbox"/> or Non-Vacant <input checked="" type="checkbox"/>	Existing	Update
APN 038-190-007		
Parcel Size (Acres)	3.0	3.0
Site to be Rezoned	N/A	1.5
Zoning	RC	RM
Allowable Density (Units/Acre)	1	20 min 25 max
Realistic Unit Capacity (With Rezoning)		25

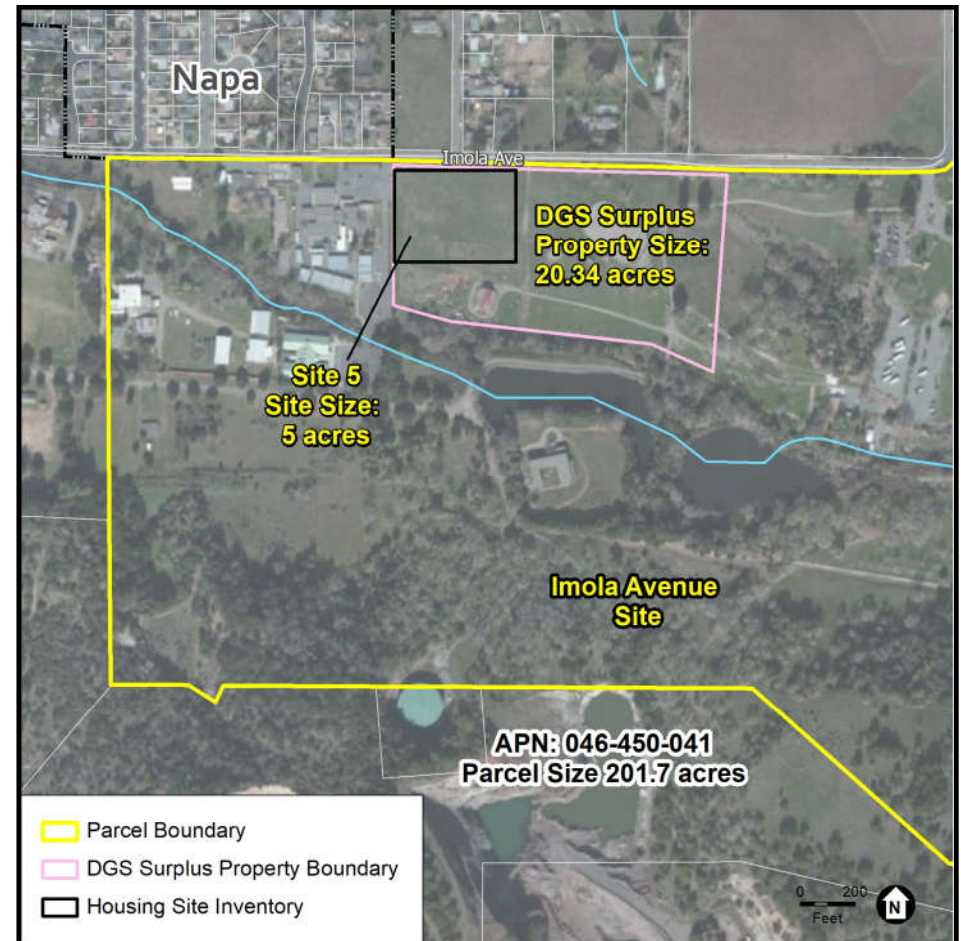


# Sites Inventory Summary

## Imola Avenue (Site 5)

- One parcel, with 20.34-acre portion designated surplus property by DGS
- State Owned and interest expressed for development on 5 acres
- Would not be subject to County zoning or General Plan
- Would need City of Napa and Napa Sanitation District water and wastewater

Site 5 – Vacant <input type="checkbox"/> or Non-Vacant <input checked="" type="checkbox"/>		
APN 046-450-041		
	Existing	Update
Parcel Size (Acres)	201.7	201.7
State Surplus Property Identified by DGS (Acres)	20.34	20.34
Site Identified for Housing per DGS Staff (Acres)	5.0	5.0
Zoning	AW:SWP	N/A
Allowable Density (Units/Acre)	1	N/A
Realistic Unit Capacity		100





# Sites Inventory Summary

## Foster Road (Site 6)

- One parcel, with a portion proposed for rezoning
- Privately Owned and interest expressed for development
- Inside the City of Napa SOI & RUL
- Would need City of Napa and Napa Sanitation District water and wastewater

Site 6 – Vacant <input checked="" type="checkbox"/> or Non-Vacant <input type="checkbox"/>	Existing	Update
APN 043-062-008		
Parcel Size (Acres)	24.0	24.0
Site Identified for Housing per DGS Staff (Acres)	5.0	5.0
Zoning	AW:UR	RM
Allowable Density (Units/Acre)	1	20 min 25 max
Realistic Unit Capacity		100



# Goals, Policies, and Programs



# Status of Goals, Policies, and Programs

## Update Since Last HEAC

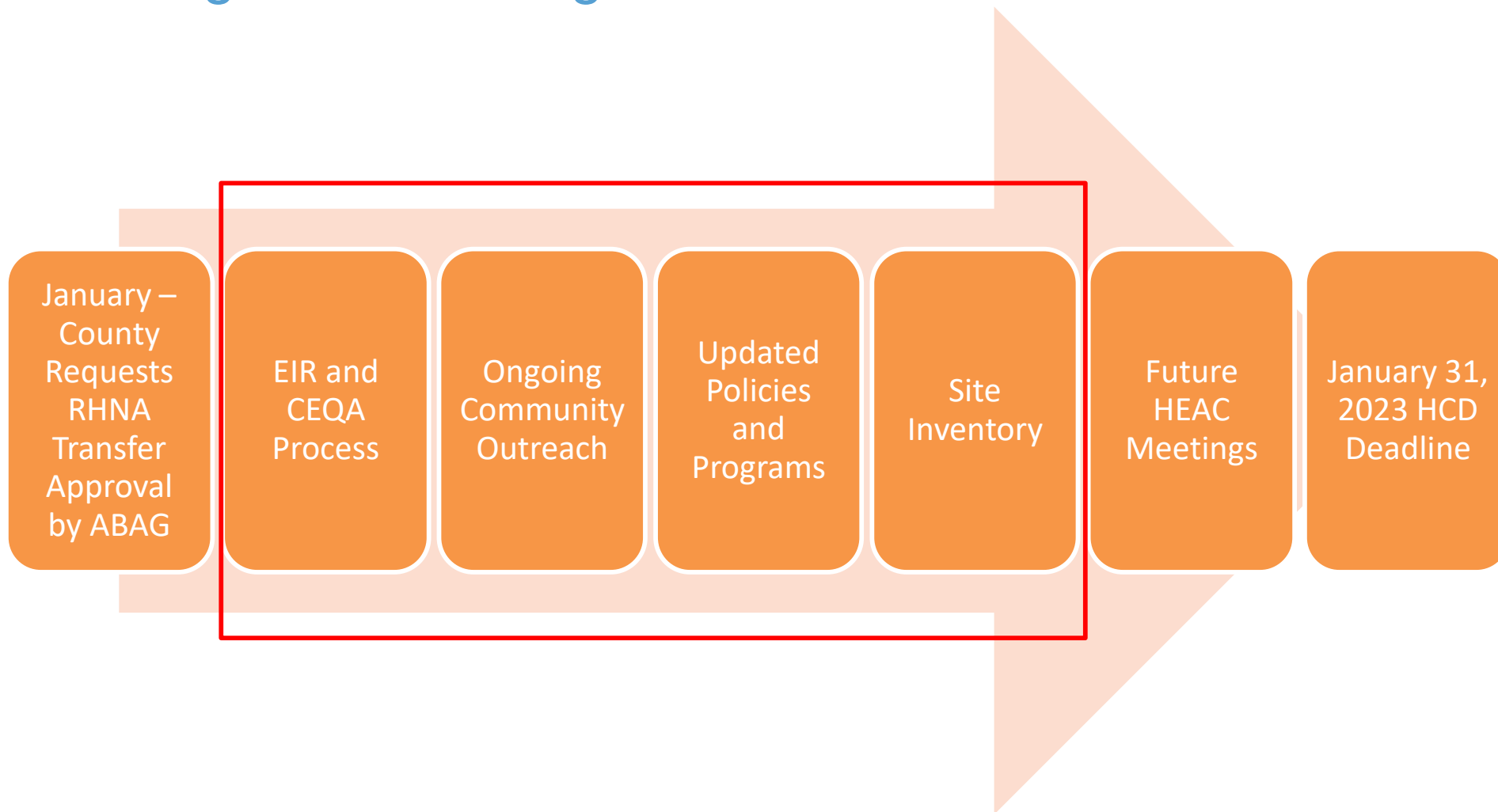
- Status of adjustments to preliminary goals, policies, and programs discussed at the last HEAC meeting



# Next Steps



# Housing Element Progress



## Next Steps

- Board of Supervisors Study Session (May 3)
- Draft Housing Element Update Circulated for Public Review (May 13 to June 13)
- Meetings of the Planning Commission (June 1)
- HEAC Meeting (June 13?)
- *Revised* Draft Housing Element Update submitted to HCD for Review
- Draft EIR Circulated for Public Review
- Meeting of the HEAC to Review HCD Comments
- *Re-Revised* Draft Housing Element Considered by the Planning Commission and Board of Supervisors
- Adopted Housing Element Submitted to HCD for Certification





## Meeting Minutes - **DRAFT**

### Napa County Housing Element Advisory Committee

Joelle Gallagher	Terry Scott ( <i>Chair</i> )	David Morrison, Secretary-Director
Megan Dameron	Keri Akemi-Hernandez ( <i>Vice-Chair</i> )	Silva Darbinian, Committee Counsel
Anne Cottrell ( <i>Alternate</i> )	Teresa Zimny	Trevor Hawkes, Senior Planner
Kellie Anderson	Mike Swanton	Alexandria Quackenbush, Committee Clerk
Tom Gamble	Heather Stanton	
Ron Rhyno	Jenna Bolyarde	

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**Tuesday, April 20, 2022**

**9:00 AM**

**Virtual Meeting**

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- 1. CALL TO ORDER; ROLL CALL (Video timestamp 00:00:17)**  
Committee Members Present: Kellie Anderson, Terry Scott, Teresa Zimny, Heather Stanton, Tom Gamble, Megan Dameron, Mike Swanton, Keri Akemi-Hernandez, Joelle Gallagher (Joined at Agenda Item 4), and Ron Rhyno (Joined after Agenda Item 5).  
Committee Members Not Present: Jenna Bolyarde, and Anne Cottrell (*Alternate*)  
Staff Present: David Morrison, Trevor Hawkes, Alexandria Quackenbush
- 2. PLEDGE OF ALLEGIANCE (Video timestamp 00:02:09)**  
Chairperson Scott led the salute to the flag.
- 3. CITIZEN COMMENTS AND RECOMMENDATIONS (Video timestamp 00:02:40)**  
**Public comment:** Ryan O'Connell, Marcus Helmer, Esbeidy Pina.
- 4. APPROVAL OF MINUTES (Video timestamp 00:05:14)**  
The Clerk of the Committee requested approval of minutes for the meeting held on: March 15, 2022.  
  
Minutes were approved unanimously by the members present.
- 5. AGENDA REVIEW / MEETING OVERVIEW (Video timestamp 00:06:25)**  
  
Trevor Hawkes provided the review and summary of the documents attached to the agenda packet for further discussion under Agenda Item #7 Business Items.



A request was made by members and the public on the need for translation services at HEAC meetings, as well as comments regarding the timing of future meetings and services provided for those meetings (request for evening meetings).

**Member Comments:** Committee Member Stanton, Member Scott, Member Anderson, Member Akemi-Hernandez, Member Gallagher, Trevor Hawkes, and Director Morrison.

**6. DISCLOSURES (Video timestamp 00:19:45)**

None.

**7. BUSINESS ITEMS**

**A. HEAC Feedback on Housing Needs Assessment/AFH documents provided previously – Discussion and Advisory Item (Video timestamp 00:20:05 and later discussed at Video Timestamp 02:11:20 due to technical issues)**

County Planner Trevor Hawkes provided a summary of this item and requested that committee members use this time as a period to discuss the draft HNA and AFH supporting documents attached to the agenda. BAE Consultant Matt Kowta provided a summary of the feedback received on the two documents (HNA and AFH) with the focus on member comments submitted prior to the meeting which addressed the following:

- Review current and future areas of proposed annexation by LAFCO. Including Browns Valley areas and other County islands.
- Demographic statistics
- Opportunity areas and low resource areas
- Information related to CalEnviroScreen data
- Displacement issues related to mobile home parks
- Proximity to services and amenities

**Member Comments:** Member Anderson, Director Morrison, Member Stanton, Chairperson Scott, Member Gamble, Member Zimny, and Member Akemi-Hernandez.

**Public comment:** Esbeidy Pina (via chat).

**B. Status of the Sites Inventory Analysis – Discussion Item (Video timestamp 00:43:00)**

ESA Consultant Hillary Gitelman provided a status update and summary of the Housing Element update process for the inventory of possible sites to accommodate housing for the planning period. The update summarized the status of the RHNA transfer process as well as the update on the sites analysis since the last HEAC meeting on March 15, 2022. Hillary provided the context for the sites inventory analysis and the process taken to evaluate sites for inclusion in the sites inventory to accommodate the County's updated RHNA. Further, Ms. Gitelman opened up the discussion for members to give input on the sites identified and

the site information slides presented for evaluation and review. Member discussion focused on how the County's RHNA will be addressed using estimates for single family housing units and Accessory Dwelling Units (ADUs) as well as discussion on farmworker housing. A list of topics addressed by members during this item include:

- ADUs
- Farmworker Housing
- City of Napa RUL and SOI and the provision of services to identified sites
- Fire Hazard Severity Zones and Insurance
- Affordability Assumptions for sites
- The use of previously identified sites in the last Housing Element Cycle.
- Mobile Home Parks
- Further clarifications on specific sites via coordination with different agencies/jurisdictions on services and number of housing units potential accommodated (Imola Ave site and Foster Road site).

**Public comment:** Ryan O'Connell.

**Member Comments:** Member Stanton, Member Gamble, Member Anderson, Member Gallagher, Member Swanton, and Member Rhyno.

**C. Goals, Policies and Programs – Discussion and Advisory Item (Video timestamp 01:44:25)**

BAE Consultant Matt Kowta provided a summary of the update process for the County's Housing Element and the status of reviewing the existing goals, policies, and programs and Mr. Kowta opened up the floor and solicited feedback from HEAC members with discussion of the supporting document attached to the agenda. Areas of focus for goals, policies, or programs that were mentioned by HEAC members, and the public included:

- Facilitate opportunities for farmworker housing and workforce housing
- Enacting zoning changes at mobile home parks to preserve their use and affordability and rent stabilization.
- Specific and inclusive policies to directly address AFFH

**Member Comments:** Chairperson Scott, Member Anderson, Director Morrison, Member Gallagher, Member Zimny, Member Rhyno.

**Public comment:** None.

**D. Schedule of Next Steps – Discussion and Advisory Item (Video timestamp 01:59:38)**

Trevor Hawkes provided an overview of the HEU process and the next steps for future HEAC meetings.

Tentative Dates:

- Board of Supervisors Study Session (May 3)
- Draft Housing Element Update Circulated for Public Review (May 13 to June 13)
- Meetings of the Planning Commission (June 1)
- HEAC Meeting (June 13?)
- *Revised* Draft Housing Element Update submitted to HCD for Review
- Draft EIR Circulated for Public Review
- Meeting of the HEAC to Review HCD Comments
- *Re-Revised* Draft Housing Element Considered by the Planning Commission and Board of Supervisors
- Adopted Housing Element Submitted to HCD for Certification

**Member Comments:** Member Anderson, Director Morrison, Member Rhyno, Chairperson Scott.

Question by members about the guidelines for communication with other committee members. It was clarified that communication can occur between less than 6 HEAC members.

**Public comment:** None.

**8. NEXT STEPS / STAFF AND COMMITTEE MEMBER COMMENTS (Video timestamp 02:11:20)**

The committee members circled back to agenda item 7A about a question by Member Anderson on the analysis of high pollution areas. Consultant Matt Kowta clarified that the data comes from the Cal EnviroScience website and a link to that info was provided to Member Anderson for reference.

**Public comment:** None

**9. ADJOURNMENT (Video timestamp 02:14:40)**

Meeting adjourned.

Key

Vote: JG = Joelle Gallagher; MD = Megan Dameron; KA = Kellie Anderson; TG = Tom Gamble; RR = Ron Rhyno; TS = Terry Scott; KA-H = Keri Akemi-Hernandez; TZ = Teresa Zimny; MS = Mike Swanton; HS = Heather Stanton; JB = Jenna Bolyarde; AC = Anne Cottrell (*Alternate*)

Notations under vote: Y = Yes; N = No; A = Abstain; X = Excused; 1<sup>st</sup> = 1<sup>st</sup> motion; 2<sup>nd</sup> = 2<sup>nd</sup> motion

Example

JG	MD	KA	TG	RR	TS	KA-H	TZ	MS	HS	JB
Y	Y	X	Y	N	<u>1<sup>st</sup></u>	N	Y	N	<u>2<sup>nd</sup></u>	Y



# Let's Talk Housing

NAPA SONOMA COLLABORATIVE

## **Equity Working Group Findings and Recommendations Report**

**3/28/2022**

**Napa Sonoma Collaborative**

**Report prepared by** Toccara Nicole Thomas, AICP, Deputy Director

**Staff Support:** Luke Lindenbusch, Housing Planner

### **Executive Summary**

The Equity Working Group (EWG) was convened by the Napa Sonoma Collaborative to engage community members in the Housing Element Update process within the Napa Sonoma region. The EWG also had the secondary purpose of exposing jurisdictions to community members outside of the formal public participation process. Over the course of six sessions the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa Sonoma region as well as developed recommendations for how to address these issues. The EWG members were nominated by members of the Napa Sonoma Collaborative due to their work within the community, including those who directly engage vulnerable populations, provide housing for vulnerable populations, or are a member of a vulnerable population. Stipends/Honoraria of \$960 were offered to each EWG member for their time serving on the EWG. This report outlines key findings, constraints, and potential solutions to the constraints.

Session 1	Providing Equity for Underrepresented Groups Regionally
Session 2	Access to Housing and Fair Housing: <ul style="list-style-type: none"><li>• Barriers to Obtaining Affordable/Decent Housing</li><li>• Obstacles to Securing/Maintaining Housing</li></ul>
Session 3	Farmworker Housing
Session 4	Housing Discrimination <ul style="list-style-type: none"><li>• Segregation</li><li>• Concentration of Poverty</li><li>• Landlord Issues</li></ul>
Session 5	Review Recommendations and Findings Report
Session 6	Review & Provide Input on Report from the Lawyers' Committee for Civil Rights Under Law – Preliminary Affirmatively Furthering Fair Housing (AFFH) Recommendations

Over the six sessions, the EWG discussed explicit and implicit barriers to obtaining and maintaining affordable housing and this document outlines key findings, repeated themes, and recommendations from the EWG to the NSC. Although this is a comprehensive report, it is strongly suggested that the EWG meeting minutes are reviewed for the full record of the EWG (attached). Key findings include:

- The current approach to housing policies throughout the region is ad hoc and piecemeal and what is really needed is a holistic approach to housing and homelessness issues



# Let's Talk Housing

NAPA SONOMA COLLABORATIVE

- Affordable homeownership is missing from the conversation
- Transitional and supportive housing as a more integrated part of the whole conversation is missing
- The traditional paradigm of designing affordable housing should be changed at the educational level; design professionals should be educated to think holistically about designing communities and integrating affordable housing patterns into community design
- A lack of community trust leads to a lack of honest and transparent communication and engagement between local governments, partner agencies and the community members
- Additional housing costs are not factored into the affordable housing definition
  - The official definition of affordable housing does not include all related housing costs
    - Those who live in deed-restricted affordable housing face food shortages, high insurance rates, and rising utility costs to name a few, which are not factored into the official definition of affordable housing. Yet these are costs that must be included in an already strained budget
  - Supercommuting leads to higher gas costs and more wear and tear on cars but is necessary to find and maintain affordable housing
  - The housing situation within the region leads to students working to support their families, creating an unintended consequence of students dropping out of their educational careers and/or leaving the community after they matriculate from High School since they cannot afford housing
  - Onerous regulation leads to displacement
- Affordable homeownership is missing from the conversation as renting is not a sustainable approach for all and it prevents people from accessing the “American Dream”
- The lack of affordable and safe housing due to high development costs, loss of units due to disasters, and/or gentrification (the EWG specifically called out investors renovating potentially naturally occurring affordable housing into higher end units) are some of the contributing factors to the housing crisis within the region.
- Discrimination is both subtle and overt
  - Tenants are susceptible to landlords taking advantage of them due to a very specific cocktail of issues including but not limited to
    - Language barriers
    - Cultural Barriers
    - Stereotypes
    - Disabilities
    - Income
  - Discrimination is a multilayered situation:



# Let's Talk Housing

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- Tenants in substandard/unhealthy housing live in precarious situations and are afraid to complain due to the fear of being evicted (which means that they live in substandard living conditions)
- There is a very real fear that rents will increase if tenants complain about substandard situations
- Stereotypes associated with low-income tenants and voucher holders are a real barrier to obtaining housing
  - Criminal backgrounds and subsidies contribute to stereotypes which make landlords leery of renting.
  - SB 329 makes it illegal to reject housing vouchers, however, it still occurs
- Discrimination is hard to determine since there aren't enough vacancies to even apply for housing
- The lack of available land coupled with regulations and high impact fees are contributing factors to astronomical development costs

## **Conventional vs. Unconventional Approaches to Providing Housing**

A reoccurring theme from the Equity Working Group is that conventional housing approaches are insufficient to address the severe housing crisis within the region and approaches tried to date have been ad hoc and piecemeal when a more regional, integrative, and creative approach to fully address the housing crisis is needed. Traditional housing approaches (single-family homes or apartments intended for the middle class) are no longer appropriate as housing needs increasingly include the unhoused, multi-generational families, those with criminal backgrounds and other “stories to tell,” and neo-traditional family patterns. Local governments should investigate the following approaches:

- Be creative and holistic. The EWG recommends some creative approaches such as engaging local university design centers, architecture schools, and urban planning departments to create a design studio to immediately address a community's housing concerns in a holistic manner.
- Seriously consider tiny homes (and by extension tiny home villages) as a concept. Some examples that have gained local traction include efforts in the City of Petaluma, on the County-owned Los Gullicos property in East Sonoma County, and in villages for the unhoused in Los Angeles and in Eugene, Oregon. In addition to its relevance for the homeless, tiny homes may also address a segment of farmworker housing.
- Engage stakeholders that have been absent from the EWG including industry groups such as builders' councils, farm bureaus, and construction trade unions. As the providers of infrastructure, land, and bricks, mortar, asphalt, and concrete, they have necessary expertise as well and need to be contacted by local planners.





# Let's Talk Housing

NAPA SONOMA COLLABORATIVE

## **Inclusive Input**

The lack of community trust was identified as a significant barrier and constraint to fair housing within the region as those who most need to participate in the public process are leery of the process and local governments and as a result do not participate. The EWG explicitly shared that the lack of community trust is a barrier to full public participation and provided several sobering anecdotes and suggestions for how to remediate this lack of trust between the community, the local governments, and service providers within the region. In short, all partners must strive to engage the community where they are, on an ongoing nature, and much earlier in the process (the entitlement approval stage is too late for meaningful input). The EWG outlined the following recommendations for local governments to engage the community in an inclusive and meaningful manner:

- Start the community engagement process early and often. Encouraging input before the official process begins can prevent community members from feeling “blindsided.”
- Meet the community where they are by providing in-language meetings.
  - The outcomes of public meetings are drastically different when held in English vs Spanish (and other languages). There are drastically different outcomes and feedback gathered related to housing in general and affordable housing projects specifically. One anecdote provided described a proposed affordable housing development where English language attendees complained about the project and its proximity to them, whereas attendees at a Spanish only meeting for the same project were concerned about when the project would be developed and how they could apply for the housing.
  - A direct recommendation to overcome the language barrier (and gain community trust) is to host “in language” meetings (which run parallel to the public participation process, and do not eliminate the existing formal public participation process) and provide materials in said language. Note: simultaneous interpretation during public meetings is hard to achieve since simultaneous translation assumes a level of technical expertise which could exclude members.
- Engage with community organizations early and build relationships with partner agencies before public input is needed so that engagement does not feel transactional.
- Be transparent about their goals, how these goals will be measured, and then report back out to the community on a regular basis about progress (successful or not).
- Encourage developers to include amenities such as community benefit rooms; anecdotes were shared that highlighted how community members indicated that community rooms (those that included posters and materials about upcoming projects and a process to



# Let's Talk Housing

NAPA SONOMA COLLABORATIVE

collect feedback) increased community trust as community members felt as if they are informed throughout the process and not after a project has commenced.

- Engage community members well before the entitlement approval stage for feedback and input

## **Lack of Housing Stock**

The EWG spoke at length about the lack of affordable and safe units throughout the region due to a variety of factors including but not limited to the cost of land, high development costs, units leaving the market due to disasters faster than their replacement rate, and landlords displacing tenants due to housing emergencies, and gentrification (the EWG specifically called out investors renovating potentially naturally occurring affordable housing into higher end units). Local governments with limited funding can help alleviate these constraints by:

- Ensuring that renters are truly being evicted with cause, and, ensuring that renovations which displace renters are completed instead of used as a ruse to displace residents.
  - There is suspicion that local landlords of income generating properties are displacing tenants when their main properties are destroyed due to local disasters. There is a case study underway to verify this hypothesis (by reviewing building permits to establish completion of renovations) and it was explicitly stated that landlords displacing tenants is a greater risk for the region as wildfires and natural disasters eliminate housing at a faster rate than it is rebuilt along with other housing capacity constraints.
- Support the creation of accessory dwelling units (ADUs/JADUs), duplexes, multiplexes, single-room occupancies (SROs).
- Develop programs for the registration of Short-Term Rentals, prevent concentrations of short-term rentals in one location, and prevent stays of longer than 120 days a year.
  - Additionally local governments should prohibit short term rentals in communities with severe housing constraints.
  - Disallow conversions of homes and potentially naturally occurring affordable housing to vacation rentals.
- Zone more land for housing which will directly decrease land costs and development costs.
  - One suggestion is to increase the density for underutilized farmland and allow for the safe habitation of underutilized farm buildings. This suggestion will be particularly impactful for farmworkers as the face of farmworkers has shifted from a single migratory man to families looking for long term housing and amenities. The EWG discussed how families settled along the HWY 12 and HWY 101 corridors



# Let's Talk Housing

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to have access to farms and amenities which is a departure from traditional patterns of on-farm bunkhouses.

- Providing subsidies or “breaks” on impact fees for developers of affordable housing:
  - The EWG explicitly identified impact fees as a factor that increases the cost of developing affordable housing.
    - Discussion is needed about affordable vs. market rate impact fees.
    - Staffing constraints in local government offices are a direct contributor to higher development costs (since projects either have an extended timeline causing loan interest accruals or developers obtain outside plan check consultants to streamline plan checks to keep projects moving).
- Ensuring that density bonus units are integrated into a development (not placed in one corner of a development further stigmatizing affordable units), ensure that community members are aware that density bonus units are integral to a development and included in the project entitlements, and are not a “last minute add on” which can lead to NIMBYism.
- Establishing “one stop shops” for affordable housing permit processing thereby making it easier and faster for developers to build housing which helps decrease costs.
- Facilitate the creation of ADU/JADUs by individual homeowners by:
  - Connecting homeowners with the Napa/Sonoma ADU Center to facilitate the ADU/JADU development process
  - Considering unconventional alternative dwelling options such as tiny homes, individually or in the community for unhoused and/or farmworker residents
- Work with neighboring jurisdictions to create regional based programs to address issues.

## **Housing Discrimination**

- Discrimination looks different based on the demographics of an area.
- Systemic racism is directly tied to discrimination; people of color tend to have lower credit scores and criminal histories due to systemic racism which then leads to barriers to obtaining housing.
- The lack of vacancies causes tenants to accept subpar housing and/or harassment.
- Landlords illegally discriminate against renters with subsidies by refusing to accept subsidies. SB 329 makes it illegal for landlords to reject housing vouchers, yet discrimination against vouchers still occurs.
- Local governments should consider national origin and race as a distinct and perhaps overlapping characteristic to discrimination; local governments should not solely focus on race, as there needs to be a holistic approach to address discrimination.
- Local governments should consider the following to alleviate this barrier:



# Let's Talk Housing

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- Address the root cause patterns of zoning that create disparities.
- Create programs to educate landlords to help prevent discrimination.
- Understand that there is a difference between ethnicity and race, and the federal government categorizes them differently.
  - The HUD definition of race-based discrimination does not account for national origin discrimination, and local governments should incorporate the eradication of national origin discrimination into its toolboxes
  - High Latino and Asian demographics create the possibility of instances of national origin discrimination instead of race-based discrimination. For example: a white landlord denying an Asian applicant the opportunity to apply because they are Asian is a race-based complaint but a Filipino applicant that is denied by a Korean homeowner because the applicant is Filipino is a national origin-based discrimination because two ethnicities within the same race are involved in allegation
- Provide educational materials and require a signature from landlords to acknowledge that they have taken some form of training:
  - Create a landlord database and pass ordinances that makes landlord registration with the jurisdiction mandatory. This could be enforced by Code Enforcement and the focus should be on education to gain compliance. The landlord registration should have a yearly compliance and education component on fair housing (e.g. successful completion of a course on fair housing in order to maintain a landlord permit).
  - Hosting landlord forums to educate landlords about subsidies/Section 8 vouchers.
    - Berkeley, Alameda, San Francisco have implemented source of income discrimination protections and the state has adopted them as broader protections.
- Look at local dynamics, demographics, patterns and how they play into the discussion and if there are any additional protections that can be implemented.

## **Farmworker Housing**

The EWG discussed the strong agricultural focus within the region and how this focus creates barriers to increasing housing stock due to political pushback from rezoning/developing farmland into housing, disdainful attitudes towards RHNA, the high barriers for smaller and neotraditional farms to be successful which translates to missed opportunities to create livable wage jobs (high land lease costs due to regulatory barriers prevent smaller farms from passing those savings on to employees via higher wages). The EWG discussed these barriers as a significant missed



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opportunity to provide housing to the community in general and for farmworkers specifically. Some highlights from the conversation include:

- The increasing commute times for all industries in the Bay Area and subregion predominantly due to the high cost of living and the cost of housing are likely affecting farmworkers the hardest, exemplified by the increasing length of commutes.
- The idea that farmworkers live in rural areas and on farms is no longer true as far more live along the HWY 101 and HWY 12 corridor to access amenities for their families
- The nature of farm work has changed from seasonal to year-round.
- There's a significant increase in the cost and time it takes for farmworkers to commute to work
- Smaller farmers with non-traditional crops (cannabis) are becoming more prevalent within the region, and the traditional farm format along with traditional zoning precludes them from living on their farm which drives up costs (they must lease the farm and living quarters along with other operational costs) essentially pricing out these small businesses which has an unintended effect of precluding the creation of livable wage jobs

Local governments can do the following to address these barriers:

- Increase bedroom counts, as limiting housing types in farm zoning designations to one bedroom/SRO/bunkhouses no longer reflects the needs of changing farmworker demographics (more families and more women).
- Increase the density for agriculturally zoned land which would allow smaller farm owners and/or neo traditional farm owners to live on the land (the costs of leasing land as well as leasing living quarters removes the potential for creating living wage jobs as any potential profits are eliminated due to high operating costs)
- Meaningfully engage with organizations that directly assist farmworkers:
  - California Human Development Corporation (CHDC)
  - La Luz Center
  - Corazon Healdsburg
  - California Coalition of Rural Housing (CCRH)
  - North Bay Jobs for Justice
  - United Farm Workers

### **Additional Suggestions to Consider Incorporating into Housing Elements**

- *Local governments need matching funds for state and federal funds to deploy additional programs*
- *Convert surplus government lands into affordable housing via the Land Trust Model*
- *Seriously consider the conversion of old hotels/motels into SROs via permitting and subsidies on a larger holistic level AKA transitional housing*



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- *Safe Parking Programs for Unhoused*
- *Supportive services need greater circulation to outreach to those in need*

The Equity Working Group respectfully submits these findings report to the Napa Sonoma Collaborative, and members are individually available to provide additional commentary and support.



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### **Equity Working Group Session #1 Meeting Notes** **January 26, 2022 1:30 PM -2:30 PM**

#### **Attendees:**

- Arthur George, Community Stakeholder
- Rue Furch, Community Stakeholder
- Colleen Halbohm, Wallace House
- Efren Carrillo, Burbank Housing
- Jesús Guzmán, Corazón Healdsburg
- Pablo Zatarain, Napa Fair Housing
- Caroline Banuelos, Sonoma State University
- Staff
  - Luke Lindenbusch, *Housing Policy Planner 4Leaf, Inc.*
  - Toccarra Nicole Thomas, *AICP, CQIA, Deputy Director Planning Services, 4Leaf, Inc.*

**Introductions:** Each member introduced themselves, their organizations and a brief synopsis of their key focus areas. After introductions the discussion then turned towards housekeeping items for the management of the Equity Working Group.

**Icebreaker recap:** Staff reviewed the brief poll to break the ice and open up conversation with the EWG members

**Time commitment:** Staff reviewed the time commitment to serve on the EWG; six sessions beginning in January and ending in March. The EWG then provided feedback on the length of time for the meetings and agreed on the following format:

- 1.5 hours for the first two
- 1 hour meetings for two sessions,
- 1.5 hours For the Final sessions

Staff confirmed that the attendance is the only time commitment and that there will not be any pre or post meeting work/reading.

#### **Schedule**

Discussion then turned towards the purpose of the EWG, how the information in the sessions will be used, and why. Discussion highlights include:

- The EWG is an Initiative of Napa and Sonoma counties as they go through their Housing Elements
- The EWG is Providing an opportunity for those who don't feel comfortable or don't have access
- Feedback on certain topics and roll that into the HEU process
- EWG members were nominated to serve by people you work with, or nominated by city staff; you were nominated since you would provide good details about fair housing issues, and/or you might provide direct services in the community





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Discussion then turned towards meeting date and times; staff introduced a poll in the chat and asked the EWG members to use the poll to provide their availability for when the EWG should meet.

**Report out to Napa Sonoma Collaborative:** Discussion then towards comfort of the EWG to record the sessions. The discussion centered around concerns with loss of sincerity, genuineness, and frankness when sessions are taped. Staff confirmed that the session recordings would only be shared with the Napa Sonoma Collaborative. Staff confirmed that there will be regular reporting out to the NSC and that the feedback gathered in the sessions will be used to update the Housing Elements within the region.

**Topics for the EWG:** The topics for the sessions were shared with the EWG virtually, with staff to send afterwards. The topics were also posted in the Outlook meeting planner. Staff reviewed the topics on a high level and gained feedback on the topics regarding whether items should be removed, added, or edited. The EWG generally accepted the topics.

Jan 14 <sup>th</sup>	EWG Agenda and Materials Sent to EWG
Meeting 1 January 26	Introduction of EWG and Housing Element Update Process Why it's important, Expectations for participation Providing equity for underrepresented groups regionally What are the most prevalent housing needs you see or work with in and around your community? What is the best way to bring representation to underrepresented groups
Meeting 2 <sup>nd</sup> TBD	Barriers to Obtaining Affordable Housing What are typical barriers to finding better housing conditions? Obstacles to securing/maintaining housing What do you see as the biggest barriers to finding housing in the region How common is it for those you work with to be living in overcrowded or substandard conditions Among the communities you serve, how many are at risk of losing housing? (due to affordability, losing support, losing work, etc?) What do you see as the biggest barriers to them maintaining housing?
Meeting 3 <sup>rd</sup> TBD	EWG how they can be involved in outreaching to farmworkers about their needs, obstacles, etc?
Meeting 4 <sup>th</sup>	Discrimination when housing is obtained Segregation Concentration of poverty Landlord issues; Emergencies (context matters year by year) impacting vulnerable populations



	impacting Housing Stock and Opportunities to Obtain Housing is Expensive; not enough carrot/stick incentives to build more affordable units
Meeting 5 <sup>th</sup>	Invite LC to Share Preliminary Findings, Goals and Recommendations Target For EWG Feedback
Meeting 6 <sup>th</sup>	Key takeaways and recommendations

After the housekeeping items were covered, discussion then turned towards the session topic and gaining feedback from the EWG.

### **Introduction of the EWG, Housing Element Update Process and General Discussion**

Some of the overarching themes and key focus of EWG members discussed are:

General Discussion:

- “Price of land is ridiculous”
- RHNA requirement for the County is huge
- When housing is permitted throughout the County it tends to not be affordable
  - Too desirable so someone will turn it into a vacation rental
- More expensive to live there, setting aside rental/mortgages, higher transportation costs and utilities are higher, no public transit
- Jurisdiction question is a big conundrum
- Anecdote: Montage hotel opened up, affordable housing planned – community meeting, families shared with the city that they were tired of renting, we want to own our home – no way we can buy \$600k with 20% down
  - Increasing homeownership – if the main wealth creation is homeownership in this country is that then we need it
- Housing Land Trust model, but there’s definitely a need
  - Stabilizes families for generations
  - Certainly homeownership is a key aspect in the intergenerational transfer of wealth, particularly back east where Black communities have been redlined
- General discussion push for ownership could get in the way of rental opportunities
- Housing discrimination is a key issue for some of the organizations
- Working with partners and collaborations is key
- Safe parking and sanitation
- Corazon started in Healdsburg but provides services for all of North County
  - Latin American immigrant groups primarily served
  - Housing is an important part of that
- Discrimination is being seen in Napa County; specifically, taking away the rights of tenants



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- Context changes year over year and changes the stock of housing and vulnerable populations
- Lack of incentives to increase housing stocks; there isn't "a good carrot/stick system to build more affordable units"
- Discussion: How the County spends its money - \$6 million to spend on hotel to take that off the tax rolls, \$7million in Healdsburg in a city that is otherwise gentrifying – serving about 30 residents in a county that is otherwise unhoused – never really any good answers

### Diversity, Trust, Communication, and Partnerships

- There isn't enough diversity of voices in the conversation; and organizations are leery to participate because they have been burned by transactional experiences
  - Only hearing one specific voice (White)
  - As result when projects are proposed, the project might not fit everybody's needs
  - In Sebastopol, even as we get to West County as it gets agricultural – we were looking to see whether there were people of different races that were involved, most are White
- Antidote: organization reached out to the Hispanic and Lao Churches in their communities to include their voices in the conversation but didn't really receive a good response
- Communication is key
- Substantially underrepresented in the media coverage
- In West County, the Latino community is either nonexistent or very much in the shadows
- Language is the most important part and that should be first
- Going beyond it being transactional
- Building and nurturing relationships
  - Institutional and local trust, a lot more work needs to be done to garner the kind of trust this group is tasked with getting
- Concerns about some organizations only reaching out to Black/Brown communities to "check the box"
  - Hesitation to participate in the process if they are only going to be used
  - Feels very transactional, not a lot of time building relationships
    - Must create relationships BEFORE need
  - Organizations have to be cautious about who they partner with as their reputations with the people they serve is on the line
- Local challenges we face in terms of garnering that trust
- Napa and Sonoma dealing with trust issue
- Resources for nonprofits to compete over



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- This could be an institutional problem
- Beyond anything that is housing related it's a general issue

### Emergency Housing/Discrimination:

- Napa Fair Housing paired with Sonoma County for housing after disasters
- Anecdote: Organization was involved in obtaining emergency housing vouchers – needed to be chronically homeless – 280 vouchers uniquely available
  - More than a year or more than 4 times in a year and have a chronic condition
  - Some had a criminal history that precluded them from getting a HUD voucher, even if minor drug offense and they went through treatment
  - Could not find housing for “those who have a story to tell”
  - Vouchers are use it or lose it
- Emergencies impact housing stock
  - Emergencies caused a direct increase in housing prices; too expensive
  - EWG agreed to add the impact of emergencies on housing stock to one of the sessions
    - Focus on Sonoma, Napa, and then regionally

### Barriers to Housing:

- Clarifying question: barriers to housing, is this in regard to the HEU, services as well, feel like this could go in a bunch of directions
- Language Barriers are a big issue
  - “If we want to involve people and include them, we have to make the space, take down the barriers to language access, don't want to seem like an interpretation service”

### Farmworker Housing

- Sonoma County has tried some things such as cohousing
- One of the biggest NIMBY arguments is don't put housing here, think of agriculture
- Point of Clarification re: RHNA – jurisdictions are only required to identify parcels where affordability could be built but it doesn't mean they get built, and doesn't mean they get built affordably
- Picture of farmworker has changed, less single people now more families
- Staff confirmed that there will be a session devoted only to farmworker housing
- Agriculture focus creates barriers to increasing housing stock
  - Hard to develop ag land as housing
  - We're in counties where agriculture and land use impacts land use and our ability to build
  - It's a generally disdained attitude toward RHNA – not a lot of motivation to meet numbers to reach affordable housing
    - Attention to not expanding the footprint



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- Some potential solutions raise question of substandard housing
  - For example: Fairgrounds barns and tent cities suggested as solutions
  - Back in the 60s there was a warranty of fitness of habitability – slums and civil rights lawsuits – a lot of the talk we see in the County pushes that to the side

### Landlord Issues

- Landlord friendly BOS, precluding organizations from helping tenants
- Housing stock and availability become a problem
- Lack of trust toward anything we're doing
- NIMBYism ruins prospects:
  - Can have a project or vouchers with Section 8 with areas being new for the county, areas that may not have been available to the community and then you see NIMBYism saying we don't want them in our community

### 6Miscellaneous:

- Additional Resources were shared:
  - Napa Sonoma Collaborative – Let's Talk Housing ([www.NSC-Housing.org](http://www.NSC-Housing.org))
  - AFFH = Affirmatively Furthering Fair Housing
  - RHNA = Regional Housing Needs Allocation: the number of housing units each jurisdiction is responsible for providing during specified planning periods
  - <https://generationhousing.org/state-of-housing-2022/>



## Let's Talk Housing

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### **Equity Working Group #2 2/18/22**

#### WORKING GROUP ATTENDANCE:

- Efren Carrillo – Burbank Housing
- Jessica Chavez – Wallace House
- Arthur George – West County Homeless Advocates
- Cristian Gutierrez – Latino Service Providers
- Pablo Zatarain – Napa Fair Housing

#### STAFF ATTENDANCE:

- Toccarra Nicole Thomas – Napa Sonoma Collaborative
- Luke Lindenbusch – Napa Sonoma Collaborative

#### WELCOME AND INTRODUCTIONS

#### DISCUSSION:

#### **How does the formal Definition of Affordable Housing Sit with You?**

The general consensus is that the formal definition of affordable housing is outdated and does not include modern issues. Discussion then centered on the following points:

- Rent protections have expired
- COVID
- Construct that affordable housing is 100% subsidized and sometimes just not true, but these are really working-class families
- Federal and state income limits set at 80% and below, and that's who affordable housing providers.
- Official definition does not account for all the ancillary costs associated with housing, increased electric rates, application costs; Subsidies/Vouchers don't account for the costs of applying for housing and the sheer number of applications needed, e.g. the person might have the voucher but has to pay for 20 applications and doesn't have that funding to absorb that costs. This effectively becomes a barrier.
- 80-120% is now described as missing middle, because they can't afford market-rate
- Median rents are not going to create housing opportunity for residents, and the region doesn't allow the presence of the poverty.

#### **What are Barriers/Obstacles to obtaining and maintaining affordable housing?**

- One of the most profound points in our last meeting – cultural mistrust and sense of betrayal.
- Additional costs that are not factored into the affordable housing definition
  - Amount of money it takes to get into a house – first, last, security present a barrier. May be a bigger barrier when we look at COVID-19 and inflationary pressures, landlords may be more reticent



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- Low housing stock and additional expenses combine. Anecdote: Some clients who received housing vouchers will be able to use them as long as they're considered low-income, but they still have to pay for every application. There are some new services that cover the costs but there's a barrier to that. When there are 50 people who apply for a unit, you're out all this money because you've gotten 20+ rejections and lose hope.
  - Even those in deed-restricted affordable housing face food shortages, high insurance rates, other costs – utility costs are factored into overall cost of housing but not the rest. The need is more severe now than it's ever been for these residents and the margins of getting by are diminished to a breaking point.
  - Supercommuting leading to higher gas costs and more wear and tear on the cars
    - Super-commuting and leaving the region has been a pronounced issue since the 2017 wildfires. The region has gone through a succession of emergencies that have chipped away at the housing stock that is here. Many properties are at least uninhabitable and at least yellow-tagged. The stock is old, unrenovated, and residents are dealing with issues like mold so it's a habitability.
  - Domino effect
  - PG&E costs are increasing. Some of that is due the fires; PG&E needing to pay off their liability. Record drought affects crops, and thus food crises. Ukraine crisis affecting oil prices. Study underway in Sebastopol to look at the effect of housing and there will be disproportionate effect on poor and seniors with fixed incomes. All these costs increase burden.
- Wildfires
  - Many of the houses that burned were inhabited by renters. Many also saw second homes that didn't burn, but the landlord's house did so residents were kicked out to provide homes for their landlords.
  - Wineries are bussing in workers due to a lack of workers in the area. We have workers who are being brought in by bus from Modesto due to a complete lack of workers.
  - In Sonoma, fires affected mostly urban areas. In Napa, 2017 fires were more characteristic of the trickle-down effect with landlords moving into second homes. Landlords were claiming just cause to evict renters and it doesn't pan out. It's been up and down – with the onset of COVID, there have been many more protections and that changed in September 2021 with the expiration of tenant protections. AB 1482 is the main protection now, which comes with rent cap but also protects tenants from being evicted without cause. Upon hearing of renovations, first step is going to the City or County and pulling the permits and seeing if it actually bears out.
  - Napa no longer has fire-related price-gouging protections and rents can be raised without limit as long as it doesn't fall under AB 1482, we've seen prices rise at unsustainable rates
- Less housing stock in Napa (smaller county) leads to a strong likelihood of housing insecurity





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- Housing situation in Sonoma County something that student population is having to work on. Children of farmworkers are having to pick up a job and divert focus from their studies. The effect of high costs trickles down to the wellbeing of children who are destabilized by having to ask, will I have a place to go?
- Trend in Sonoma of apartment units go off to investors, and we have significantly and effectively priced out residents, particularly in Santa Rosa, Healdsburg, and City of Napa. Acquisition and rehab of those units has helped people stay housed and restore the habitability of those units. Latino residents were displaced in one of the last bastions of affordability in Healdsburg and they've looked at attaching affordability covenants to keep them affordable in perpetuity.
- Overcrowding in dwellings at 2-3 families per dwelling and renovating garages in uninhabitable ways. Mostly single families, seeing this prominently in the West 9<sup>th</sup> community. Recognition of lack of supply and that's what people are being forced to do.
- CRLA, Legal Aid will provide further information on real-life cases and data.

### **Obstacles to obtaining and maintaining housing**

- Onerous regulation leading to displacement. For example, Sebastopol City Council will propose the enactment of a new parking ordinance that would sweep all RVs out of town during business hours – that would include all, family members visiting, and the unhoused. Where are these people going to go?
- Incremental solutions instead of a holistic approach. E.g. Homekey conversions are an incremental intervention with a downside of taking away from the tax revenue. Continuum of Care is a countywide effort that makes a plan, it fails, then they make another one, it fails, and they reboot. Incremental solutions are triaged, we do what we can and it's important.
- Credit history, law enforcement record, many obstacles that are evident across the board. It's a friction between property management and laws. Compassionate housing organizations strive to recognize that a renter who applies is not the same person as they were five years ago.
- Members of the African-American community feel they are being excluded from affordable housing, that does well at providing opportunity for Latinos but nevertheless. Whether that's real or a perception, that's a problem if an organization presents an obstacle to housing.
- As an organization: fees, costs, neighborhood opposition. \$60,000 of impact fees per unit – should be paying them but shouldn't be at that level. \$500-600k per unit to fully built out a development is a major constraint. That's why you see multimillion dollar investments for just a few units.
- Need layered approach to deal with this issue because one intervention won't cut it.
- 10,000 people on waitlist for just one affordable housing provider, just for Burbank. While waiting, people are looking under every rock they can to find housing.
- Anecdote of two meetings for Healdsburg project that resulted in two different outcomes – English only meeting resulted in 35 people showed up who were only with height, parking, etc. 45 people showed up to Spanish-only meeting and the two questions were: how soon are you building it and how can we get on the waitlist? No opposition.



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- Poverty. There's a stigma at a societal level. Discrimination plays a huge level in it. There are protections at the state level for Section 8 vouchers. Housing Authority is great at identifying opportunity but there are landlords who simply won't house a Section 8 tenant.
- NIMBY opposition to housing in public hearings, their concerns are that it's a "calm neighborhood" and Latinos will bring a "rowdy element" with their quinceneras and etc. Gaslighting them by saying it's not just one family, but it's four families. Not even allowing opportunity for community to have housing because there's always going to be an argument against it. It's difficult to see a future here with the rising cost of housing, and many younger people are moving to Sacramento, Modesto, and other areas. Mystery of wondering what's going to happen creates existential stress.
- Homelessness assistance no longer reflects reality; chronically homeless units are focused toward people with disabilities. The demographics have shifted to women and children living in substandard housing e.g. garages. People who are on these lists need to get into housing and there are substantial barriers. Anecdote shared of blind woman calling caseworker crying because the regulatory barriers are too high (she is being forced to commute to a location to physically apply for housing when she cannot).
- Housing Authority has moved from looking at seven-year criminal history to looking at one-year criminal history to lower the barriers.

### Solutions

- Need to be creative and provide a holistic approach. Some potential examples include rehabilitating existing farmland, County fairgrounds, barns, space must be habitable.
- Towns have large amounts of land, but they are locked by political constraints to development.
- Supportive services need greater circulation to outreach to those in need.
- 16,000 units of housing are needed at BMR. An additional 30,000 units of market rate.
- Gen H State of Housing report features solutions and there's a way to balance the need to meet the existing housing demand and protect the reasons we love living in Sonoma County including open space and community separators
- Jurisdictional partners need to "step up" Existing zoning and projected zoning in larger cities (SR, Petaluma, RP, Windsor) and they're going to need to step it up.
- Unincorporated can't bear the brunt of these. Fife Creek Commons – only major development west of Forestville – cost \$900/sqft and \$1mil per unit because it had to be built up to be out of the floodplain. Fit within the confines of a site, community, and location. Not everyone is going to be suitable for these purposes.

### Recap:

- The people who stand to lose the most in these decisions are not having their voices heard, not making part of the process, and are usually not in the room. It's evident in the policies made.



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- When we talk about affordable housing, we talk about solutions that ascribe to the American Dream like an apartment house or the white picket fence. Institutional approaches are an important function of the solution, but guerrilla housing is important as well. Tiny homes are not anyone's idea of ideal unless you're sleeping on the street. Local organization that builds them at \$7k-12k and Petaluma is pursuing it.



Equity Working Group #3 - Farmworker Housing

02/22/22 – 10am-11am

**ATTENDANCE:**

- Caroline Banuelos – SSU Center for Community Engagement
- Efren Carrillo – Burbank Housing
- Jessica Chavez – Wallace House
- Rue Furch
- Stephanie Manieri – Latino Service Providers
- Pablo Zatarain – Napa Fair Housing

**STAFF ATTENDANCE:**

- Toccarra Nicole Thomas
- Luke Lindenbusch

In previous sessions, the issue of supercommuting has risen to the forefront, and we've heard that farmworkers are coming from as far as Modesto. Where are people coming from?

- In Napa, it's very much a part of the reality of the ins and outs of the county. There's simply not enough housing for the amount of jobs in the county. The people who are having the hardest time finding housing are low-income and often farmworker. City of St. Helena sees about 85% of its workforce come from out of town. Jobs up and down Napa Valley and there are a lot of other factors in terms of transit, in terms of traffic. Looking at families, looking at a subset of a demographic.
- Not sure it's identical in Sonoma, but there are conundrums around housing in general, and it's long been one of those problems to solve. The difference between housing for single people (whether it's men or women), and the housing is quite different and the needs are quite different. Single men that are transitory can just walk to work, across the field, whereas families have different needs and different commutes patterns.
- When you look at the changes in the Bay Area and subregionally, there's a pattern in the increase of time it takes for the workforce in all industries to drive to work – predominantly due to the cost of living and the cost of housing. It's likely affecting farmworkers the hardest, exemplified by the length of commute. Construct that farmworkers live in rural areas – this is simply not true and far more live in the 101 corridor. The seasonality of farm work is not what it used to be and people are looking at it year round. There's a significant increase in the cost and time it takes for a farmworker to get to work.
- Organizations to reach out to:
  - California Human Development Corporation (CHDC)
  - La Luz Center
  - Corazon Healdsburg
  - California Coalition of Rural Housing (CCRH)
  - North Bay Jobs for Justice



- United Farm Workers – used to be really active in SR and haven't had a full-time person in the office for a few years, and JWJ filling that void
- Language barriers and unfamiliarity with laws create problematic situations – uninhabitable housing, rent raised illegally, etc.
- Farmworker housing can be precarious because their housing is part of their employment, so they don't enjoy the same tenant rights as they would with a traditional lease. We've seen this happen with people who are working at a winery for 5 years, then they have to leave within two weeks. It's an opportunity to housing, but not always and equal or sustainable opportunity to housing.
- Nonprofits in Sonoma Valley have indicated that former migrant bunkhouse style housing is not the same need anymore, and they're looking for housing that is year-round and family oriented.
- State prioritizes studios/1br units for farmworkers and often can't find community members in those populations to fill those units. Oftentimes, those units go vacant for a while because really the need is for 2br/3br. The state has it a little backward because meeting people at their AMI is often difficult – we've seen incomes go up, but the state hasn't caught up in terms of income limits.
- Seeing multiple families under one roof, so there's a need for higher bedroom count and that's contrary to what many may think a single-family residence may be able to provide. There's a cultural difference in terms of multigenerational living arrangements, three generations in one home – there's a necessity component to it that to pay the mortgage or rent there's a need to rent the garage, etc. It does create a construct that there's no demand – well no, there's an existing demand but they're not living in great conditions.
- Tiny homes could work, largely for individual housing to provide gender neutrality. Demographic change between bunkhouses (harkening back to the bracero program).
- There's a large variety of people, and just like everyone else, there are many needs. It's an issue of pay, so wages are low, lack of suitable breaks – all of that factors into quality of life.
- Farmworkers should be required to provide housing on-site or nearby. There have been efforts in the transportation arena to reduce VMT and get people to be closer to where they work.
- Farmworker housing is workforce housing – it's meeting the needs of people working in a given region. Rental assistance, on-site housing, a wide number of multifaceted solutions to work on getting people.
- State has recently made significant adjustments to farmworker RHNA – specifically, in this last budget there was \$100 million for the Joe Serna housing. Those funds were oversubscribed, and there are too many projects to fully fund them all. Though there's a focus on rental, there are opportunities for homeownership for some farmworker families with low-interest loans and affordable homeownership. Huge amount of farmworker applications for affordable homeownership in recent developments.
- <https://about.kaiserpermanente.org/content/dam/internet/kp/comms/import/uploads/2019/09/Santa-Rosa-CHNA-2019.pdf>

How should EWG and jurisdictions be a part of this outreach?

- Farmworker housing being developed, so would like to look into those local opportunities and how to be further engaged with that.



- Potential for conversion of existing residences – SROs, apartments, JADUs. Underutilized and existing stock that is well situated.

Other needs:

- There's a significant need for electrification, and we're doing a disservice to the farmworker community by not integrating those incentives. There are two doctoral researchers at Stanford doing research on the electrification of housing and transportation and the clear need for intentionality on bringing low-income people into the opportunities.
- Anecdotally, I know that many farmworkers and their families live in overcrowded homes or with multiple families under one roof because the cost of housing is too high for individuals or families to keep up with on their own. They experience a lot of instability and insecurity.
- Affordability to keep it affordable need to be considered in the overall price – your utility costs can't be through the roof, and you can't be so far from where you work that your cost of transportation is so high that even a low mortgage or rent makes it difficult.
- Public transportation is a huge issue, not having access to the train/buses, there's poor connectivity between the systems. It's not ideal if you need to use it as an alternative form of transportation. You need to have a need to get to work, even if you live close to where you're trying to get to. Geographic isolation and gearing of transit to wine tourism preclude it as a meaningful option.
- Disasters, language and cultural barriers, immigration challenges – all factor into the challenges faced in finding and keeping housing. The immigration status doesn't just determine what they're eligible for, but there's a hesitance to even ask for help. Other times it's just a cultural shame associated with asking for assistance. Any policy that looks to help farmworkers specifically needs to be culturally competent and address all those needs.
- Construct of cleanliness, not having trash removal often enough, limited food storage if you're living in a converted garage – may not have a working stove or a functioning refrigerator. Temperature, moisture, smoke, functioning bathroom facilities, etc – not always present.



Let's Talk Housing  
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## **EWG Session #4: Discrimination and its Effects on Obtaining Affordable Housing**

3/1/22 10:00am -11:00am

### **Attendees:**

Caroline Banuelos-SSU  
Effren Carrillo-Burbank Housing  
Rue Furch  
Jessica Chavez-Wallace House

### **Staff:**

Luke Lindenbusch  
Tocarra Nicole Thomas

### **Housingkeeping**

The meeting opened with some housekeeping:

- Members were reminded about the availability of stipends available to compensate time for time.
  - Discussion turned towards asking about the possibility of providing the stipend to someone else. The example was given to accepting the stipend as an honoraria and donating it to the organization or someone being assisted by an organization
- Suggestions on how local jurisdictions and other organizations involved in affordable housing development can regain community trust provided
  - Go to the community directly; don't expect the community to come to the jurisdiction
  - Communicate more frequently and with more transparency
    - Share expectations, and, how they will be measured
      - If you miss the mark be honest and open about it
      - Ask community members for input on expectations
    - Talk about when you meet expectation as well!
  - Make sure to not over promise! If you do make a promise make sure that it's achievable
  - Offer meetings in both languages but separately
    - Trying to offer simultaneously translation isn't as effective as having the meetings separately





- There is a lot of technical ground that must be covered before get to the actual purpose of the meeting. E.g. what is a site plan, what is in a landscaping plan
- Once there is an understanding then the next session can be devoted to the question at hand
- Follow-up meetings are key
- Local government must provide information in different languages regularly; this can't be a one time occurrence
- Start early and often!
  - Especially if you are working with a community where the jurisdiction, NGO, or CBO might have already lost trust
- Have to share wins as well as challenges
  - Transparency builds trust
- Anecdote shared that for originations which use tax credit finance, translation services must be provided
- Community rooms within developments have a built in sense of trust; this trust is embedded through services
  - Lot easier to have people feel like they are a part of the solution
- If there is a misstep or missed expectation the organization has to actively show up and listen and learn and empower the residents as well as staff
- Have to fully integrate integrity into the process, especially if trust has been broken in a community.
- Publishing the decision matrix that is used to make decisions and asking for community input can help with regaining trust
  - This can help combat perception that decisions are “already made” and that organizations/jurisdictions are only asking for input to “check the box”
- Announced that the NSC would love for EWG members and their organizations to provide additional feedback to directly to the jurisdictions
- Have you heard of any anecdotes of people experience discrimination when attempting to obtain housing?
  - Discrimination is hard to determine since there is simply not enough housing stock to go around. Renters don't even get to the discrimination stage because it's hard to obtain housing period



- Lack of affordable units, & lack of vacancies prevents people from even attempting to access units
- Due to a lack of units people commute which contributes to lack of affordability
  - Unit might be affordable, but gas prices and the commuting time takes away from the budget
- Discrimination generally occurs based on income
  - Stereotype associated with low income and vouchers
  - Anecdote shared of a tenant feeling as if their housing situation is precarious due to the landlords treatment. But, the tenant is “stuck” in the situation since there aren’t any other units to move to
    - If a person is lucky enough to find a place and it turns out to not be the best situation they are essentially stuck due to
      - Lease, notice timeframes, and other regulations that prevents them from moving, fear of eviction
      - Lack of vacant units
      - This in turns makes renters feel as if they are stuck in situations where landlords are watching their every move
  - Discrimination is more subtle
  - Black and brown people homes are being undervalued by the market; example given of homes being severely undervalued when they are associated with minorities; once the homeowner changes their name or something of that nature the value of the home increases again
- Extra (perhaps undue) scrutiny is being paid to renters during the application and review process, e.g. extra background checks due to stereotypes
- How has segregation affected affordable housing?
  - “Made it worse!”
  - The effects of redlining is still around
  - Certain developments that are proposed today are still subject to the effects of segregation
  - See all of the developments concentrated along HW 101 and HW 12
  - Process of allowing developers to pay in lieu fees instead of developing affordable housing units
  - Have seen some instances where affordable housing units as part of a larger development are built last, and in “one corner” of the development when they are built; this has the consequence of segregating affordable housing users and subjecting them to stigma



- Examples of “NIMBYs” finding out about the affordable units that are being built and protesting them as if they are a “new” addition, when they were always a part of the Use Permit
  - Jurisdictions need to be forceful about ensuring that affordable housing units that are included in a development are built throughout the development and not last
- Are there any concentrations of poverty that you are aware of?
  - HWY 101 and HWY 12
- Tell us about any landlord issues that your constituents might have faced?
  - Extra scrutiny of tenants that are in affordable housing or have subsidies
  - Gentrification
    - Investors buying up market rate rentals that could potentially become affordable housing naturally, renovating them, and then putting them back on the market as market/high end
    - Healdsburg, Roseville
  - Displacement by investors
    - Opportunity for local governments to obtain these properties and maintain them as deed restricted affordable housing

#### **General EWG Member Thoughts shared via email:**

I sent a few thoughts and observations to the Sonoma County planning staff, and thought they might be of interest to you .... we’ve heard repeatedly that what is needed is a wide variety of housing types proportionate to need distributed where infrastructure exists.

Greenbelt Alliance’s slight change in focus: "We’ve learned that just focusing on new homes downtown and near transit is not enough to address the severe housing shortage and stem the extreme negative environmental impacts of increasing sprawl. So, [we’ve adapted our advocacy efforts](#), making changes when we learn new information."

Policies should include requirements for infrastructure including long term consideration of affordability factors such as transportation, fire and/or flood hazard impacts, water and sewer system availability, etc. A residence is not really affordable if only the rent or mortgage is low. All other associated costs must be considered for a home to achieve meaningful lasting affordability.



Housing should be provided inside UGBs where infrastructure exists or can reasonably be extended so density is possible. Single residences do not tend toward affordability unless they are in a higher density area.

In the unincorporated areas ... see considerations listed such as infrastructure, transit, etc.

When JADUs and/or ADUs or second units are built - they should be tied to affordable standards that last. "Affordable by design" is not a reality in Sonoma County.

Workforce housing should be provided near employment whenever possible, and on transit routes to reduce traffic impacts. That would also apply to Farmworker housing ... with at least two types of housing made available: on-farm single person housing and farm family housing - which may need to be closer to services and schools.

Meaningful constraints should be applied to units that could be used (or converted) to Vacation Rentals or any transitory housing other than seasonal farm work.

Second units on Ag lands should be used for farm workers . farm families. In some instances, it may be possible for startup (*new farmers without family ties to land*) farmers to live in the 2nd unit and lease a portion of land for their enterprise. A Farm Start-Up. There are many young people with serious interest in being farmers (as opposed to the generation of older farmers and ranchers we see leaving the land without successors) who would benefit from an opportunity to work and live on farmland. They cannot both pay rent and land lease costs. Conditions can be placed on these units in order to enable the next generation of farmers to learn the "trade".

Inclusionary housing is more likely to be built (vs in lieu fees) so should be required whenever possible and should be scattered throughout a project. We've seen clustered affordable housing that was supposed to be built, but was left to last - and then not built or a poor after thought by a developer. SFU could offer ADUs if fees were reduced and affordability insured over time. This could provide housing near work, as well as senior and student housing.



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**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
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**David Morrison**  
Director

To: Housing Element Advisory Committee	From: Keri Akemi-Hernandez, Vice Chair HEAC & Trevor Hawkes, Supervising Planner
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Date: November 4, 2022	Re: Spanish Language Workshops
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### **Background**

On August 12, 2022, The Napa County Housing Element Advisory Committee (HEAC) held a noticed meeting and discussed business item 7A; "Review of Prior, Current & Future Outreach". At the conclusion of the business item a motion was made, seconded, and passed which assigned Vice Chair Keri Akemi Hernandez, Committee Member Teresa Zimny and Committee Member Joelle Gallagher to form a subcommittee to work with the Housing Element Update staff on further identifying gaps in the County's community engagement and, potentially, identifying a strategy for engaging in further outreach under the existing deadlines of the Housing Element Update process. The subcommittee developed an outline and action plan, directing Staff to organize and hold two additional Housing Element workshops. Staff would work in cooperation with the identified Community Based Organizations (CBOs) of Puertas Abiertas, Up Valley Family Center, On the Move and organize one virtual and one in-person workshop specifically targeted at community members with a Spanish language preference. Attendees would be asked a series of questions related to Housing Needs from the attendees, as well as questions specifically related to their views of Section 9 of the Draft Housing Element Update. That plan was an action item for the September 27, 2022, HEAC meeting, and was approved unanimously by the committee.

Staff held a virtual Spanish language Housing Element workshop on October 13, 2022, and an in-person Spanish language Housing Element workshop on October 16, 2022. Additionally an online survey, in both Spanish and English, was distributed by CBOs. A total of approximately 24 attendees participated in this additional outreach (virtual, in-person, survey). The remainder of this memo summarizes the feedback received.

### **Virtual Workshop – October 13, 2022 @ 6:00pm (5 participants)**

#### **#1 "What were the most important reasons why you currently live where you do?":**

1. Esbeidy has lived in Napa for 3 years. She likes Napa because it is a peaceful community. She rents her home and is concerned about rent increases.

2. Elba has lived here since 2015 and moved in with family (husband's sister). She represents a family of 6, her husband is a vineyard worker. She faced challenges to find a home of their own. Elba applied for homes to rent and was told by many places to not bother applying because of the size of her family (which I mentioned was a discriminatory practice and she should reach out to Fair Housing for assistance). Affordable housing has a 6 month waitlist or longer, which is hard to wait and there is not a lot of interaction to notify people about options. Fortunately, after having family support, they were able to combine resources to purchase a home.
3. Zayra immigrated from Mexico and they have rented in Napa for 15 years. They have challenges because their home is not in good condition and the landlord doesn't do repairs or maintenance.

**#2 "If you had to find new housing today, what would you do? What kind of housing would you look for?":**

Comments shared in common:

1. To buy an affordable home
2. Have a home in good condition
3. Have a home with more space for family to each have a room and meets needs
4. Live in a safe area with less homeless people nearby
5. Would like multi-family home option

**#3 "What makes it hard to find housing in Napa County?":**

Comments shared in common:

1. It is hard to find homes within budget
2. Homes that are affordable are too small and there is not enough room to accommodate our whole family
3. Many earn too much money and are not eligible for low income programs but do not earn enough to meet the requirements of 3 to 4 times of monthly income to qualify for market rate rental units. It would be helpful to have Napa County assistance, a gap grant of financial assistance or a program for rental properties to help us qualify for housing.
4. High prices, not a lot of housing inventory, homes that are listed for rent are actually not available and there are long waiting lists, it is hard to qualify for housing.

**#4 What type of housing do you want to live in 2 years from now? What would be the biggest challenges to achieving that?":**

Comments shared in common:

1. Own a home of my dreams and hopefully it is for a good price
2. Have a home in a safe neighborhood with park and places to walk or enjoy activities

**#5 What are the most important features of a neighborhood that you'd like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you?":**

Comments shared in common:

Close to schools, grocery stores, job and is also safe

**#6 "Are there things that you don't want to have nearby your home?":**

Nobody responded to this question and we moved to the next question

**#7 "Are there things that you don't want to have nearby your home?":**

1. Be close to urban part of city
2. Concerned about safety in rural areas
3. It is important to have things in common with our neighbors to share experiences
4. I like to be able to walk to community events and conveniences

**#8 "How can Napa do a better job of supporting you in the future?":**

Comments shared in common:

1. Offer resources to help offer gap assistance for those in between low income and not earning enough
2. Offer multi-family housing
3. Provide more affordable housing for rent and also to buy affordable homes

**#9 Housing Sites Inventory:**

Comments shared in common:

**Spanish Flat**



1. Good area for tourists but not to live
2. Too far, challenges for kids to go to school and parents who work
3. Traffic is not safe
4. There are no conveniences nearby and it is far from healthcare, stores, kids sport activities, no public transportation
5. If this was the only option, I would prefer to live in Fairfield because the distance is similar, but Fairfield has Costco and other things to do.
6. The distance would be a challenge and gas is too expensive

#### **Bishop/Altamura**

1. Good location
2. This would be an ideal location
3. I would love to live in North Napa

#### **Skyline Park**

1. It is better to preserve it as a park
2. I want to protect the park
3. I would not want to impact the park

#### **Foster Rd**

1. Good location
2. 2<sup>nd</sup> favorite location, 1<sup>st</sup> favorite is Bishop/Altamura

#### **In-Person Workshop – October 16, 2022 @ 1:00pm held at Puertas Abiertas (14 participants)**

General comment from participant:

It is important to consider housing for all, regardless of Immigration status

#### **#1 “What were the most important reasons why you currently live where you do?”**

1. Safe, wish to live where it is not violent
2. Complicated living here, high prices
3. Cancer in 2020 made it hard to afford due to reduced income which impacted my credit
4. 20 years living in Napa, it is a beautiful place to live but rent is very high

5. Rent impacts my other expenses and the quality of my life
6. Napa is a beautiful place but the prices are too high
7. Lost work after an accident which made it challenging to afford my rent

**#2 “If you had to find new housing today, what would you do? What kind of housing would you look for?”:**

1. Need more rooms, more space for my kids
2. Makes me feel sad to work hard but live in poverty
3. Live in one room, which causes more stress and depression to not afford an entire home but can only afford to live in 1 room.
4. It is a necessity to have a home, with our kids it is even more challenging. I wish I had a home with enough space for my kids, who also need their privacy.
5. This impacts our kids who don’t have things other kids have, they are sad and stressed too.
6. Many people in our community, as regular people help each other, but it is still hard.
7. Need more information about available resources.
8. Sonoma County seems to be better connected with community members and work to make it easier to find affordable housing plus resources.
9. The possibility in the future, to have hope that there are resources to help qualify for a home to be able to have a home to pass on to our kids. (Generational wealth)
10. Credit or other government programs don’t allow us to have assets

**#3 “What makes it hard to find housing in Napa County?”:**

1. \$1800 to \$3,000 apartment(s) that are not in good condition and are not in a safe area
2. Expenses
3. Need to know how to qualify or better understand resources that may be available
4. Can afford rent price but would prefer to own a home
5. Did not qualify for section 8 because I earn too much but it was challenging to qualify or find other housing
6. Utilities on top of rent is challenging
7. The homeless behaviors scare my children

8. Stressful process to try to qualify for renting a home, they require 2 to 3 months reserve plus 3 x times the income to qualify for rent
9. There is not enough homes available
10. They keep requesting additional requirements but our application is declined
11. Filled out an application and they never called me back

**#4 What type of housing do you want to live in 2 years from now? What would be the biggest challenges to achieving that?":**

1. Own a home to have more freedom and space for my family
2. Own a home big enough for our family in a safe area
3. Have a yard
4. Have a home near conveniences
5. Own a home that we can pass down to our kids

**#5 What are the most important features of a neighborhood that you'd like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you?":**

1. Hard to save \$ money
2. Prices and high costs limit our options
3. If we can't afford to live in Napa, we may have to relocate to another community to realize our dreams
4. Kids "Why can't we have our own room? Why can't we have a bike? What do you tell your kids? " -It breaks our heart that we don't have enough, even though we earn 2 incomes and work so hard, but it's still not enough.
5. Little boy: "I would like a home where homeless people don't try to break into my apartment. It makes me feel nervous living there because I don't feel safe."
6. Kids living here are separated from families do to school (Harvest Middle School) closing.
7. How many families do you know who have left Napa due to prices of homes? – Puertas Abiertas
8. Response: Many friends and family members have moved away from Napa to afford to live and own a home

9. We can afford our rent payment we have now, but we would prefer to own a home at the same monthly price
10. We would proudly buy/own a home in Napa with a lot of love (mucho, mucho amor)

Due to time constraints questions move on to Question 9

#### **#9 Housing Sites Inventory:**

##### **Spanish Flat**

1. Location is too far, hard for kids in school, too expensive for gas, there are no stores
2. Would be ok to own a home, but not to rent

##### **Foster Rd**

1. Good location!
2. Close to work and school

##### **Skyline**

- 50%: Not interested in this location for housing and it should be preserved for the park and to protect nature.
- 50%: Close to work and close to stores, which would make it nice for housing.

##### **Bishop/Altamura**

1. Good location
2. Good for schools
3. Good for convenience
4. Favorite location

#### **Survey Results– (6 participants)**

##### **#1 “What were the most important reasons why you currently live where you do?”:**

1. Because I cannot afford the live and work in the same city. The wages do not match the cost of living throughout the county.
2. Closer to work
3. Affordability and vibe.
4. It is affordable.

5. The cost of housing in Napa Valley
6. Finances and family

**#2 “If you had to find new housing today, what would you do? What kind of housing would you look for?”:**

1. I am already facing this concern. Thus I am considering moving out of the county and possibly the state.
2. Don't have much hope as to what I would do. Look in paper, put ad, realty agencies, ask neighbors, friends, etc. Looking for single senior. Quiet clean cottage, apartment without it being overpopulated.
3. I'd be screwed. I'd probably have to move out of the county or even state. I would need to look for shared housing to stay.
4. Something with a least 4 bedrooms, 2 bathrooms that its affordable. Rent of \$1,600 or less
5. Something temporary and inexpensive
6. I would look for somewhere that is convenient, affordable, and safe.

**#3 “What makes it hard to find housing in Napa County?”:**

1. The cost and availability.
2. There is no affordable housing. We worked hard all our lives to see that we get left behind and do not qualify for anything because we actually saved money for retirement, so now we are over-income to qualify even for senior housing.
3. Affordability. Smaller in units for a single person. Bad landlords. Discrimination.
4. Not a lot affordable places available and the requirements to get an apartments are hard to meet.
5. Place to live
6. The prices and maintenance of homes make it hard to find somewhere you are comfortable in.

**#4 “What type of housing do you want to live in 2 years from now? What would be the biggest challenges to achieving that?”:**

1. I want to live in a house. The largest challenge is that there are no affordable homes are many homes are out of any residents price range.

2. Why do they not think about creating a senior environment like Woodbridge in St Helena. They are not apartments, but single units. There should be more of these type of living situations for older adults with middle incomes. There will be more seniors as time
3. I'd hope to stay in my house, but I'm worried it will burn down.
4. I will like to own my own home but the prices are to high.
5. Something cheap and housing available all the time
6. I would want to live in a two story house or apartment. What makes it hard is affordability and space.

**#5 “What are the most important features of a neighborhood, that you’d like to live in? Schools, parks, grocery stores, jobs – this can be anything important to you.”?:**

1. Yes, schools, grocery stores, and jobs. It is difficult in this county to live and work in the same area. The wages do not match the labor market and the difficulty of obtaining those wage is disproportional for minority groups.
2. Close to Dr., pharmacy, affordable shopping, park and transportation.
3. Friendly neighbors, easy access to daily shopping (grocery, drug store, clothing, hardware, etc). Beauty. Not depressing.
4. Schools, street lighting, sidewalks, costco and jobs.
5. Available means of transport
6. I think schools and grocery stores are the most important features

**#6 “Are there things that you don’t want to have nearby your home?”:**

1. A homeless encampment and wildfire zones.
2. Many apartments, overpopulated, dense areas, traffic.
3. Pollution. Annoying rich people. Freeways.
4. Gas station and insecurity.
5. No
6. I would not want to be somewhere that is known for not being safe or clean

**#7 Napa County is proposing several locations to be rezoned to potentially accommodate multi-family low and very-low-income housing. The location to the right is located adjacent to the**

**intersections of Knoxville Road and Spanish Flat Loop. What are some of your thoughts on these potential sites...?":**

1. I believe it's a good idea. However, the wildfires and commute to jobs nearby pose the same concerns.
2. Where is the water coming from?
3. Those people will be stuck out there with no services, no transportation, no jobs, no schools. Horrible idea! Recipe for disaster!
4. Hard to access
5. They are far from shopping centers maybe

**#8 "The locations to the right are located in the Silverado area, at the intersections of Atlas Peak Road and Monticello and along Hedgeside Avenue. What are some of your thoughts on these potential sites?":**

1. This is an ideal location as many jobs for our minority population are up valley. This allows closer access to the Silverado Trail.
2. That location is much better in regards to being a little closer to resources, etc. Nicer area, Great for Senior cottages.
3. A little closer to services, but not good public transit.
4. I like this location.
5. Here it is closer to the shopping centers (Saint Helena).

**#9 "The location to the right is along Imola Avenue within Skyline Park. What are some of your thoughts on this potential site?":**

1. I think this site has the most potential due to the size of the lot.
2. This is also an area where resources are close enough for people to be able to get to.
3. Great location! Easy to commute to jobs! Easy to connect to transit!
4. I think it will increase traffic. It is not a good option.
5. Even closer to shopping centers and businesses

**#10 "The location to the right is along Foster Road. What are some of your thoughts on this potential site?":**



1. It is small for the need in the community.
2. Foster Road is a good location also for housing.
3. Decently close to town/services. Seems more reasonable than some other options.
4. I like it.
5. I don't know foster street

**#11 “What else would you like us to know about housing in your community?”:**

1. The families that are minority groups and a multigenerational family living in Napa are moving away. The costs here outweigh the opportunity because of housing.
2. I would like to see more housing for older adults with low to moderate income and some assets in the bank, not much. Building another area such as Woodbridge for older adults is much needed.
3. Affordability is the number one issue, especially for moderate and lower incomes.
4. I feel less safe.
5. In my home the cook is not a cook by profession

**#12 “Walk me through your commute? What kind of challenges have you (or people you know) faced in commuting?”**

1. I drive to St. Helena and Calistoga. It is not enjoyable because many people commute. The traffic, the drive, accidents, and road road make commuting difficult.
2. I will not complain about commuting to work. Traffic is not that bad. I believe for many older adults however, have transportation issues in Calistoga. They are not able to get around or to Santa Rosa to go to hospital or Dr. appointments, etc. Big problem for those who cannot drive or should not be driving. Some folks cannot use the Vine, too complicated or can't see or hear and have other difficulties.
3. Work from home.
4. Traffic is getting hard on Soscol.
5. very close to my work
6. It can be dangerous and time consuming



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## Napa County Housing Element Advisory Committee Housing Needs Survey & Workshop

Napa County is currently drafting an update to the Napa County Housing Element. Since 1969, California has required that all local governments (cities and counties) plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state).

The County's Housing Element Advisory Committee (HEAC) would like your participation. Your feedback today may impact the Housing Element Advisory Committee report that will be presented to the Napa County Board of Supervisors, specifically in **Section 3**: that can influence goals, policy and programs, as well as, **Section 9**: to provide feedback on specific affordable housing site inventory positive opportunities or challenges to avoid.

Don't miss it!

Below there are three ways that you can participate.

If you have any questions, please contact [Trevor.hawkes@countyofnapa.org](mailto:Trevor.hawkes@countyofnapa.org)

### Option 1

Take an online survey

<https://forms.office.com/g/ncgKHcnQaR>



### Option 2

Participate in a virtual workshop on October 13, 2022, at 6:00pm

<https://countyofnapa.zoom.us/j/85976950655>



### Option 3

Register to participate for an in-person workshop on Sunday, October 16<sup>th</sup> from 1:00pm to 2:00pm

Puertas Abiertas  
952 Napa Street  
Napa, CA 94559

<https://forms.office.com/g/nb8J1RT4h3>





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# Napa County Housing Element Advisory Committee

## Housing Needs Survey & Workshop

### Encuesta sobre necesidades de vivienda

El condado de Napa actualmente está redactando una actualización del Elemento de Vivienda del Condado de Napa (Napa County Housing Element). Desde 1969, California exige que todos los gobiernos locales (ciudades y condados) planifiquen para satisfacer las necesidades de vivienda de todos en la comunidad. Los gobiernos locales de California cumplen con este requisito mediante la adopción de planes de vivienda como parte de su "plan general" (también requerido por el estado).

El Comité Asesor del Elemento de Vivienda del Condado (HEAC), por sus siglas en inglés le gustaría tener su participación. Sus comentarios y experiencias pueden hacer la diferencia el informe del Comité Asesor del Elemento de Vivienda (HEAC), que se desarrollará a la Junta de Supervisores del Condado de Napa, específicamente en la Sección 3: que puede influir en las metas, pólizas y programas, así también en la Sección 9: para compartir comentarios sobre oportunidades positivas específicas del inventario de sitios de viviendas de bajos ingresos o retos que se deben evitarse.

¡ No te lo pierdas !

Puede participar en una de los siguientes talleres.

Si tiene alguna pregunta, por favor contacte a [Trevor.hawkes@countyofnapa.org](mailto:Trevor.hawkes@countyofnapa.org)

#### Opción 1

Encuesta en línea

<https://forms.office.com/g/ncgKHcnQaR>



#### Opción 2

Taller en línea  
Jueves el 13 de octubre  
a las 6:00 pm

<https://countyofnapa.zoom.us/j/85976950655>



#### Opción 3

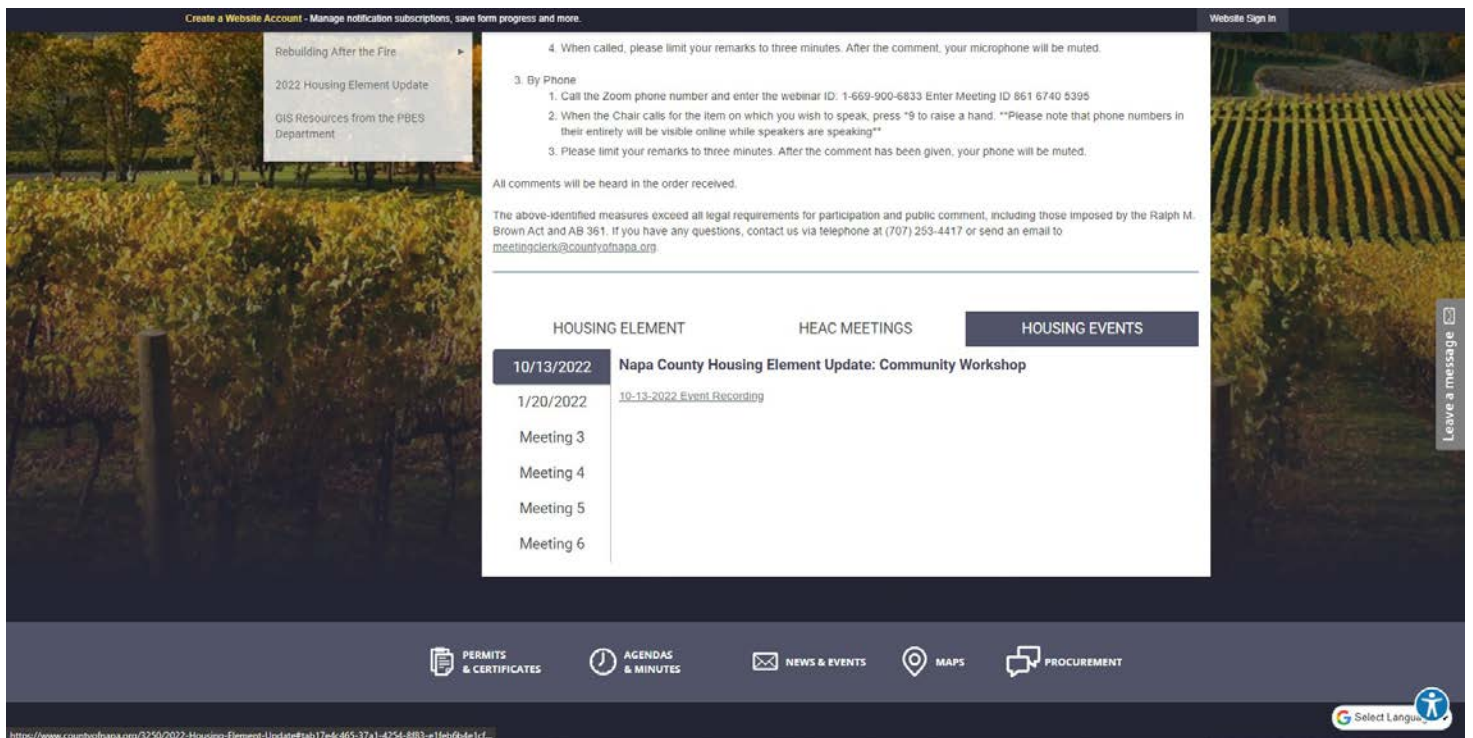
Taller  
Domingo,  
16 de octubre  
1:00pm to 2:00pm

Puertas Abiertas  
952 Napa Street  
Napa, CA 94559

<https://forms.office.com/g/nb8J1RT4h3>



- To access the 10/13/2022 virtual Spanish language Housing Element Workshop
  - Enter the following URL into a web browser -  
<https://www.countyofnapa.org/3250/2022-Housing-Element-Update>
  - Scroll down the page, click on 'Housing Events' tab, and click on the link '10-13-2022 Event Recording' as shown on the image below



# APPENDIX B: WRITTEN COMMENTS ON PUBLIC REVIEW AND HCD REVIEW DRAFT HEU

**From:** [Gay Sherman](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Hedgeside Avenue Housing Development Proposal  
**Date:** Friday, June 10, 2022 6:06:42 PM

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

Greetings,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Our speed limit was recently raised despite serious opposition

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Warm regards,  
Jessica McDonald  
1023 Hedgeside Ave, Napa

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.

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

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

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[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

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

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[External Email - Use Caution]

TO WHOM THIS MAY CONCERN,

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

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

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

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

JANICE AND TODD BALLARD  
1093 Hedgeside Avenue  
NAPA, CA  
650-315-4090



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

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[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

Greetings,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Our speed limit was recently raised despite serious opposition

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Warm regards,  
Jessica McDonald  
1023 Hedgeside Ave, Napa

**From:** [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

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[External Email - Use Caution]

**From:** Maureen Hewitt <[hewster1@hotmail.com](mailto:hewster1@hotmail.com)>  
**Date:** June 28, 2022 at 11:45:55 AM PDT  
**Cc:** [mhewster@gmail.com](mailto: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 summarize 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



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](mailto: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

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

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[External Email - Use Caution]

June 29, 2022

Mr. Trevor Hawkes  
Napa, California

Dear Mr. Hawkes,

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

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

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

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

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

Sincerely,

**William A. Stevens**

William A. Stevens  
1819 McKinley Road  
Napa, CA 94558

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

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

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[External Email - Use Caution]

Trevor,

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

### THE CURVE

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

### OLD ROADS AND BRIDGE

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

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

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

### POLLUTION TO THE CREEK AND FIRE DANGER

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

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

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

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

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

Thank you !!

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

Cell 707-815-4064

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

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**[External Email - Use Caution]**

Trevor,

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

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

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

**Traffic:**

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

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

intersection?

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

### **Biological Resources:**

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

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

### **Growth Inducing impacts:**

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



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

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

**Affordable housing:**

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

**Zoning:**

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

**Notifications:**

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

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

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

Sincerely,

Garrett Buckland  
1024 Hedgeside Ave

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

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[External Email - Use Caution]

Trevor,

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

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

**1. Traffic**

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

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

**2. Flood**

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

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

**3. Fire**

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

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

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

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

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

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

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

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

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

Regards,  
Yakov Reznikov  
1101 Hedgeside Ave., Napa CA

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

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[External Email - Use Caution]

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

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

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

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

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

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

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

Regards,  
Jay & Thina Brooks

--

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

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

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[External Email - Use Caution]

Mr. Hawkes:

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

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

Please acknowledge receipt of this email for our records.

H. Daniel Perez, MD  
2160 Imola Avenue  
Napa, CA 94559  
(415)465-4070  
dperez@naiapharma.com



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



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

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

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

May 24, 2022



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

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

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



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



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

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

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

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

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

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

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

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



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

Here is a **short documentary**

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Signed:



## Frequently Asked Questions

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

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

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

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

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

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

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

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

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

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

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

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

The other sites being considered are:

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

- Big Ranch Rd
- Foster Rd

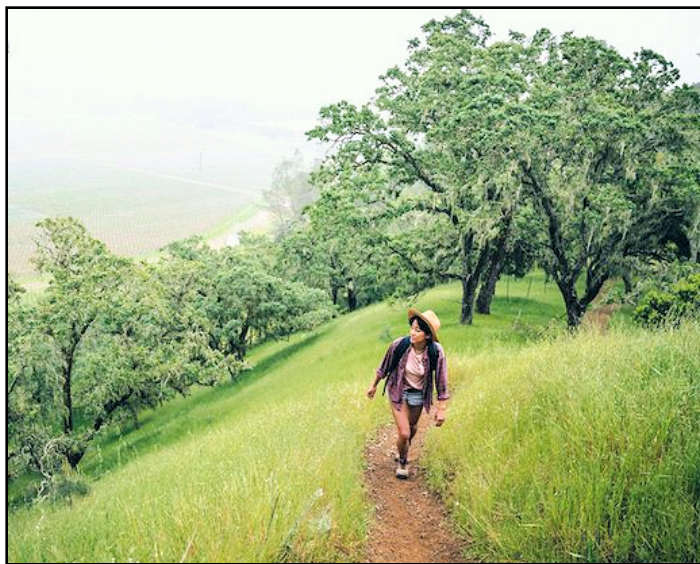
We think there are sites in addition to these. Right next to the park is the large state hospital grounds, most of which is unused. A 5 acre parcel can easily be carved out of that without disrupting any activities and beneficial services. Our job is not to scout locations, though. That is the job of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

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

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

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

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



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

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

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

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

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

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([https://act.sierraclub.org/donate/act\\_campaign\\_designform?id=701310000008mUK!](https://act.sierraclub.org/donate/act_campaign_designform?id=701310000008mUK!))  
([https://mydonateat.com/reg?campaignid=701310000008mUK!&formcmd=\\_s-xclick&hosted\\_button\\_id=SZK87QJ95GLS4&source=ref](https://mydonateat.com/reg?campaignid=701310000008mUK!&formcmd=_s-xclick&hosted_button_id=SZK87QJ95GLS4&source=ref))

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

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[External Email - Use Caution]

Trevor,

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

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

Janice and Todd Ballard...

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

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[External Email - Use Caution]

Dear All,

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

Problem:

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

1. Infrastructure can not support:

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

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

Suggestion:

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

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

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

Thank you for your consideration,

Ryan Georgian  
105 Willowbend Ct., Napa, CA 94559

Supplemental points:

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

CC:

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

[meetingclerk@countyofnapa.org](mailto:meetingclerk@countyofnapa.org)  
[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)  
[tkscottco@aol.com](mailto:tkscottco@aol.com)  
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[rcr@interx.net](mailto:rcr@interx.net)  
[jbolyarde@adobeservcies.org](mailto:jbolyarde@adobeservcies.org)  
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[ryan.gregory@countyofnapa.org](mailto:ryan.gregory@countyofnapa.org)  
[diane.dillon@countyofnapa.org](mailto:diane.dillon@countyofnapa.org)  
[alfredo.pedroza@countyofnapa.org](mailto:alfredo.pedroza@countyofnapa.org)  
[belia.ramos@countyofnapa.org](mailto:belia.ramos@countyofnapa.org)

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

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[External Email - Use Caution]

Please share this with the Housing Element Advisory Committee

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

Re: Skyline Wilderness Park Proposed Housing Site

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

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

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

Thank you for your time,

Sincerely, Diane Slade

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

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[External Email - Use Caution]

Trevor,

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

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

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

Sent from my iPhone

housing do close to super  
would put the inhabitants'  
health at risk. Essentially,  
this would be an act of  
environmental racism and  
degradation of open space.  
We need affordable housing  
in structures that already  
EXIST and can be repurposed.

Thank you!  
Julia U'Ren

Dear Person With Power,

Thank you so much for  
NOT using Skyline Park as  
a site for affordable  
housing. Not only do we  
desperately need open  
space with an abundance  
of trees, building affordable



July 2, 2022

Dear Mr. Monison,

I am an avid hiker and have logged many happy miles at Skyline Wilderness Park over the past 20 years. I was dismayed when I found out recently that the County of Napa is considering designating a portion of the park for housing. While housing is important, so is the park. Skyline Park is a unique treasure and should be protected for the use and benefit of the community now and in the future.

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

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

Best,

Kendall Heckendorn

Kendall Heckendorn

4076 E 3<sup>rd</sup> Ave.

Napa, CA 94558

707-815-3046

Dear David and Board Members,  
Sending a brief note for your consideration regarding potential development activity at Skyline PARK.

Problem:

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

1. Infrastructure cannot support:

A. There are no sidewalks down the entire Imola road on this section. Walking is hazardous on Imola because there are also many cars travelling 45 miles per hour down this road. Unsafe.

B. The road is already fairly high traffic. I cannot believe adding 500+ round trips a day on this road would end well. Surely there will be many more accidents, including possibly within the School Zone.

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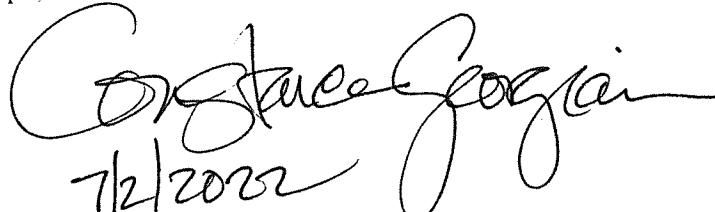
Suggestion:

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Thank you for your consideration,

~~Ryan Georgian~~ Constance Georgian  
105 Willowbend Ct., Napa, CA 94559  
Supervisor District 1  
City Council District 3

  
7/2/2022

Supplemental points:

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

Attention Planning Commission:

Dear Mr. Morrison,

I was shocked and dismayed to learn about the proposal to develop affordable housing on Skyline park. Affordable housing is very important to me however this cannot be at the expense of access to open Space:

I have lived in Napa for 23 years. When I first moved here I was surprised by the beautiful, seemingly open spaces, yet lack of accessible places for citizens to enjoy. So much of the beauty of Napa County is private property, "no trespassing"! That is why Skyline is an absolute gem to our community. I have raised my children, building forts in the woods below Lake Marie learning about botany in the native plant garden, and challenging ourselves to hike to higher viewpoints.

Please take Skyline Park off the list of options for affordable housing. Napa needs affordable housing, but we also need parks. The pandemic proved just how valuable safe, outdoor places to recreate and build community truly are.

Sincerely, Julia Rock

2 July 2022

To the Napa Planning Commission

Skyline Park is a treasure!

The area under consideration for housing is the only ~~one~~ area in the County where very large groups can (and do) convene for an outdoor social experience.

At the same time it is a revenue generator that allows Skyline Park to maintain itself without additional County funds.

There are so many beneficial uses of this Park for the entire community, and every part of the Park contributes to the whole. The County should not consider separating any part of the Park for housing, as every part of the Park is in use now and part of the benefit of nature in our lives.

Sincerely

Kawena Keroblen, M.D.  
citizen of Napa

Skyline Park is a really important asset for not only our community of Napa but surrounding Counties who use the park. Huge groups use the park including equestrians, Scout groups, mountain bikers, Runners, etc. R.V. use, both Rock, Camping. The 5 acres that is located is used by all these areas.

The revenue that those 5 acres get are used ~~to~~ to keep up the trail system as a whole.

There are not enough places that have the beauty of Skyline.

Napa and the surrounding areas

Need this open space for all the services it provides

Chris Young  
Napa, CA



Dear Director Morrison and Members of the Commission:

Skyline Park provides an important recreation site for Napa County residents and visitors from around the country and world. The COVID epidemic showed us how critical outdoor recreation is for peoples' health. The area, listed as a possible site for affordable housing in Skyline Park, is an important part of the park's function and financial income. The area is used for large group gatherings such as the Boy Scouts' Jamboree and 4-H shows. The area is also used for camping during the Bottlerock Festival.

Please support protecting all of Skyline Park's acreage for the critical recreation area that it provides and is economically self sustaining.

Sincerely,  
Lynn Wyman  
1081 Green Valley Road  
Napa, CA 94558

A handwritten signature in cursive script that reads "Lynn Wyman". The signature is fluid and matches the printed name above it.

RECEIVED

JUL 07 2022

Napa County Planning, Building &  
Environmental Services

July 2, 2022

Dear Mr. Morrison.

I understand that Skyline Park is one of the sites suggested for affordable housing in Napa County.

I understand and fully support affordable housing but I respectfully request that Skyline Park is not the chosen area.

We live off Fmola directly across from the Park and have enjoyed this park for over 27 years. Fmola Traffic has increased significantly and another 100 units would impact it greatly.

We also need sidewalks for children to walk to and from the park + the school.

Please look for another site. I would hate to find Skyline diminished in size. If anything I would like it to increase.

RECEIVED

JUL 07 2022

Napa County Planning, Building &  
Environmental Services

July 2 2022

David Morrison,

I would like for you to reconsider using part of Skyline Park for fulfilling part of the Napa County housing obligation. It will significantly affect traffic, bicyclists, & pedestrians on Imola Avenue. Furthermore, adding housing to an area that is on the wildland urban interface is not a very good idea in these times of increased fire hazards. I fully support increasing affordable housing in the county but don't think Skyline is an appropriate setting. Thanks for listening.

Regards,  
Lawrence Kent  
2160 Penny Lane  
Napa CA 94559

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

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**[External Email - Use Caution]**

Trevor,

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

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

Concerned,

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

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

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[External Email - Use Caution]

Hello Mr Hawkes,

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

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

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

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

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

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

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

Kathleen Kinda and family

[Sent from Yahoo Mail for iPhone](#)

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

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[External Email - Use Caution]

Trevor,

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

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

Please do all you can to stop this potential construction.

Sincerely,

John Diana, MD  
1019 Ross Circle  
Napa, CA

Sent from my iPhone

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

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[External Email - Use Caution]

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

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

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

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

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

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

Thank you

Ann West Ph.D  
224 Cardwell Court  
Napa  
CA 94559



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

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[External Email - Use Caution]

Trevor,

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

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

July 3, 2022

To Whom it May Concern:

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

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

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

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

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

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

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

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

planning of housing developments.

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

Thank you,

Natalie Greenberg  
Resident, 1033 Hedgeside Ave

Sent from my iPhone

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

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[External Email - Use Caution]

Hi Trevor,

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

**Kindest Regards,**

~ Keri

**Keri Akemi-Hernandez**  
Cell 707.235.4963

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

Dear Vice-Chairperson,

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

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

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

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

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

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

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

Sincerely,

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

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



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

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

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[External Email - Use Caution]

Dear Mr. Hawkes,

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

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

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

Best,

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



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

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[External Email - Use Caution]

Trevor,

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

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

Thank you,

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

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

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[External Email - Use Caution]

**Trevor Hawkes,**

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

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

To whom it may concern:

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

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

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

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

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

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

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

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

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

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

Thank you,

JC Greenberg

Resident – 1033 Hedgeside Ave

(707)738-7100

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

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[External Email - Use Caution]

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

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

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

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

Thank you,

Frank Grange  
209 Wintergreen Cir  
Napa CA, 94558

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

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

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[External Email - Use Caution]

Sirs:

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

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

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

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

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

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

Lisa O'Connor

Monticello Park Homeowner

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

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[External Email - Use Caution]

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

Mary L Donnici  
676 Cottage Drive  
Napa CA. 94558

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





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

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[External Email - Use Caution]

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

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

Best,  
Elicia Penuel

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

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[External Email - Use Caution]

Hi Trevor,

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

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

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

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

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

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

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[External Email - Use Caution]

Trevor,

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

July 4, 2022

To Whom it May Concern:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you,

Natalie Greenberg  
Resident, 1033 Hedgeside Avenue

Sent from my iPhone

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

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[External Email - Use Caution]

To whom it may concern:

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

Register me as opposed to this proposal.

Respectfully,

James Shapiro  
17 Tamarack Drive  
Napa, Ca. 94558

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



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

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[External Email - Use Caution]

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

Sent from my iPhone

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

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[External Email - Use Caution]

I oppose the proposed housing element

Fred Karren  
168 Canyon Place  
Napa, CA

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

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[External Email - Use Caution]

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

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

Please oppose these areas for housing development.

Sincerely,

S. Joseph Aita, M. D.

282 Kaanapali Drive, Napa, CA 94558

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

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FYI...

Dave

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

[External Email - Use Caution]

Dear Commissioner,

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

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

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

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

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

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

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

Sincerely,

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

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

**From:** [Morrison, David](#)  
**To:** [Hawkes, Trevor](#); [Hall, Jason](#)  
**Subject:** FW: Please don't use Skyline Park for housing  
**Date:** Tuesday, July 5, 2022 10:02:21 AM

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**From:** Jill Silverman Hough <jill@jillhough.com>  
**Sent:** Saturday, July 2, 2022 2:52 PM  
**To:** Morrison, David <David.Morrison@countyofnapa.org>; joellgPC@gmail.com; Whitmer, David <Dave.Whitmer@countyofnapa.org>; anne.cottrell@lucene.com; andrewmazotti@gmail.com; megan.ameron@countyofnapa.org  
**Cc:** napadavid@sbcglobal.net  
**Subject:** Please don't use Skyline Park for housing

[External Email - Use Caution]

Dear Planning Commission,

I'm writing to respectfully register my objection to using Skyline Wilderness Park for housing.

Skyline Wilderness Park is just that—a park. It already has a use—it's not surplus. And it's not just a park, it's a singularly unique park, one that's beneficial to the whole community in that it uniquely offers hiking, biking, equestrian activities, archery, and so much more in a uniquely natural and wild setting. That combination of communities that the park brings together, along with its very natural and wild quality, make it something to be protected and treasured.

Skyline Park is also uniquely large—that's one of the things that makes it feel so far away even though it's not. But taking away any piece of it threatens the health and livelihood of the rest of the pieces. In other words, the activities that take place on the portion that's being considered for housing help fund activities in the other areas. Without the unique combination of them all, the park's ability to function would be threatened.

Skyline Park is a jewel in the Napa Valley and the greater Bay Area. I understand that housing is important, but please don't use an area that's already so useful and beneficial to so many for this purpose.

Thank you for your consideration, and your work,



**Jill Silverman Hough**

cell 707.255.6550

web [www.jillhough.com](http://www.jillhough.com)

email [jill@jillhough.com](mailto:jill@jillhough.com)

kitchen wisdom [www.jillhough.com/blog](http://www.jillhough.com/blog)

facebook [Jill Silverman Hough](#)

twitter [@JillSHough](#)

pinterest [@JillSHough](#)

instagram [@JillSHough](#)

linkedin [@JillSHough](#)

my books on [Amazon](#)

**From:** [RICHARD HARBISON](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Info@savehedgeside.com](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Tuesday, July 5, 2022 10:17:44 AM

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[External Email - Use Caution]

Trevor,

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

I'm opposed to re-zoning the "Bishop Site" because high density housing in a rural environment is a big mistake. There are no city or county services to support such a development (namely sewer), this type of development will destroy the historical culture of the area, the two lane roads that service this area are already congested with traffic avoiding the southern exits of the Napa Valley.

This is the wrong location for such a development - find a different location that has the infrastructure to support a development of this nature. The states requirement to build such high density properties in a County environment makes no sense - push back on the state requiring this ridiculous type of development which a merely attempt to expand city limits...or develop properties consistent with the historical use to meet the requirement.

Rich Harbison  
Napa, CA



**From:** [soffad@sbcglobal.net](mailto:soffad@sbcglobal.net)  
**To:** [Hawkes, Trevor](#)  
**Subject:** "Draft Housing Element Update,"  
**Date:** Tuesday, July 5, 2022 10:21:55 AM

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[External Email - Use Caution]

Dear Trevor I would like to record my opposition to the proposed housing project. I own units 481 and 482 at 1600 Atlas Peak road. My basic concern is one of fire safety. The roads surrounding the project are two lane and already often near capacity. Adding a hundred new homes and perhaps 150 cars to be evacuated basically across the street from a resort full of guests is irresponsible. These roads are dangerous, with no traffic controls and limited sight lines. Also the aesthetics of the current area are really quite bucolic which is why so many flock to the Silverado resort and the surrounding areas. The increased housing density will bring increased commercial activity around Monticello road and atlas peak changing the nature and perhaps the desirability of the region for tourists. I understand there may also be flood plain issues. All and all increased housing in this region is a very bad idea that I sincerely hope will be rejected

David J Soffa MD,MPA, FACR  
[soffad@sbcglobal.net](mailto:soffad@sbcglobal.net)  
[www.linkedin.com/in/djssoffa](http://www.linkedin.com/in/djssoffa)  
415-722-5328

**From:** [Pat Felde](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Cc:** [SaveHedgesideAvenue@gmail.com](mailto:SaveHedgesideAvenue@gmail.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Tuesday, July 5, 2022 11:06:51 AM

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[External Email - Use Caution]

Trevor,

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

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

Patrick Felde: 1771 McKinley Road

My property shares a property line in the middle of Milliken Creek, an environmentally sensitive watershed, with the Bishop Property. Development of this property is of great concern to me and our community. I'm sure you have seen many communications from our fellow neighbors expressing those very valid concerns.

We have one of the most unique "hidden" agricultural and residential areas in Napa Valley. Originally "developed" on Oct. 13<sup>th</sup> 1909 as the Map of Mount & Son's Subdivision of Hedgeside. McKinley Road was known as Yajome at that time. There were only 14 lots in the initial split. The entirety of this subdivision was part of a Spanish land grant to Gov. Vallejo and included many hundreds of acres including all of the land surrounding the The Silverado Country Club. Again, this is a very unique and historic area bound by 3 external roads, Monticello, Hardman, and Atlas Peak, 2 of which have dead ends. There are 3 internal roads Hedgeside, McKinley and Estee all of which have dead ends. Ingress and egress is, already, a concern for life and safety during emergency situations. Development of the Bishop Property will only complicate this already serious situation with a huge additional amount of daily traffic as well as all of the environmental and cultural changes that will affect this wonderful community forever.

Please reconsider your decision on the Bishop Property.

Thank you.

Patrick & Miranda Felde

**From:** [Morrison, David](#)  
**To:** [Hawkes, Trevor](#); [Hall, Jason](#)  
**Subject:** FW: Save Skyline Wilderness Park  
**Date:** Tuesday, July 5, 2022 11:45:03 AM

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**From:** Teresa Vandal <teresavandal@yahoo.com>  
**Sent:** Tuesday, July 5, 2022 11:43 AM  
**To:** Teresa Vandal at Yahoo <teresavandal@yahoo.com>  
**Subject:** Save Skyline Wilderness Park

[External Email - Use Caution]

From: Teresa Vandal, 2473 Carriage Place, Napa, California 94558 ~ (707) 486-3079  
To: City of Napa, County of Napa and State of California Representatives  
Re: **Skyline Wilderness Park**

Dear Representatives:

**I am writing in support of Skyline Wilderness Park and in *strong opposition* to any part of the park being converted to urban development.**

It is recognized that there is a need for affordable housing in our county, but there are other areas that would serve this need without taking from the park.

The park is serving a critical need for the community and visitors from all walks of life as an environmental resource, outdoor recreation space, 20 miles of trails, a native plants garden, archery range, two disc golf courses, tent and RV camping, an equestrian camping area, arena, round pen and obstacle course.

In addition, the park provides ample space for picnicking and family gatherings, and most importantly, has the capacity to host large community events such as running races, Search and Rescue trainings, tribal gatherings/pow wows, equestrian events with large trailer parking and other gatherings with participants numbering in the hundreds or even more.

I urge you to do everything in your power to protect and enhance this critical community resource.

Sincerely,

*Teresa L. Vandal*



**From:** [Charles S.](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Charles Swain](#)  
**Subject:** Draft Housing Element Update - Opposition to Silverado neighborhood sites  
**Date:** Tuesday, July 5, 2022 1:32:15 PM

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[External Email - Use Caution]

To the Board of Supervisors,

I wish to express my opposition to further increasing the housing density in the Silverado neighborhood (Altamura site and Bishop site).

The Silverado neighborhood development growth has been purposefully constrained for many years to promote a semi-rural neighborhood that is in balance with local agriculture and wildlife. In fact, high density housing is incompatible with long established zoning ordinances under the Agricultural Preserve. Consequently, building significant new housing units, especially high density housing structures, risks destroying the quality of our Silverado ecosystem.

I kindly ask that you consider other undeveloped sites for the construction of new housing units.

Thank you,

Charles Swain  
160 Canyon Place  
Napa, CA 94558

**From:** [ere:](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** DRAFT HOUSING ELEMENT UPDATE  
**Date:** Tuesday, July 5, 2022 2:17:57 PM

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[External Email - Use Caution]

FROM: ROB and CAROL HEYWOOD  
210 WINTERGREEN CIRCLE  
NAPA, CA 94558

I would like to place on record our opposition to the Draft House Element Update and the plans to build more houses in the Silverado area, which is currently being discussed by the county.

1: Our local two-lane roads carry more than enough traffic as it is along Monticello Road. With more than 100 new homes in a small area is estimated to produce more than 1000 car trips per day. This will cause chaos at the three-way Trancas-Monticello-Silverado Trail intersection on a daily basis.

2: Turn off to Hedgeside via Monticello Road or Hardman are dangerous as it is, with no traffic controls or turn off lanes, limited sight lines entailing a sharp turn off a two-lane road.

3. With the fire dangers that we are all going to be facing in the future, it seems irresponsible to add extra housing when we have a limited number of access roads for evacuation purposes. This will only exacerbate the problem during the long fire season we are facing.

4.: Lack of sewer capacity is another problem. Hedgeside site is situated on a flood plain where substantial new construction is inadvisable.

5: High density house is incompatible with more than 50 years of zoning under the Agricultural Preserve.

6: And finally, this project is simply pushed on residents with no showing of demand, at a time of little or no growth in Napa.

We sincerely hope that common sense will prevail and will ensure this project will never take place.

Signed: Carol Heywood.

From: [Jessica, David](#)  
To: [David Morrison](#)  
Subject: [Hedgside Avenue, 2022 housing element update](#)  
Date: Tuesday, July 5, 2022 2:53:37 PM

From: Jessica Schiff McDonald <jess.salesrep@gmail.com>  
Sent: Tuesday, July 5, 2022 2:26 PM  
To: Morrison, David <David.Morrison@countynofapa.org>  
Subject: Hedgside Avenue, 2022 housing element update

[External Email - Use Caution]

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

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 Hedgside 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 Hedgside Avenue from the high density dwelling project?

It is not safe for our family to walk Hedgside 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 Hedgside, Este 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 Hedgside. 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 Hedgside 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 Hedgside 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 Hedgside Ave. Napa



**From:** [MARK HOMER](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Mark Homer](#)  
**Subject:** Rezoning of Hedgeside Avenue Bishop Cattle Property  
**Date:** Tuesday, July 5, 2022 3:02:12 PM

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[External Email - Use Caution]

Mr. Hawkes,

My name is Mark Homer and my residence is at 1023 Ross Circle in Monticello Park. My wife and I have lived here 24 years. This weekend I received a notice from SaveHedgeside.com concerning the rezoning of the Hedgeside Avenue Bishop Cattle Property down the street from us. I know this property well as 20 years ago one of their steers got loose, stomped up my front yard leaving massive piles of manure all over our yard. The mailman chased the steer down the street in his van until it was eventually caught. It makes for a good story.

Aside from one transient cow, I've always thought the cattle ranch was a good use of that property being it's in a floodplain. So I was taken back by the word of a possible rezoning on the property. Napa County has a long history of preserving agriculture land and any changes to this zoning usually involve a lot of public discourse. The SaveHedgeside.com folks are fairly vague about the issue, mostly just raising concern. On the other hand, I've heard nothing from the County on the matter and usually there is some transparency on these issues. I would greatly appreciate any information you can relate on this matter.

Thanks in advance for your help.

Mark Homer



**From:** [JC Greenberg](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegpc@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Lederer, Steven](#)  
**Subject:** Opposition to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Tuesday, July 5, 2022 4:35:57 PM

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[External Email - Use Caution]

Trevor,

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

July 5, 2022

To Whom it May Concern:

Hedgeside Avenue has formed an advocacy neighborhood group that is in opposition of rezoning the Bishop site for High-Density Housing. This group is composed of our nearby residents who share concerns of such type development that pose hazards to our current properties and that of potential new residents or tenants whom would occupy this High-Density Housing. I have attached a screen shot of our petition (as you advised) representing the numbers of signator's in opposition. The Chang.org petition was just created on July 2nd and represents **216 signatures** to date of this email.

Our neighborhood just learned of this HEU 6th Cycle process on June 20, 2022, when the County of Napa mailed out letters (postmarked 6/16) to residents within 1,000 feet of a proposed site. Recently we've learned this HEAC process has been moving forward since Fall of 2021 and public outreach has been limited in nature. As public citizens, we have already missed public comment periods occurring back in February 25th, 2022. These timelines should bring awareness that the Draft HEU was published on June 10th, 2022 and comments close July 11th, 2022. This is a very short window for residents to educate themselves of this Draft HEU plan and digest the safety concerns the Bishop site presents.

Many residents have written letters expressing safety concerns and posed various questions about the impacts of the Bishop site. Below is a short list for documented review:

Traffic:

- Hedgeside Avenue is not built for 1,250+ additional car trips per day.
- The Blind "Killer" Curve adjacent to the proposed project site is currently dangerous, and poses a major danger when traffic volume increases with this project. Many cyclist, runners and recreationist use this road and this increased amount of traffic poses life risk, especially on "Killer" curve.
- Ingress and egress off Monticello Road (Hwy 121) onto Hedgeside is dangerous as

there is no left hand turn lane. Additional traffic will put left hand turn vehicles in danger without improvements.

- Traffic exiting from Estee Ave onto Hardman inhibits vision of a blind hill and traffic speeds averaging 50mph.
- \*\*\*Blind driveways around "Killer" curve poses great danger for current residents exiting and entering onto Hedgeside.

### Fires

- Hedgeside has been evacuated numerous times and for weeks on end since 2017. Napa's wildfire problem has drastically increased over the past 10 years and Napa planning projects for housing need to be appropriately placed to not put current and future residents at risk. Especially low-income residents that are dependent on public transportation for safety and evacuations.

### Floods

- Milliken Creek floods over the bridge even on mild annual rain fall years. This makes our Hedgeside Ave impassible and residents are forced to use alternate routes. This flood event last occurred on February 7th, 2017. Subsequently, the same year the Atlas Complex required residents of Hedgeside to evacuate from wildland fires.
- The Bishop field is a flood plain that holds water and recharges aquifer's. If this site is approved, 5 acres of annual rain will need diverted elsewhere to accommodate the surface area once held and absorbed. This displacement of 5 acres of water will be sent downstream to Milliken, further complicating the flood issue. Additionally the Bishop field is located at a higher elevation than Hedgeside and this 5 acres of displaced water will flood homes located below grade of Hedgeside Ave. How will these issues be mitigated?

### Food Desert

- Low income residents do not have access to affordable food sources or daily services within walking distances.
- Lack of school access and proximity (K-12 grades)
- Walk score requires private transportation and no public options available.

This is only a partial list of concerns and safety issues the Bishop site presents. We as a neighborhood group are requesting the Bishop site to be removed from the Draft HEU Plan.

Thank you,

JC Greenberg  
1033 Hedgeside Ave  
(707)738-7100



What's new

Petition details

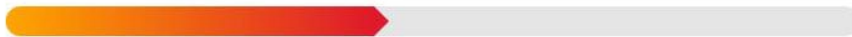
Comments

Upcoming



## STOP THE RE-ZONING OF THE RURAL "BISHOP SITE" TO HIGH-DENSITY HOUSING

216 have signed. Let's get to 500!



At 500 signatures, this petition is more

Take the next step!



**From:** [Kelly Meadows](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Concerns - Bishop Site on Hedgeside Avenue  
**Date:** Tuesday, July 5, 2022 5:01:26 PM

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[External Email - Use Caution]

July 6, 2022

Mr. Hawkes,

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

My stepdad lives on McKinley Road, near the corner of Hedgeside Avenue and McKinley Road. My children play on McKinley Road. Our family walks McKinley Road, as do so many other Napa residents.

In alignment with some of the city of Napa’s priorities (safety, city resources, and agricultural balance), please reevaluate the ‘Bishop’ site on Hedgeside Avenue.

**Pedestrian Safety** - This development impacts the safety of this walking-friendly neighborhood. Traffic would increase with the 125 units proposed, and yet there are no sidewalks. Because the safety of Napa residents is a priority, sidewalks along both Hedgeside Avenue and McKinley Road are a must if this project moves forward.

**Traffic Light** - In addition, there is no left turn lane off Monticello Road onto Hedgeside Avenue. A traffic light would be needed to not impact the traffic on Monticello Road, one of the main arteries of Napa.

**Water Impact** - Finally, as noted in the environmental study, the water table and creeks would be impacted. I know Napa prioritizes water resources and agricultural balance. Milliken Creek is a site for several species’ reproduction (including the Steelhead, Coho Salmon, Chinook Salmon, all of which are decreasing in populous). Ultra-high density housing developments do not belong adjacent to such a sensitive and important biological resource.

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

Thank you for your time,

Kelly Meadows

**From:** [Jacqueline Williams](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft housing element update  
**Date:** Tuesday, July 5, 2022 5:16:03 PM

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[External Email - Use Caution]

Mr. Hawkes,

I'm writing to you to express my concerns about the potential Bishop and Altamura developments. I have lived on Silver Trail for 16 years. My concerns are as follows:

1. Atlas Peak road currently has too much traffic. It is difficult to pull out of silver trail safely due to the speeding traffic headed for Hardman Ave and Silverado Trail. Not to mention the speeding Traffic headed up Atlas Peak. Multiple events at the Silverado Resort already make the roads difficult to navigate safely.
2. During the evening of October 8, 2017, I had to evacuate my elderly mother on Kannapali Drive and evacuate my own home on Silver Trail. Driving back and forth between the two streets, while the entire area was evacuating during the fire, was almost impossible due to the sheer number of cars on atlas Peak and Hillcrest. My daughter and I left our animals to get my wheelchair bound mother first and then tried to return back to our house to get the animals and then leave the area. The traffic congestion that night was terrifying. Adding even a few more residents with vehicles to this area would put us in even more danger during disaster evacuations. The roads simple can not accommodate the current residents in emergency evacuations as it is.
3. We have a significant amount of bicycle traffic on Atlas Peak road. During the school year, parents and children on bikes go to and from Vichy elementary school.  
We also have a significant number of tourists from Silverado resort on bicycles on Atlas Peak road. These bicyclists are distracted and often don't know where they are going, seemingly unaware of the dangers of riding a bike on busy Atlas Peak. Again, more residents with more cars will put the bicyclist on Atlas Peak Road in more danger than currently exists.
4. The automobile traffic on Atlas Peak is already bad for wildlife and domestic animals. Dead animals are frequently seen on the side of the road. More cars will increase the roadkill in the area.
5. Lastly, the exhaust fumes from Atlas Peak are a problem for Silver Trail. Cars, service vehicles, winery trucks all contribute to the exhaust fumes in our area. I have learned to keep my south and west facing windows closed to cut down on the exhaust fumes entering my house.  
We on silver Trail do not want more exhaust fumes in our neighborhood.  
Either one of the Bishop or Altamura developments would increase our exposure to toxic vehicle fumes and have negative effects on our families.

I hope you will share my concerns with your colleagues. Thank you for your time and consideration.

Jacqueline Williams, Ph.D.  
1518 Silver Trail  
Napa. 94558

Sent from my iPhone

**From:** [Chris Malan](#)  
**To:** [Hawkes, Trevor](#); [PlanningCommissionClerk](#)  
**Subject:** Napa County Housing Element Update 2022 CEQA scoping and or NOP ICARE comments  
**Date:** Tuesday, July 5, 2022 5:23:25 PM  
**Attachments:** [ICARE comments HEU .pdf](#)

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[External Email - Use Caution]

Hello Napa County Planning Department,

Here are the Institute for Conservation Advocacy, Research and Education's comments regarding this item for tomorrow's Planning Commission public hearing.

I would like this distributed to the public.

[In Collective Protection of Mother Earth, So All May Live,](#)

*Chris Malan*

Executive Director

Institute for Conservation Advocacy, Research and Education

707.322.8677





INSTITUTE FOR CONSERVATION ADVOCACY RESEARCH AND EDUCATION

ICARE

PO BOX 4256

NAPA, CA. 94558

cmalan1earth@gmail.com

[icarenapa.org](http://icarenapa.org)

707.322.8677

July 5, 2022

The Institute for Conservation Advocacy Research & Education, (ICARE) established in 2004, is a non profit community-based organization located in Napa County, California. ICARE's mission is to restore and conserve the biological integrity and ecosystems health of watersheds, the Napa River estuary and the greater San Francisco Bay Area through science-based advocacy, research and education.

Napa County Planning and Environmental Health Department

Napa County Planning Commission

1195 3rd Street, Suit 210

Napa, Ca. 94559

Chris Malan

Executive Director

Institute for Conservation Advocacy Research and Education

Permission to read into the record: Parry Murray

Re: Napa County General Plan Housing Element Update-Public Hearing comments for the preparation of California Environmental Quality Act/CEQA for this housing update

Dear Planning Commission,

The Institute for Conservation, Advocacy, Research and Education offers these comments about the 6 sites the County has chosen out of 230 parcels that could fit the County needs to comply with the Regional Housing Needs Allocation/RHNA of the Bay Area for lower income housing.

**Site #1: Spanish Flat**

This area has had wastewater treatment issues such that Lake Berryessa has been polluted by failed wastewater treatment infrastructure for many years. Lake Berryessa has had harmful algae blooms for years now requiring public advisories for people to stay out of the water. Harmful algae blooms can cause mortality to humans and pets.

Will the current wastewater treatment plant be able to handle 100-125 new households?

This is identified as medium fire threat area. This area has seen severe fires since 2017 causing area wide evacuations of people onto small country roads.

Additionally, ICARE notes that there is little to no transportation to services such as: Medical, dental, groceries, schools. This site is too isolated for this population of people who need easy access to care and services.

**Site #2-Bishop:**

This site is a wrong location for 100-125 low income housing for these significant environment reasons:

- This land fits the description of prime agricultural lands as determined by State Lands and should be protected as such even though the current zoning is Residential Country District/AW. The current use has been used for farming/grazing for decades and is the best use of this land and soil. To convert these soils to concrete is a tragic waste of this high value natural resource, soil, natural resource in drastic decline Statewide.
- Agricultural Watershed/AW is not allowed to be rezoned to meet RHNA housing demands.
- The Intergovernmental Panel on Climate Change recommends preserving natural lands to mitigate the environmental impacts of climate change. Napa County must recognize that agricultural lands must be protected for raising crops that can serve to feed people during climate disasters where food shortages and supply chains can cause harm to human survival and quality of life.
- Steelhead trout migrate, spawn and live for 2 years in Milliken Creek running through this property. This specie is vulnerable to pollution and human interference with their habitat. A healthy riparian buffer must be maintained to keep the fish in good condition.
- No increased rate of stormwater runoff can enter Milliken Creek via a culvert due to habitat destruction caused by erosion of the bed and banks of Milliken Creek at point of stormwater discharge to the creek.
- This increased rate stormwater runoff, (caused by 100-125 housing units) will scour the steelhead eggs and destroy these egg nest/redds.
- This property is in the flood area of Milliken Creek. Putting in 100-125 units of concrete right on the creek will cause all the homes on Hedgeside to flood due to increased rate of stormwater runoff. The soils will no long infiltrate stormwater and instead all this stormwater will run directly into Milliken Creek. In the last large storms since 2017, Milliken Creek has been at the top of the bridge going over the creek on Hedgeside Road.
- The Milliken Sarco Tulocay/MST groundwater aquifer, (where this parcel overlays), is in severe groundwater depletion. Covering up this parcel with concrete will deprive the MST of critical groundwater recharge.

**Site #3- Altamura:**

Same comments about the MST groundwater aquifer as for Site #2.

**Site #4: Big Ranch Rd.**

- This site includes Agricultural Watershed zoning therefore RHNA housing needs is not allowed here.
- Steelhead and Chinook salmon use Salvador Creek to migrate spawn and rear. The Salvador Creek is on and near this site. Pollution and increased rate of stormwater runoff will harm these endangered and threatened species.

**Site #5-Imola**

- Same comments about the MST groundwater comments here as well.
- Marie Creek has steelhead trout. This project will harm migration, spawning and rearing habitat. Same comments as Bishop site regarding the specie harm due to increased rate of stormwater runoff.
- Riparian protection is necessary.

**Site #6-Foster Rd.**

- Sacramental splittail is a protected specie and is known to be in this location. Therefore, the streams and wetlands need protection from housing pollution and increased rate of stormwater runoff to the stream which could damage this species habitat.
- The current zoning includes Agricultural Watershed, therefore, RHNA housing demands can not be used here.

For all these sites the DEIR must clearly state the GHG emissions and how they will be mitigated.

**From:** [ruralangwin](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update Comments  
**Date:** Tuesday, July 5, 2022 8:32:57 PM

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[External Email - Use Caution]

From Kellie Anderson  
445 Lloyd Ln.  
Angwin CA

Hello Trevor,

Please accept my comments and questions below. I have copied statements, programs and policies from the draft here which require additional information or further investigation.

1) "Program H-2j had limited effectiveness in preventing the conversion of mobilehome parks to other uses. This program will be modified for the 6th Cycle Housing Element."

"Policy H-2i: Encourage the rehabilitation of mobile home parks to retain existing affordable units and/or provide new affordable units. To the extent allowed by law, prohibit the conversion of mobile home parks for replacement by housing for vacation use, second homes, or transient occupancy."

No effectiveness occurred at all during the last housing cycle. Vineland Vista and Glass Mtn Mobile Parks may be lost to proposed other uses. How is this happening? Why is Staff not engaging mobile park owners at least annually to explore programs to retain mobile homes?

2)" During the interactive workshop, members of the public were asked about what they like about housing in their community, what housing challenges they have faced in their community, and what the County could do to meet the community's housing needs. Attendance for the workshop was consistent with attendance at other County public events, with roughly 40 participants. "

Yet..."Meeting participants provided County staff with some feedback on Housing Element outreach activities. They indicated that information is not reaching the Hispanic community and the community does not feel included, that meetings are not set up to reach them, and that there is a generation gap in terms of who will participate. "

When did outreach to under represented populations actually happen? Is there a list of the participants? The community engagement has been inadequate.

3)"The outreach process also included a range of types of activities, including scheduled meetings and community workshop, County staff attendance at community events to involve members of the public that might not attend a community meeting, and opportunities to provide extensive feedback online. "

What community events did staff attend? Who, what ,when, where?

4)"With respect to its housing rehabilitation objectives for the 5th Cycle, Napa County worked with Habitat for Humanity to assist one mobilehome owner whose unit was in need of replacement and is currently in the process of assisting with a second mobilehome unit. With respect to the County's housing conservation objectives, the County was successful in conserving and maintaining its three farmworker housing centers; however, it was not as successful with its objective of conserving mobilehome units. The County has lost a number of mobilehome units due to fire (58 units, including 44 units in Spanish Flat Mobile Villa, 13 units in Mund Mobile Home Park, and one unit in Capell Valley Mobile Homes Park). The County has considered the effectiveness of the 5th Cycle Housing Element goals, policies, and programs in completing updates to incorporate into the 6th Cycle Housing Element Update, which are presented in the chapter that follows."

Why is the loss of Vineland Vista Mobile Home Park south of St. Helena for proposed Hall Hotel not mentioned? This is disingenuous to omit this proposed conversion and blame the loss of mobile homes entirely on fires.

Why is the conversion of the Glass Mountain Mobile Home Park omitted? This Draft must be corrected to include the County's failure to prevent conversion of these mobile home parks!

5)"Program H-2j: Maintain the affordable housing provided in existing mobile home parks to the extent permitted by State law. Existing mobile home parks may be redeveloped, including adding up to 25 percent more units than the number of units allowed by their underlying zoning, provided that the adverse impact of such redevelopment on existing residents, including impact to housing affordability and displacement, is fully analyzed and mitigated. Rezone sites to allow MHP use only.

Objective H-2j: Discourage conversion of existing mobilehome parks to other uses.

Conversion density bonus – Ongoing; rezone for exclusive MHP use by December, 2025. PBES"

Why not say preclude conversion of existing mobile home parks rather than discourage?

5)"Program H-2k: Continue to allow infrastructure improvements as an eligible cost under the Affordable Housing Ordinance, and work with affected agencies to pursue grant money to improve water and sewer infrastructure on the 6th cycle sites within the inventory and other sites that accommodate lower-income housing to address RHNA requirements."

"Objective H-2k: Assist in application for at least one grant for water and/or sewer improvements on a site identified in the 6th Cycle Housing Sites Inventory.

Ongoing; work to pursue grant funding to assist at least one project during the planning period. CEO, Housing and Homeless Services Division"

This program could help to upgrade sewer capacity for Bishop and Altamira sites.

6)"Program H-4e: No Net Loss Monitoring. If sites are developed during the planning period at lower density or at a different income level than shown in this Housing Element, make findings required by Section 65863 to determine whether adequate sites exist at all income levels. If sites are inadequate, take action to make adequate sites available within 180 days."

"Objective H-4e: Ensure that adequate sites are available throughout the planning period to accommodate the County's RHNA at all income levels.

Ongoing; whenever entitlements are granted for development on Sites Inventory parcels at a lower density or at a different income level than shown in the sites PBES"

"The prior identified sites, as listed in Table 5 above, were not considered adequate to accommodate lower income needs for the 6th cycle and were not carried forward for this 6th cycle sites inventory. However, to make these sites more attractive for development in the 6th Cycle, the 2023 to 2031 Housing Element Update includes Program H-2g which calls for evaluating and modifying (i.e., reducing) the affordable housing requirements on the AHCD sites established in the 5th Cycle or earlier."

Why do we allow sites to be rezoned with the AHCD overlay and then allow them to be developed at market rate? Does it make sense? Why would we reduce the AH requirement?

7)"For rehabilitation, the County's quantified objectives for are tied to the County's objectives for Program H-1a, which call for assisting with the rehabilitation of two units occupied by extremely low-income households, four units occupied by very low-income households, and four units occupied by low-income households."

"Napa County's housing conservation objectives include three very low-income units, ten low-income units, and ten moderate-income units."

Where are the details of these programs? I have observed several vacant red tagged housing units in Angwin. How can we engage property owners to resolve violations effectively and get these units back in service? The objectives noted lack a mechanism to initiate and complete rehabilitation, and the proposed number of units is insignificant.

8) "1. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire."

Has Spanish Flat been 'recommended?' As Spanish Flat Mobile Villa and nearly all homes in the area were lost in the LNU Fire and three lives were lost, the inclusion of Spanish Flat relies on a cruel loophole in fire severity ranking and it is an unacceptable location due to fire risk.

9) "3. Proximate to transit routes and/or employment opportunities and services (e.g., groceries) where possible."

Does Spanish Flat meet this criteria?

10)"Potential Use of the Adequate Sites Alternative (65583.1(c))

As a possible approach, there are some conditions under which the County could address up to 25 percent of its adequate sites requirement by substantially rehabilitating existing units, converting existing units to affordable units, or where existing unit affordability is preserved (including mobile home spaces). Examples include conversion of hotels or motels to residential use and making them available for people experiencing homelessness or by preserving a mobile home park via acquiring spaces. While this option was considered as part of the site evaluation process, the County determined that this alternative approach would not be viable in meeting the general evaluation considerations or needed to accommodate the County's RHNA."

Given the imminent threat the an existing hotel on Lodi Lane, currently housing approximately a dozen working families, and the potential for conversion of the mobile Home park at Moskowwhite Corner, the Adequate Sites Alternative is dismissed with out adequate exploration by Committee or public. This Alternative should be included in the Housing Element.

11) "Description of Sites and Factors Supporting Development: The parcel is privately owned and is located at the intersection of Trancas and Big Ranch Road. The owner expressed interest in developing housing in the past and rezoning a 1.5-acre portion of the parcel fronting on Big Ranch Road to RM would allow for housing development at a minimum of 20 dwelling units per acre on that site unless constrained by site characteristics. Based on the expectation that an existing single-family home on the property may be retained, the anticipated development would provide 25 units. The housing development would obtain City of Napa and Napa Sanitation District water and wastewater services."

Site #4 Big Ranch Corner. Why would existing unit be retained? It is very small vacant, single story home and could be relocated and rehabilitated off site? Could this site support a larger number of units?

My brief thoughts for now.

Respectfully,

Kellie Anderson  
Angwin

**From:** [Eva Vincenti](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Wednesday, July 6, 2022 9:10:48 AM

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[External Email - Use Caution]

We, residents of 1822 Hardman Ave. are strongly opposed to the proposed high density development on the Altamura site for the following reasons:

Traffic on Monticello Rd. is already considerable with narrow, blind curbs and vehicles entering, exiting.

The intersection of Monticello, Silverado Trail and Trancas is congested most of the day, making emergency evacuations difficult during fire danger. More people to evacuate will add to the danger. We were here witnessing the 2 previous fires in the Atlas Peak area and know first hand the dangers.

The sewer situation is dire without the addition of more housing. Upgrading the sewer line will be a long and disruptive process to the neighborhood, if it ever goes forward.

Please note our strong opposition,  
Respectfully,  
Flavio and Eva Vincenti



**From:** [David Carlson](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Proposed developments  
**Date:** Wednesday, July 6, 2022 9:20:55 AM

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[External Email - Use Caution]

> Mr. Hawkes,

> I'm writing to you to express my concerns about the potential Bishop and Altamura developments. I have lived on Silver Trail for 16 years. My concerns are as follows:

>

> 1. Atlas Peak Road currently has too much traffic. It is difficult to pull out of silver trail safely due to the speeding traffic headed for Hardman Ave and Silverado Trail. Not to mention the speeding traffic headed up Atlas Peak. Multiple events at the Silverado Resort already make the roads difficult to navigate safely.

>

> 2. During the evening of October 8, 2017, my family had to evacuate our elderly mother on Kannapali Drive and evacuate our own home on Silver Trail. Driving back and forth between the two streets, while the entire area was evacuating during the fire, was almost impossible due to the sheer number of cars on Atlas Peak and Hillcrest. My family left our animals to get my wheelchair bound mother first and then tried to return back to our house to get the animals and then leave the area. The traffic congestion that night was terrifying. Adding even a few more residents with vehicles to this area would put us in even more danger during disaster evacuations. The roads simply cannot accommodate the current residents in emergency evacuations as it is.

>

> 3. We have a significant amount of bicycle traffic on Atlas Peak road. During the school year, parents and children on bikes go to and from Vichy elementary school.

> We also have a significant number of tourists from Silverado resort on bicycles on Atlas Peak road. These bicyclists are distracted and often don't know where they are going, seemingly unaware of the dangers of riding a bike on busy Atlas Peak. Again, more residents with more cars will put the bicyclists on Atlas Peak Road in more danger.

>

> 4. The automobile traffic on Atlas Peak is already bad for wildlife and domestic animals. Dead animals are frequently seen on the side of the road. More cars will increase the roadkill in the area.

>

> I hope you will share my concerns with your colleagues. Thank you for your time and consideration.

David Carlson  
1518 Silver Trail  
Napa, CA. 94558

Sent from my iPhone

**From:** [Bill Tucker](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Wednesday, July 6, 2022 10:14:03 AM

---

[External Email - Use Caution]

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

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

We do not believe it is consistent with the surrounding uses.

There are no public services, public transportation, no stores and certainly no safe pedestrian walkways.

There is already a lot of traffic on Monticello Rd all day and night much of it at higher speeds than limits posted.

Because of the increased traffic from the east to Napa we often have to wait for the stop light at Atlas Peak

(which is about one mile away) to turn red just to exit our driveway.

The same is true for making left hand turns to get back home with impatient drivers passing on the right shoulders (An added danger for bikers who share the road).

Traffic issues would increase even before any building was complete with construction vehicle noise and damage to the existing roads.

We agree with the key concerns for water health and greenhouse gas emissions.

Therefore we do not believe that the "Bishop Site" is the right location for Ultra High-density housing and oppose the re-zoning.

Thank you,

Bill and Carol Tucker

Bill Tucker

[bill@billtuckerstudio.com](mailto:bill@billtuckerstudio.com)

1188 Monticello Rd

Napa, CA 94558

**From:** [Dodd, Jeff](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [PlanningCommissionClerk](#)  
**Subject:** Big Ranch Rd parcel  
**Date:** Wednesday, July 6, 2022 10:58:38 AM  
**Attachments:** [General Plan Land Use Map 2007.pdf](#)

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[External Email - Use Caution]

**FOR ADMINISTRATIVE RECORD**

Trevor,

I was catching-up on the Housing Element update discussion at the Planning Commission. To my surprise, I saw that my client, Eleven Eleven Winery, had their Big Ranch Rd parcel listed in the inventory. The staff report stated that Eleven Eleven expressed interest in developing housing, but that is incorrect. They have always desired to add a wine barrel storage building on the parcel and had engaged an architect and civil engineer to being the steps to rezone the parcel to Ag Preserve consistent with its existing General Plan designation of Agriculture to facilitate that project. Also, it appears that the General Plan land use map designation in effect in 2007 was Agricultural Resource, so a change in zoning would violate Measure J/P. This is based on a low resolution map in my files (see attached), so I would appreciate you sharing your research.

Thank you,  
Jeff Dodd

**Jeff Dodd**

**Coblentz Patch Duffy & Bass LLP**

700 Main St, Suite 301

Napa, CA 94559

Direct 415-772-5724 | Office 415-391-4800

[jdodd@coblentzlaw.com](mailto:jdodd@coblentzlaw.com)

[www.coblentzlaw.com](http://www.coblentzlaw.com)

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# Land Use Map

The Land Use Map Provides a Generalized Picture of the Goals and Policies Contained in the Land Use Element Report Using Eight Broad Land Use Classifications and Eight Symbols. The Map Presents a Graphic Overview of the General Distribution and Location of Major Land Use Areas and Facilities.

## Legend

### General Plan

#### URBAN

- Cities
- Urban Residential
- Rural Residential
- Industrial
- Public-Institutional

#### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

#### TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- Secondary Road
- Railroad
- Airport
- Airport Clear Zone
- Landfill
- Major Water Bodies

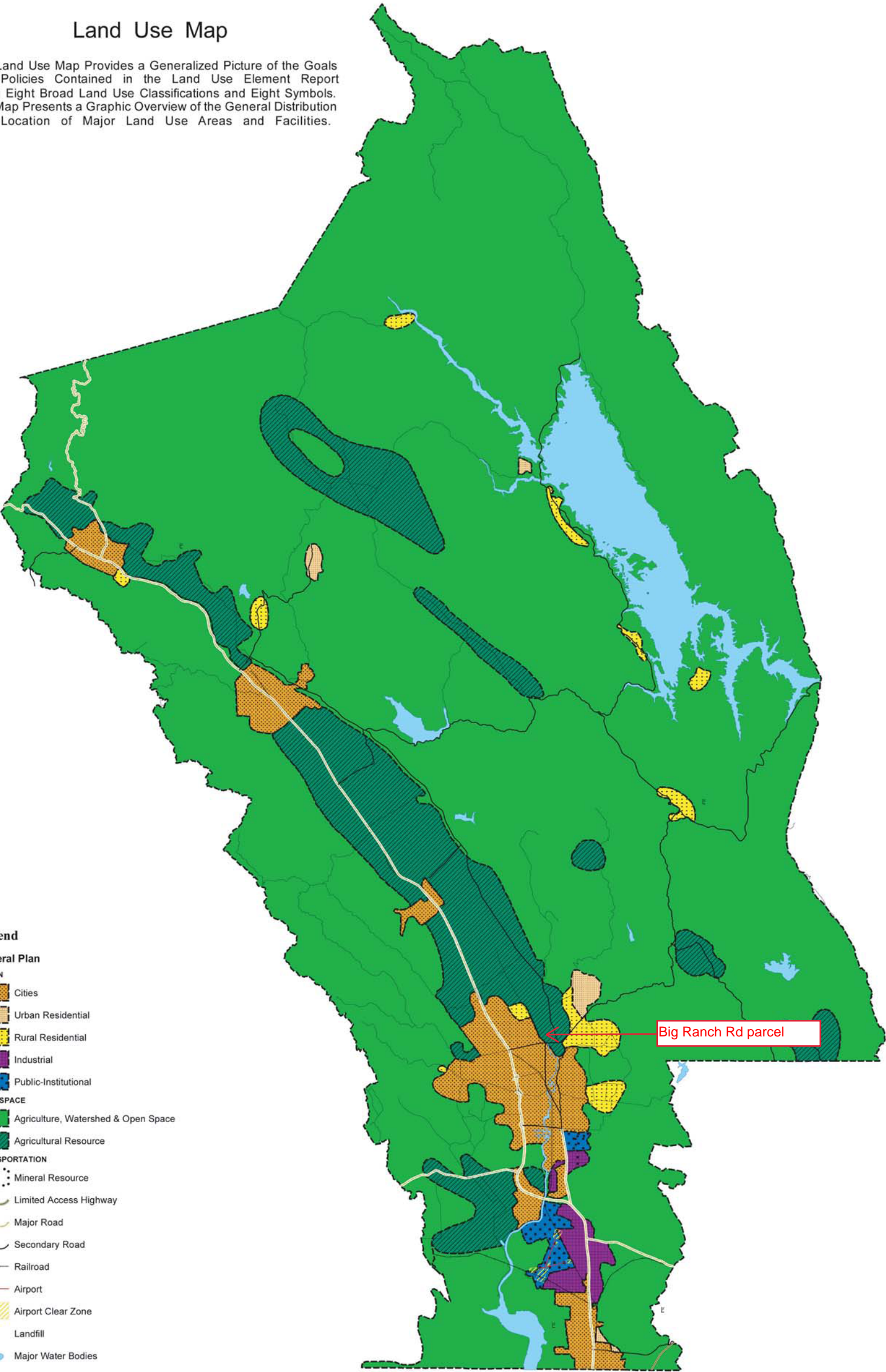


FIGURE 4.2-2  
EXISTING GENERAL PLAN LAND USE MAP

**From:** [Abraham, Terri](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: Draft housing element  
**Date:** Wednesday, July 6, 2022 11:27:48 AM

---

For you. 😊

*Terri Abraham  
Planner*

*Napa County Planning, Building and Environmental Services Department  
1195 Third St., Suite 210  
Napa CA 94559  
707.299.1331 direct line  
707.299.4075 direct fax  
707.253.4417 office #*

County Web site [www.countyofnapa.org](http://www.countyofnapa.org)

*The happiest people don't have the best of everything. They just make the best of everything they have. Live simply, love generously, care deeply, and speak kindly.*

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**From:** PHIL T DULLE <forgivingangel2@yahoo.com>  
**Sent:** Wednesday, July 6, 2022 9:51 AM  
**To:** Planning <planning@countyofnapa.org>  
**Subject:** Draft housing element

[External Email - Use Caution]

I live on Penny Lane, I am opposed to developing land for housing site 5 of the plan. I have lived here for 55 years, used to have a much more country feel, not like it used to be. We already deal with traffic from the school sites and office buildings on Imola Ave. Groups of troubled kids walking the streets, passing by our residence sometimes causing trouble. Watching Syar rip into the mountains for rock (ugly) and the noise and dust from them blasting more land to get the rock. We deal with hearing gun shots from the quarry, our peaceful life is not so peaceful anymore. We definitely do not need a housing track put in this area! I don't have a problem with the other sites listed, I do with this one. There is so much land between Napa and Jamison Canyon that needs developing, wouldn't affect those of us living our quiet country life that we do not want to lose. I say NO to developing site 5. Sincerely Debra Weakley (and entire family).

[Sent from Yahoo Mail on Android](#)

**From:** [John Comisky](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Wednesday, July 6, 2022 1:09:48 PM

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**[External Email - Use Caution]**

Dear Trevor Hawkes,

I am writing about a matter that was scheduled to be discussed in a public meeting today 7/6/22 at 9 AM, regarding Napa County's response to the California house-building mandate for 2023-31. I learned about the meeting late and couldn't attend in person. If my understanding is correct, the topic included a discussion about whether two sites near my residence, one near the intersection of Atlas Peak and Monticello and another called the Bishop site along Hedgeside Avenue, should be included as potential candidates for high-density housing development as part of the County's response to the State. I had understood that both had been excluded from consideration previously, due to our local sewerage system being at capacity, but now could be in the mix if the sewerage system was improved/expanded. Please include these written comments as part of the record.

I am deeply opposed to these two sites being included in the County's response to the State. We purchased our current home at 358 Saint Andrews Drive in the Silverado Residence Area, in large part because of the quality of the neighborhood. Its semi-rural feel, with quality homes spaced part from each other and a low traffic profile appealed to us. We purchased the property and have invested significantly in it within that context and have paid premiums on County and City services as an acceptable offset to maintain it. I believe that the Silverado Residence neighborhood was conceived, as a negotiated outcome in a dispute opposing a much broader development proposal decades ago. We purchased here in part, on the premise that this was a settled position with a decades-long history. We see the inclusion of these sites as being a direct contradiction to it.

There are also several other factors concerning Infrastructure and support which are current problems for this area beyond the sewerage system, making the two sites inappropriate inclusions in the County's proposal. They include but are not limited to:

- Ingress and egress – We have only two points to enter and exit, Monticello and Harden. In an incidence of high volume need e.g. an evacuation from fire, neither is adequate to handle a concentrated pulse of traffic from a much larger population, increasing the risk congestion with dangerous outcomes.
- Traffic - More and more, traffic is delayed or slowed on Monticello as vehicles pause for oncoming traffic to pass before making turns, causing backups and/or the decisions of impatient drivers to pass on the shoulder. The latter, daily, increases the potential of unadvisable maneuvers that can lead to accidents, perimeter damage, and danger to

runners, bikers, and walkers. Increasing the number of cars on the road (Monticello) and those needing to turn onto or out from Hedgeside, would require mitigation such as widening the road to provide for turning and onramp lanes.

- The traffic at the Monticello – Trancas – Silverado intersection, is already a growing problem. This would exacerbate it.
- Power System – In recent years, our area has struggled with multiple planned and unplanned power outages, leading to speculation that the system is close to capacity.
- Potential flooding - I believe that at least one of the sites is in the flood zone and has flooded in the past.
- Law enforcement – When we first moved here, the sight of a Sheriff's car doing a routine patrol was common. I can't remember the last time I saw a patrol, leading me to believe that the force is stretched. Our neighborhood has recently seen a rise in crime, causing us to begin meeting to discuss a neighborhood watch program. An increased density neighborhood would aggravate the issue.
- Road Maintenance – Our roads/streets have already suffered damage from increased traffic associated to construction. Holes, cracks, patches and oil stains have abounded from more and heavier vehicles. The current infrastructure support has not kept up with it.

In summary, there appears to be only downsides to our neighborhood and quality of life if these sites are included in the County's response. I urge that they not be.

Sincerely,

John Comisky  
358 Saint Andrews Dr  
Napa, CA 94558

qualjohn@hotmail.com



**From:** [Jill Alexander](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Pedroza, Alfredo](#)  
**Subject:** High Density Housing  
**Date:** Wednesday, July 6, 2022 1:59:57 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

In a happy accident in February, we stumbled upon the Planning Commission meeting on proposed new housing. And, thanks to a petition notice, we discovered that Planning was having another meeting today. There was lots in that session that I found illuminating. First, my comments back in February were reiterated countless times with new negative impacts that I failed to recognize.

What I heard over and over again was surprised neighbors just learning about something so impactful on their community. While Mr. Morrison announced he had extended notification to affected neighbors to 1000 yards, it made me chuckle. It seems disingenuous to not recognize the effects this has on the entire community's ability to evacuate for fire and flood as well as added traffic related accidents and delays. It affects all of Monticello, Atlas Peak, Hedgeside, and Silverado residents. Between seemingly "hush/hush" meetings and purposeful omission of notification, I have concluded transparency is so yesterday.

As in February, I strongly object to these sites along Monticello. We are 2017 fire survivors. To say this area isn't high fire risk seems like you're in denial. Please let our insurance company know that so our rates could be reduced. I totally appreciate your predicament but find your solutions questionable. One participant asked if you searched these sites out or did owners approach you to purchase or provide a gift of their land. It's a good question.

I find it interesting that where the Planning Commission is appointed and have no direct accountability to taxpayer citizens, they're being given this conflict to resolve. As "public servants" elected to their positions, why aren't the Supervisors involved? I understand they will be if there is an appeal. However, based upon today's attendance and positions of oppositions, it might be best for them to become enlightened on the multitude of complaints and concerns of voting citizens.

With regards and strong opposition to your plan,

Jill Alexander



**From:** [rschlieman@aol.com](mailto:rschlieman@aol.com)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Wednesday, July 6, 2022 2:09:13 PM

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[External Email - Use Caution]

From: Bob and Bonnie Schlieman, 221 Westgate Dr., Napa CA 94558.

Adding residents in quantity to either the Altamira or Bishop site will stress already overused infrastructure even beyond the sewer issue. In addition to local resident traffic, we get an unending stream of folks using the Hardman / Atlas Peak short-cut to bypass the three way stop when commuting to and from the valley across Route 121. Additional traffic will necessitate, at a minimum, the installation of stop lights at Hardman and at the three way stop at Trancas and the Trail. The Bishop site would require additional lights for safer access to and from Monticello.

If the plan is to increase the residential density of this area, where is the long term plan to develop supporting infrastructure to accommodate the new residents and why is this area preferable to other areas under consideration.

**From:** [PlanningCommissionClerk](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: Imola Ave project (APN-046-450-041)  
**Date:** Wednesday, July 6, 2022 2:21:02 PM  
**Attachments:** [image001.png](#)

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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](mailto:Alexandria.Quackenbush@countyofnapa.org)



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**From:** DANIELLE DULLE <pdrmatyka@comcast.net>  
**Sent:** Wednesday, July 6, 2022 9:00 AM  
**To:** PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>  
**Subject:** Imola Ave project (APN-046-450-041)

[External Email - Use Caution]

To whom it may concern,  
Skyline has been a state park and it needs to stay a state park. There's enough property out where Syar used to be as well as Industrial Park. As a homeowner here in Napa we need to keep areas the same and quit trying to change Napa. I am totally against this project going in. This is just wrong. I don't appreciate not being notified that this was going on, I found out by accident and I'm not happy. Thank you,  
Danielle Dulle.

**From:** [PlanningCommissionClerk](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: July 6 Planning Comm. Mtg - Public Comments  
**Date:** Wednesday, July 6, 2022 2:21:28 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**From:** Johanna O'Kelley <johanna.okelley@gmail.com>  
**Sent:** Wednesday, July 6, 2022 1:13 PM  
**To:** PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>  
**Cc:** Johanna O'Kelley <johanna.okelley@gmail.com>  
**Subject:** RE: July 6 Planning Comm. Mtg - Public Comments

[External Email - Use Caution]

### Public Comment

Wednesday, July 6, 2022 Napa County Planning Commission Meeting  
Regarding: Agenda #8 Administrative Items – 22-1261  
Napa County Draft 6<sup>th</sup> Cycle Housing Element Update  
Section 9: Housing Sites Analysis

From:  
**Johanna O'Kelley**

**1126 Hedgeside Avenue**

**Napa, CA 94558**

**My property is just across the creek from the Bishop property. I have lived here for 24 years. I am asking that the Hedgeside Bishop property be taken off of this list.**

I do understand the pressure from the state to provide housing and how a high-density project may be a way to meet the state-mandated numbers, but at what expense?

- Once city water and sewer is put in, which it would have to be for this project, then it opens the floodgate to extensive development that has been held at bay for years. It creates a situation that increases sprawl and other growth-inducing impacts.
- Changes the entire nature of this rural community to a more urban area automatically by increasing the # of residents/cars 4-6 fold+ on this one street.
- Endangering adults, children, and animals that use this narrow road to walk, bike, play, etc. (no sidewalk) especially around the killer curve in between Monticello and the Bishop property.
- We are all also worried about this development creating a bottleneck of traffic and a dangerous situation when we need to evacuate quickly onto Monticello Rd. due to wildfires. (impacting residents on Hedgeside, McKinley, Estee, and residents from Atlas Peak Rd and Silverado Country Club).
- Putting more people in a dangerous wildfire living situation with high insurance costs.
- Taking prime agricultural land and turning it into an urban area.
- Increasing GHG emissions in this more rural area due to the massive increase in traffic. Especially with the new air quality/GHG emission standards the EIR will need to be reevaluated.
- Stranding people in the complex in this rural area with no public transportation.
- Negatively impacting a sensitive habitat area in and around the creek, which can also turn into a powerful, fast-moving, and dangerous body of water. Also, creating an attractive nuisance for children.

**Setting:**

Hedgeside Avenue is a rural, street with a narrow 2-lane road and a killer-curve in between Monticello Road and the proposed high-density project. People of all ages walk with their kids and pets, or bicycle in the road, and children play since there is no sidewalk. The telephone poles and cable poles sit close to the road as well.

There is no public transportation.

There are approx. 20 single-family homes along this rural street – we chose to live here in the country rather than living in the city or even a more populated and dense area like the Silverado Country Club. This high-density project would increase the number of people 4-6

fold instantly and traffic as well increasing the GHG emissions due to increased traffic.

### **Septic and Well:**

The properties have septic systems and wells and the city would need to bring in sewer and water to accommodate this as well, opening the entire area to a tremendous growth impact and sprawl once city water and sewer are brought in. It would be just an extension of the City of Napa.

**NOTE: Currently, I have noticed that the Bishop property has some type of underground pipe that is open at the creek and is pumping a tremendous amount of water into the creek (about 100 ft. up from the bridge).** The Fish and Wildlife department has come to test the water for possible pollutants. Haven't heard back on the results. But where is this massive amount of water coming from – our collective groundwater upon which our wells in the neighborhood depend? And why is this massive amount of water being pumped continuously into the creek when we desperately need the groundwater in the ground to reduce the impacts of wildfires and on trees, etc.?

And, the creek creates an attractive nuisance and is unsafe for children, it often provides a place for drug users or others under the bridge. and which can also turn into a powerful, fast-moving, dangerous body of water. This is a sensitive habitat area and should not be harmed.

### **Wildfire & Evacuations:**

This area is a high-wildfire area where insurance costs have gone up dramatically in the past few years with some people unable to get fire insurance.

Hedgeside does provide a crucial evacuation route during wildfires not only for the people on Hedgeside to get onto Monticello Rd. but also for the residents on McKinley Rd., on Estee Rd (whose exit may be blocked on Hardman due to the usual path of fires), and also for many people in Silverado Country Club when Atlas Peak invariably gets backed up at Monticello during a rapid exit due to wildfires.

To build a high-density apartment building with 100-200 cars in a high fire zone such as the Atlas Peak area and on Hedgeside will certainly cause a bottleneck for all of us to get out quickly and will create a very dangerous and even deadly situation if we are again in need of a rapid evacuation due to a wildfire – which we inevitably will be.

### **Flooding:**

**Even though the 100-year flood plain has been officially right at the top of the Milliken creek bed, many times throughout my 24 years of living on my property the creek has significantly surpassed this 100-year flood plain line** by 100 ft or more on both sides of the creek and on occasions has flooded my living room with 2-14" of water even though it is

125+ft from that flood plain line.

On multiple occasions this 25-30 ft wide lovely creek has turned into an approx. 250+ ft. wide, incredibly powerful, fast-moving, dangerous, river-like body of water. As an example, on one of those occasions this powerful body of water ripped a 12X14ft decking platform on my property, out of the ground and wedged it whole under the bridge, it totaled my car and 3 other cars on the Bishop side of the bridge, it ripped up about a 20-foot section of the road on the Bishop side of the creek and threw the entire section of the road onto the property at 1105 Hedgeside. The 2 residents of that house had to be rescued by the fire department as the water was up to the top of their mattress.

With this proposed development there will be increased runoff with the hardscape of the proposed buildings and parking lots and moreso if that area will be built up at all, and I worry about increased flooding on my property and that of my neighbor across the street from me, as well as at least 3 of the neighbors who live across from the Bishop property and others.

As an example, below are pictures of how the water from the creek rose in February 2017 to flood my yard all the way to my house as well as the Bishop property. The flooding on the Bishop property is worse than on my side, saving my property from even more flooding. Again, any increased elevation of the ground or changes there with more hardscape and buildings will increase the runoff leading to increased flooding on my property and others.

**In closing, I ask that you please remove Hedgeside from this list.** Do not drastically change the rural nature and safety of the residents on this street and neighboring streets. Do not pave the way for these growth-inducing impacts. Please build where there is already a certain amount of density and services.

**Thank you for your consideration.**

Respectfully yours,

Johanna O'Kelley  
1126 Hedgeside Avenue  
Napa, CA 94558

This is the progression of the flooding in a very short period of time (approx 30-40 minutes) in Feb. 2017, looking from my property across the creek to the Bishop property. I had to quickly move my car from the driveway to avoid it being flooded. There will be extra runoff from the buildings and parking lots, and certainly, if the ground is built up on the property it will increase flooding for my property, the house across the street from me, and at least the 3 houses across the street from the Bishop property.

Shown below: February 2017 rain and flooding at 1126 Hedgeside and across the creek at the Bishop property.

Raining/creek is high

Even higher flooding

- see it at tree line

moves up sidewalk to

my house.

Creek overflows on

Bishop property

Creek floods Bishop property

and my property



**From:** [PlanningCommissionClerk](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: Draft Housing Element Update - Bishop 1 & Altamura Site Opposition  
**Date:** Wednesday, July 6, 2022 2:21:33 PM  
**Attachments:** [image001.png](#)

---

Alexandria Quackenbush  
Administrative Secretary I  
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**From:** danibee44@gmail.com <danibee44@gmail.com>  
**Sent:** Wednesday, July 6, 2022 2:00 PM  
**To:** PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>  
**Subject:** Draft Housing Element Update - Bishop 1 & Altamura Site Opposition

[External Email - Use Caution]

Good afternoon,

My name is Daniela Bazán and I am writing in regards to the Draft Housing Element Update with much concern over the proposed Napa County Regional Housing Needs (RHNA) sites: Bishop 1 at 1806 Monticello Road (Hedgeside Avenue) and Altamura at 1011 Atlas Peak Road (the corner of Monticello Road and Atlas Peak Road). These sites are inappropriate to accommodate Residential Multiple (RM) developments. According to the Draft Napa County Housing Element – Section 9: Housing Sites Analysis, the screening criteria for these sites states the following:

1. Sites must have access to existing or planned water, sewer, and other dry utilities with sufficient capacity available to support housing development (State requirement)
2. Sites must generally be between 0.5 and 10 acres in size (State requirement)



3. Sites must be located outside of areas designated Agricultural Resource or Agriculture, Watershed & Open Space as of September 28, 2007 (the date specified in Measure P, approved by the voters in November 2008). Notwithstanding this requirement, sites within an area designated Agricultural Resource or Agriculture, Watershed & Open Space may be identified for qualifying farmworker housing development and sites identified as an existing commercial establishment on General Plan Figure AG.LU-2: Location of Parcels Subject to Policy AG/LU-45 may be identified for redevelopment. (Local Requirement)

The existing water, sewer and other dry utilities are insufficient for the residents currently living in the rural residential area encompassing both the Bishop 1 and Altamura sites. Current residents rely on wells, septic tanks, and oftentimes unreliable dry utilities. PG&E services in the area are frequently turned off during Public Safety Power Shutoff (PSPS) events, directly impacting all utility services including the ability to run wells for drinking water, water to flush toilets, and water for livestock and crop irrigation. During the 2017 wildfires, all power and gas services were shut off and residents were instructed to boil water after evacuations were finally lifted. Also as a direct result of routine power shutoffs, current residents have grown to expect refrigerated and frozen food to spoil, or have had to invest in alternative power solutions including solar panels and generators to reduce food loss.

The Bishop 1 site in particular does fall within the recommended parcel size, however, that is only possible after subdividing the entire Bishop property. The current Bishop property, while not designated as Agricultural Resource or Agriculture, Watershed & Open Space, is in fact an agricultural and rural property. It is one of the last remaining cattle ranches in the valley and despite being listed as vacant in the Evaluation of Sites Location and Data, the proposed development site is occupied by cows, horses, and donkeys. The Bishop 1 site is located right along Milliken Creek and both the Bishop 1 and Altamura sites fall within the Milliken Creek Watershed. The sites are critical for groundwater recharge, carbon sequestration, agricultural preservation in the county, and wildlife habitat. These sites are home to steelhead, Chinook salmon, geese, Red-tailed hawks, bees and apiaries, butterflies, Blue heron, Great egrets, frogs, snakes, foxes, coyotes, skunks, raccoons, bats, Barn swallow, blue birds, Nuttall's woodpecker, American goldfinch, and Barn Owls. Wildlife in addition to family pets are routinely seen killed alongside the roads in the area as many motorists do not pay attention and/or excessively speed without respect for residents and wildlife. Agricultural operations in the area already face challenges safely maneuvering equipment, supplies, and livestock. The "killer curve" on Hedgeside Avenue is incredibly dangerous even at low speeds and is a complete hazard for the residents with driveways along the curve. Any increase in light pollution, groundwater pollution, dumping of trash, increase in Greenhouse Gas Emissions (GHG's) from increased traffic and the urbanization of agricultural properties, oil runoff, soil erosion, increased flood and fire vulnerabilities, as well as safety concerns navigating the already dangerous roads, will all impact the watershed and impact the rural living of the current residents.

Additionally, the Housing Sites Analysis states that the goal for the County is to identify sites that are specifically:

1. Located outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire
2. Located outside of Zones A through D of the applicable Airport Land Use Compatibility Plan
3. Proximate to transit routes and/or employment opportunities and services (e.g., groceries) where Possible

Both the Bishop 1 and Altamura sites are located in high fire severity zones. The severity of the 2017 Atlas Peak fire dramatically impacted the area. Both sites have been subject to fire evacuations as well as power and gas shutoffs. The Bishop 1 site in particular is subject to fire insurance. The Altamura site has been used to stage firefighting operations in the area, with resources coming in from out of town, as well as PG&E staging to repair lines damaged in the fires. During the 2020 fires, the area encompassing both sites was prematurely listed as a mandatory evacuation zone but then downgraded to an advisory evacuation alert. During fire evacuations, the roads to flee are extremely limited. Any increase in urbanization will result in evacuation gridlock and will create very unsafe conditions. In addition to fire concerns, the sites present additional flooding challenges. Hedgeside Avenue does experience flooding from Milliken Creek. During the winter storms at the end of 2021 and the beginning of 2022, Monticello at Silverado Trail and Silverado Trail to Lincoln closed due to flooding. Additionally, Monticello at Woodside Drive experienced flooding and was later reduced to one lane for an extended time while Caltrans drained the area and repaired the roadways, culverts, and erosion control. Impassable roads as a result of climate change and natural disasters amplifies ongoing traffic congestion issues at Trancas at Silverado Trail, Monticello at Silverado Trail, Atlas Peak at Monticello and Vichy at Monticello.

There are no transit routes in the area. There are no grocery stores or pharmacies in the area and the single gas station at the corner of Monticello and Vichy is already overburdened. Valley Liquor & Gas as well as the Monticello Deli are the only amenities in the area and have ongoing problems with parking. Many customers, including local law enforcement as well as city and county workers, park along both sides of Monticello, crossing Monticello on foot. Customers often block wheelchair accessible parking and block sightlines to safely navigate those locations, also blocking sightlines for residents trying to exit their properties. It is already incredibly challenging to safely access Monticello at Vichy due to traffic, speeding motorists, and customers blocking sightlines at Valley Liquor & Gas, making it incredibly difficult for families to drop off and pick up their children at Vichy Elementary School. Letting kids walk or ride a bike to school is far too dangerous even under the current traffic conditions. While there are many residents who enjoy walking, running, and biking, all residents in the area are car dependent. Rezoning the sites to RM would only increase GHG's and exacerbate ongoing traffic and safety concerns. Monticello is a highway that many visitors use to access Lake Berryessa and is also heavily used on a daily basis by workers coming from Solano County and further away. Many motorists do not respect the speed limit in place, with some motorists traveling at speeds exceeding 60 or 70 mph, and it is not uncommon for impaired motorists to

frequent the area after spending the day at Lake Berryessa. The only time that the speed limit is enforced is after residents call CHP and lodge complaints. Pleas to county supervisors to improve safety conditions in the area have gone unheeded. Residents attempting to access their driveways along Monticello or access Hedgeside Avenue know all too well the dangers and the inherent risk in trying to safely navigate the roads. Many have experienced debilitating car accidents simply trying to get home. There are no sidewalks, no bike lanes, hardly any street lights, and not enough turn lanes in the area.

I strongly encourage you all to remove the Bishop 1 and Altamura sites from potential development consideration under the Housing Element. These sites are not suitable land for RM development.

Thank you,

Daniela Bazán

**From:** [MeetingClerk](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: Skyline Park should be promoted not chopped up into pieces.  
**Date:** Wednesday, July 6, 2022 2:22:02 PM  
**Attachments:** [image001.png](#)

---

This came in the wrong inbox so I'm not sure if you received it yet or not.

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](mailto:Alexandria.Quackenbush@countyofnapa.org)



A Tradition of Stewardship  
A Commitment to Service

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**From:** Dean Alm <usalmosa@aol.com>  
**Sent:** Tuesday, July 5, 2022 6:07 PM  
**To:** MeetingClerk <MeetingClerk@countyofnapa.org>  
**Subject:** Skyline Park should be promoted not chopped up into pieces.

[External Email - Use Caution]

I have lived in Napa since 2008 and one of the first places I found to enjoy what Napa really is was Skyline Park.

Of the thousands of acres of vines, rolling hills and wooded trails Skyline was special and cheap entertainment.

It's close to where I first lived so it became an easy place to bike, hike or just sit and read a book.

There are fewer open spaces every year in the Bay Area as the world discovers us & populations grow.

I believe people should be able to live in the community they work in.

I understand the need for affordable housing and was a supporter years ago when that became an issue here.

However we cannot sacrifice the affordable recreation sites for the sake of urban sprawl.

Skyline is managed and sustained free of any financial contribution from the City, State or the County.

Volunteers and staff maintain the trails, clear the deadwood, control the security, clean up, host travelers, and so much more at no cost to the taxpayer.

Please don't take part or all of the park away from the very people you are looking to help with housing.

Large complexes of affordable housing built quickly for cheap tend to end badly, please come up with a better plan.

Is there the services required for a large influx of people? Families?

Corner Stores, Pharmacy, school, daycare, parking, bus service, how many cars do you need to park???

Almosa Home & Garden  
Dean Alm 707-363-2633

RECEIVED

JUL 07 2022

2022

David Horvath,

Napa County Planning, Building &  
Environmental Services

I am writing to you today to tell you how very important Skyline Wilderness Park is to me. It is crucial to my mental health. I am a health care worker. My job is stressful and demanding, we still wear N95 masks! Skyline is my go to for communing with nature and letting all the stress of the week melt away. Having these kinds of parks is scientifically proven to be <sup>essential</sup> instrumental in having good mental health. It makes absolutely no sense to take it away. Napa needs this place. If Skyline did not exist I would have to drive to find another place to hike which would be a hardship for me. Gas prices being what they are I really am forced to stay close to home. Skyline wilderness park was instrumental to getting through the pandemic. I don't know what I would have done without it. I am primarily a hiker but the events they have at Skyline are so fun and a benefit to our community. I got to see a horse show, a Medicinal day where people

were dressed up, disc golf, and the  
wildflower / native plant sales. For  
regular locals there is no place like it.  
We need this space to be available  
for all of us and generations to come.

Please do not use this park  
for housing! It is beneficial as is!

Sincerely,

Melissa Torio

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JUL 07 2022

Napa County Planning, Building &  
Environmental Services

To: David Morrison

As a Napa resident for many years, an educator, and a public Health professional, I understand and support the need for affordable housing.

However putting it on land that is used by all folks in Napa, including those who need affordable housing, is not a move for healthy communities. Healthy communities NEED open spaces and places for kids to hike and play and learn about nature.

Skyline Park is a crucial member of the community and partners with many local organizations, for example the story walk that was just installed. EVERYONE uses the park and the park makes sure that access is available to so many regardless of your interest. It's heavily community driven and they are a model for partnerships and open spaces are essential for reducing social determinants of health.

Please, find another location that is not a heavily used open space and a true gem in this area. The kids campers, ~~hike~~ horse riders, doc golfers, hikers, birders, bikers, RV folks, fire training staff, and youth will



RECEIVED

JUL 07 2022

Napa County Planning, Building &  
Environmental Services

Dear David Morrison,

I am writing to request that Skyline Park on Imola not be used for housing or any other enterprise other than its current use as a public park. This park is beneficial to the entire community for a number of reasons such as, recreation, socialization, interaction with the environment and health improvement.

As a healthcare worker, my friends and I recreate on the hiking trails to exercise and mentally recuperate; especially during the pandemic.

Many people of diverse backgrounds can find equality participating in the ~~environ~~ activities held, meeting other hikers and bikers.

*Irene DeWeese*  
1042 Olive Hill Lane  
Napa, CA 94558

David Morrison

Director

1195 Third Street, Suite 210

Napa, CA 94559

RE: Housing and Skyline Park

To The Planning Commission:

Please select a location for future housing in Napa County other than at Skyline Park. Surely a site that is vacant now would be a better choice than to endanger the future of Skyline Park that serves the entire Napa community as well as the Bay Area and visitors from other parts of the world.

It may seem like taking a small part of the park for housing would not have an adverse effect on the rest of the park, but it would. The area identified is used continuously by groups and activities for large numbers of people and brings in the majority of the money that supports the park.

Anyone and everyone uses this park, all ages, income levels, races, and physical abilities.

I have lived in Napa for over 75 years and have been involved with the park since its inception as an equestrian, hiker and volunteer. This park is a jewel and must be saved in its entirety for my children, grandchildren and great grandchildren.

Sincerely,

A handwritten signature in cursive script, appearing to read "Irene DeWeese".

Irene DeWeese

RECEIVED

JUL 6 2022

Napa County Planning, Building &  
Environmental Services

**From:** [Fruehe, John](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Cc:** [Tina Fruehe \(fruehe@sbcglobal.net\)](mailto:Tina.Fruehe@sbcglobal.net)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Thursday, July 7, 2022 12:15:58 PM  
**Attachments:** [image001.png](#)

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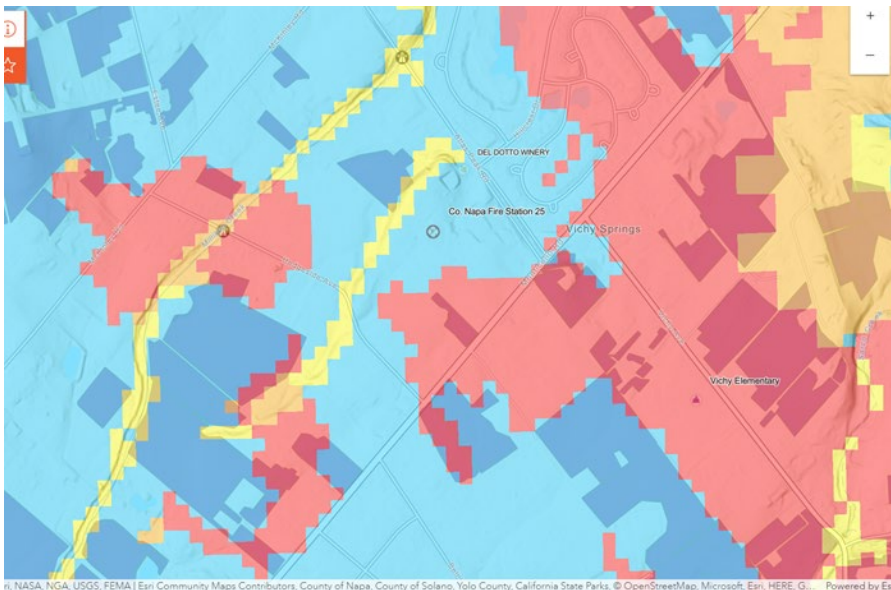
[External Email - Use Caution]

Trevor,

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

I'm opposed to re-zoning the "Bishop Site" for many reasons but primarily because Hedgeside and Monticello Rd. cannot support additional traffic. I live at 1021 Ross Circle and it is dangerous enough to exit Lorraine as it is. You have commercial trucks and SUV's pulling boats on trailers bound for Berryessa all day long and it is sketchy. More cars will be a disaster and we don't need more stop signs or stop lights. This area is rural and let's keep it that way. We need green space.

Additionally, Napa has major drought concerns with Coombsville wells drying up and increasing demands from wineries, so I don't see how more home can be supported until the drought has ended. I also saw the creek on Hedgeside flood this past winter and this will continue and could be significantly worse. Let's not build housing in flood zones only to have to literally bail them out in future years. Lastly, the fire risk is significant here. Both sides of Hedgeside are considered extremely high fire risk per the WUI map below and having seen what the winds did in Coffee Park in Santa Rosa, this area would be devastated in a fire.



Equally important, there is plenty of suitable parcels closer to downtown on Soscol or Hwy 29 that can support higher density (multifamily and condos) and can utilize transit (less cars). That type of housing is more affordable (and more needed than a bunch of luxury homes) and more environmentally and societally beneficial.

Warmly,  
John Fruehe



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**From:** [MeetingClerk](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: Placement of housing within Skyline Parks Boundaries  
**Date:** Thursday, July 7, 2022 2:07:41 PM  
**Attachments:** [image001.png](#)

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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](mailto:Alexandria.Quackenbush@countyofnapa.org)



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**From:** John Vulk <jovu7@aol.com>  
**Sent:** Thursday, July 7, 2022 1:56 PM  
**To:** MeetingClerk <MeetingClerk@countyofnapa.org>  
**Subject:** Placement of housing within Skyline Parks Boundaries

[External Email - Use Caution]

To Housing Element Advisory Committee:

I am writing to support the Wholeness of Skyline Park. How many Parks are as unique as Skyline? Or as diversified? A Park where people come to enjoy Nature and the many activities it offers. Hiking, biking, walking, and running, camping, disc golf, picnicking, nature gardens, grasses, trees and fresh air.

The area mentioned for affordable housing, 5 flat acres, is an intricate part of our operations, a structure that houses our equipment, supplies and vehicles. A staging area for large events such as hiking, biking, equestrian, Boys and Girls Scouts, nature studies camps for children, camping, medieval events, music festival, large family reunions and open space, "activities for the community".

Affordable housing is needed in the county but not at the expense of losing 5 flat acres that is crucial in the management of Skyline Park.

There is only 1 Skyline Park, where there are many locations for housing.

PROTECT SKYLINE PARK AND KEEP IT WHOLE.

Sincerely,

Marjorie Vulk, 1195 4th Avenue, Napa [jouv7@aol.com](mailto:jouv7@aol.com)

David Hakman  
1012 Augusta Court  
Napa, CA 94558

July 7, 2022

Napa County Planning, Building and Environmental Services Department  
1195 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
Suite 210  
Napa, CA 94559

RE: Draft Housing Element Update

My name is David Hakman.

Our family owns a 2400 square foot residence at 1012 Augusta Court, Napa, California. We have owned three properties in the Silverado area since 1984.

Please be advised that we strongly oppose construction of high-density housing around or near Silverado. Our local two main roads currently carry plenty of traffic. One hundred or more new high-density homes or apartment/condo units around or near the Silverado area would produce substantial additional traffic. There is little traffic control and a great deal of foot traffic.

Existing entrances to Hedgeside via Monticello Road and Hardman are dangerous. There are no traffic controls and limited sight lines. There is no demand from local residents for such a development. Also, such projects would compromise our access to roads for fire and flood evacuation.

You are welcome to contact me in the event further input is desired.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "David Hakman", with a long horizontal flourish extending to the right.

J. David Hakman

Pamela Hakman  
1012 Augusta Court  
Napa, CA 94558

July 7, 2022

Napa County Planning, Building and Environmental Services Department  
1195 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
Suite 210  
Napa, CA 94559

RE: Draft Housing Element Update

My name is Pamela Hakman.

Our family owns a 2400 square foot residence at 1012 Augusta Court, Napa, California. We have owned three properties in the Silverado area since 1984.

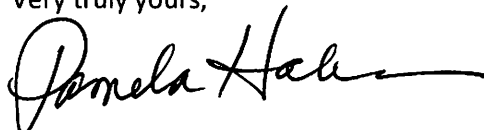
Please be advised that we strongly oppose construction of high-density housing around or near Silverado. Our local two main roads currently carry plenty of traffic. One hundred or more new high-density homes or apartment/condo units around or near the Silverado area would produce substantial additional traffic. There is little traffic control and a great deal of foot traffic.

Existing entrances to Hedgeside via Monticello Road and Hardman are dangerous. There are no traffic controls and limited sight lines. There is no demand from local residents for such a development. Also, such projects would compromise our access to roads for fire and flood evacuation.

You are welcome to contact me in the event further input is desired.

Thank you.

Very truly yours,

A handwritten signature in black ink that reads "Pamela Hakman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Pamela Hakman



Kristi Nyhus  
1012 Augusta Court  
Napa, CA 94558

July 7, 2022

Napa County Planning, Building and Environmental Services Department  
1195 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
Suite 210  
Napa, CA 94559

RE: Draft Housing Element Update

My name is Kristi Nyhus.

Our family owns a 2400 square foot residence at 1012 Augusta Court, Napa, California. We have owned three properties in the Silverado area since 1984.

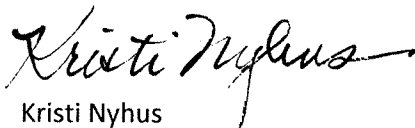
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Existing entrances to Hedgeside via Monticello Road and Hardman are dangerous. There are no traffic controls and limited sight lines. There is no demand from local residents for such a development. Also, such projects would compromise our access to roads for fire and flood evacuation.

You are welcome to contact me in the event further input is desired.

Thank you.

Very truly yours,

  
Kristi Nyhus

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JUL 11 2022

Napa County Planning, Building &  
Environmental Services

Eric Nyhus  
1012 Augusta Court  
Napa, CA 94558

July 7, 2022

Napa County Planning, Building and Environmental Services Department  
1195 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
Suite 210  
Napa, CA 94559

RE: Draft Housing Element Update

My name is Eric Nyhus.

Our family owns a 2400 square foot residence at 1012 Augusta Court, Napa, California. We have owned three properties in the Silverado area since 1984.

Please be advised that we strongly oppose construction of high-density housing around or near Silverado. Our local two main roads currently carry plenty of traffic. One hundred or more new high-density homes or apartment/condo units around or near the Silverado area would produce substantial additional traffic. There is little traffic control and a great deal of foot traffic.

Existing entrances to Hedgeside via Monticello Road and Hardman are dangerous. There are no traffic controls and limited sight lines. There is no demand from local residents for such a development. Also, such projects would compromise our access to roads for fire and flood evacuation.

You are welcome to contact me in the event further input is desired.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'E. Nyhus', with a stylized, cursive script.

Eric Nyhus

To: Housing Element Advisory Committee.

Skyline Wilderness Park provides me with solitude from the crowded area I live in. It provides camping and is near Napa to give local people a close getaway. A five acre housing project will put a strain on the park's ability to collect needed income to support the park and will encroach on the barrier of the wildlife.

Please consider the Kennedy Park area or more Gasser wetland development area.

Once the buffer between development and the park is gone, it will never change.

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JUL 07 2022

Napa County Planning, Building &  
Environmental Services

Thanks for your consideration

Dennis Dowling

Dennis Dowling

5. Terrace Dr., Napa

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JUL 07 2022

463717 Willis Drive  
Napa.  
2-7-22.

Dear Mr. Morrison,

Napa County Planning, Building &  
Environmental Services

I understand that a large part of Skyline Park is to be used for housing development.

I wish to voice my unequivocal opposition to this idea. There is, no doubt, a need for affordable housing. But this need must be considered in the context of already existing amenities for the existing and future populations in and around Napa, and further afield. Many Californians outwith the immediate area make use of this unique park and my wife and I are prime examples, as we live in the U.K. Our daughter lives in Napa and when we visit we always make a point of walking the many trail in Skyline Park. Why? Skyline Park has a unique and irreplaceable beauty, with an equally unique mix of fauna and flora. As a butterfly enthusiast I have been regularly amazed at the extraordinary diversity to be found here. It was here also that I first came to discover and appreciate the Californian Bay Tree. Found everywhere across Northern California, here the leaves seem to have a special colour and pungency, and here in Skyline Park they exist and proliferate in surprising number. Deer roam free here as do birds of prey as well as many other varieties of finches and woodpeckers thrive. Also, the

geology of Skyline Park is unique and provides a glimpse of California's past over millions of years.

But what story will the Park relate in the future?

And why is all of this important anyway? Who cares if the Park stays or not?

"National Parks display the best of America"—as stated by an eminent Senator.

They are an ~~end~~ enduring symbol of what makes the U.S. great and represent a stoic determination to preserve and admire what we all know is beautiful.

They are a statement of Truth and also intent, and not, in my opinion, to be sold off by the pound for coin. Once gone, it can never be retrieved.

I hope you will take all the above into account, and also, most importantly, remind yourself of why you decided yourself to go into Public Service.

Respectfully yours,

Peter J. Taylor.

---

RECEIVED

JUL 07 2022 PM

Napa County Planning, Building &  
Environmental Services

c/o 3717 Wells Drive

Napa.

California.

94558

Dear Director Morrison

7/2/22.

Since our daughter came to live in Napa in 2010, we have enjoyed the open space that Skyline Park affords. We have hiked every trail on each visit we have made from the U.K, where we live.

Napa city has such a wonderful asset in this unspoilt, wild area that provides opportunities to hike, ride, admire the built up city from a distance and to breathe fresh, unpolluted air, far from the incessant, vehicular traffic.

Coming from an overcrowded, built up part of U.K, the pleasure we experience seeing and using Skyline Park fills us with joy and peace. If you lose any part of this, you will never get it back.

I fully understand the need for 'affordable' homes but there are numerous areas in and around the city that would be more suitable and appropriate.

Even close to downtown there is a large, unkempt, area that would make a better development area.

It would also allow home owners/renters to access the local commercial areas without having to rely on a vehicle.

Today the park is full of young children enjoying the garden and story trail. As a retired educator, it fills me with horror to think that such an educational asset would be removed for ever.

The opportunities to learn and experience the proximity to wildlife, the local flora would be permanently lost.

Listen to Joni Mitchell! 'They seek paradise but put up a parking lot'. You have the paradise. You don't need homes and parking lots here.

I hope to return each year to enjoy our favourite Skyline Park and to find it as beautiful, peaceful and unspoilt as ever.

Generations will thank you.

Sandra Taylor  
1 Beacon Lane  
Little Bealings  
Woodbridge  
Suffolk

IP13 6L7

RECEIVED

JUL 07 2022

Napa County Planning, Building &  
Environmental Services

July 2, 2022

Dear Mr. Morrison.

I understand that Skyline Park is one of the sites suggested for affordable housing in Napa County.

I understand and fully support affordable housing but I respectfully request that Skyline Park is not the chosen area.

We live off Fmola directly across from the Park and have enjoyed this park for over 27 years. Fmola Traffic has increased significantly and another 100 units would impact it greatly.

We also need sidewalks for children to walk to and from the park + the school.

Please look for another site. I would hate to find Skyline diminished in size. If anything I would like it to increase.



We appreciate your consideration  
on this matter.

Sincerely

Margaret Koski-Rent  
2160 Penny Lane  
Napu. Ca.  
94535

RECEIVED

JUL 07 2022 *lm*

Napa County Planning, Building &  
Environmental Services

Dear David Morrison,

I am writing to request that Skyline Park on Imola not be used for housing or any other enterprise other than its current use as a public park. This park is beneficial to the entire community for a number of reasons such as, recreation, socialization, interaction with the environment and health improvement.

As a healthcare worker, my friends and I recreate on the hiking trails to exercise and mentally recuperate; especially during the pandemic.

Many people of diverse backgrounds can find equality participating in the ~~environ~~ activities held, meeting other hikers and bikers.

Skyline is also one of the few places where deer, fox and other animals can live. Not only, there are hundreds of beneficial edible and medicinal wild plants. The spring wildflowers are wonderful!

Skyline park improves all of our health. I have become strong from my weekend 8 mile hike & my mental health improved, making me a contributing community member.

For all these reasons, Skyline park is a very important place to keep as is. Please, please do not let anything happen to our park.

Sincerely,  
Laura Healy  
COTK / DOR

321-537-9058

July 7, 2022

This letter is sent as an addition to my letter that I sent previously (that letter is dated June 14, 2022)

I live on McKinley Rd. and I have concerns about the proposed housing development on the Bishop property on Hegdeside Ave.

I know that you folks must be overwhelmed with the task that the state has handed to you so I will try to keep this letter short and to the point.

Please refer to my previous letter for details of my concerns about flooding, that Milliken Creek as a valuable resource for wildlife, the presence of indigenous people's artifacts in the area surrounding Milliken Creek, the current walkability of Hedgeside, Estee and McKinley and the high usage of these roads for recreation and exercise, the danger and congestion that will be caused by the addition of up to 1,000 more vehicle trips per day, the fact that the Bishop property is close to a burn zone and has been evacuated multiple times and the removal of 5 acres from agricultural use.

Since writing my last letter I have become concerned about water issues. As we are all aware the residents of this neighborhood depend on wells for water and we also see flooding of Milliken Creek several times in most winters. My backyard floods a bit and when I first moved here it bothered me but now I hope for it because it can't help but recharge the aquifer. The first problem that I see this development causing is that 5 acres will be hardscaped and that will prevent water that lands on those 5 acres from percolating into the aquifer. Water that does run off of the parking lots will be contaminated with petroleum products and other substances that should not be absorbed into the soil or the aquifer.

I imagine that the 5 acres will be raised and sloped for water management and this will cause the adjacent neighbors to experience increased flooding.

If you don't live in this area you may not be aware of the extent of the flooding. The Milliken Creek Bridge on Hedgeside and the road near the bridge have been severely damaged in past flood events sometimes requiring extensive repairs and loss of use.

On the other (south?) side of the 5 acres is a natural swale that also floods a bit. If the developer attempts to address the flooding of the creek or the swale it will only make flooding worse for those who are neighbors to the development.

Please consider removing the Bishop site from the list of properties to be considered for development.

Thanks again for your time,

Dan Hurst

1617 McKinley Rd.

**From:** [Bobbi Bird](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Friday, July 8, 2022 12:39:39 PM

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[External Email - Use Caution]

I am writing to voice my strong opposition to any proposed high density housing in our neighborhood. This is county property and by law and because we voted for it, we have restrictions on the number of homes on any property. There is a shortage of water in the area and it would not support the number of new homes proposed. There is also the problem of traffic and noise. In case of fire we all need to be able to get out of the area quickly. Traffic congestion is a potential problem.

Please look to other areas of the City of Napa for more suitable land for high density low cost housing.

Thank you,  
Barbara Bird  
1812 Hardman Avenue  
Napa, CA 94558

**From:** [Mike](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Friday, July 8, 2022 2:18:21 PM

---

[External Email - Use Caution]

Hi Trevor,

I attended the Planning meeting on July 6, 2022.

My comments are for removing

Bishop Ranch

Altamura

from this list of "housing" requirements

Additionally, there are comments on the process that was disclosed at the meeting.

My take away.

Process:

Clearly, CA legislature drives what this committee does and must ignore common sense.

Too often when questioned about specific issues by the Commission, chapter and verse was cited as expected

Unfortunately for taxpayers, this is unacceptable.

Most disturbing was the EIR (which is late to the June 24 release date) and will not address site specific issues.

-One questions why the EIR was not part of this meeting as a component. But there will be another public forum.

Quite frankly, this is unacceptable and provides an out for this committee to address the real issues for which all participants were concerned.

When this was omission was disclosed, Commissioner Cottrell did the appropriate deep dive and tried to peel the onion on the deficiencies of the EIR, vis a vis. specific site survey.

Your responses to Ms. Cottrell were circular and never provided a clear response. She didn't buy it and neither did the audience.

Eventually, it was admitted all the commission was required to do was to follow the policy/procedures which are vague and provide some sort of county wide description as opposed to site specific.

-In summary, the response was "Sorry, that is the way it is".

It became apparent, it was to check the boxes and move on.

You heard plenty of specifics from the residents of the concerned sites above.

With this in mind, it became clear there is no intention to do a field visit to these sites but merely evaluate them from a 2D Map.

Unfortunately, there appears to be no attention to detail for the taxpayers concerns, but make the numbers work.

On another note, the process to obtain ownership of the Bishop and Altamura properties is questionable.

Did the county approach an owner and seek its sale for county housing?

The Specific Site Issues:

These properties mentioned above are traffic jams every day with the intersections of Atlas Peak , Vichy, and Monticello Roads.

Whether it be all day volume from the Silverado Resort, Vichy school pickups, commuter traffic day and night on Monticello to Fairfield.

If there is not be a traffic analysis specific to this area, this report to the Board of Supervisors will be deficient in detail and will be so noted.

Additionally Cal Fire helicopters have landed on the Altamura property during time of emergencies.

Additionally, while it may be “only a plan” what is to say in the time period 2023-2030, the directive is to implement?

Has any thought be given to that?

Thanks,

Mike Bellanca  
191 Silverado Springs Drive  
Napa, CA 94558



**From:** [Patricia Facchini](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Friday, July 8, 2022 2:52:01 PM

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[External Email - Use Caution]

Dear Board of Supervisors;

My husband and I strongly oppose the building of homes at the intersection of Atlas Peak and Monticello adjacent to the fire station or the property along Hedgeside Avenue known as the Bishop site. Our neighborhood cannot accommodate the increased traffic that this would cause. Entering or exiting from Monticello road to Hedgeside is already very dangerous. Also given the hundreds or maybe thousands of new apartment homes recently built in Napa I cannot see a need for more homes. I do not see how we could supply water for so many more homes given the severe drought we are in at the moment. Also I believe our area is zoned Agricultural Preserve so high-density housing is incompatible with this designation. Having been evacuated in 2017 due to wild fires I can attest to the fact that it would be very difficult to get everyone out in an emergency with the small roads that enter and leave the area. I hope you do not succumb to influences of property developers but rather position yourselves on the side of the Napa residents.

Patricia and Fred Facchini  
101 Silverado Springs Drive.  
Napa, CA 94558

**From:** [diane slade](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update - Skyline Park  
**Date:** Friday, July 8, 2022 4:31:56 PM

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[External Email - Use Caution]

To: Napa County Planning, Building and Environmental Services Department  
1195 Third St. 2nd Floor Suite 10  
Napa, CA 94559

From: Diane Slade  
15 Belvedere Ct.  
Napa, CA 94559

Re: Draft Housing Element Update / Potential development of Skyline Park

I am writing in support of the preservation of Skyline Wilderness Park. Although Napa County has been given the challenging task of increasing low income housing I do not think that development of any part of Skyline Park is the way forward. I walk at Skyline Park at least once a week and cross paths with folks of all ethnicities and ages. Some have been coming to the park for years and some are discovering it for the first time. People love this park.

I have heard the argument that this is the best location because it is closer to services, stores, bus line. In this there is an assumption about who needs and will live in affordable housing in Napa; assumptions that they will only be people who do not drive and who need supportive services; that they would not be able to thrive in other parts of the county that have been identified as possible building sites. While that is one group there are also those who have lived and worked in all parts of Napa County and have contributed much to the community but now cannot afford the cost of housing. Maybe they are single, they do not earn enough at their jobs, they do not have as many family resources, etc. I personally know several people in this situation. I do not believe that affordable housing can only be located in south Napa.

Please do not succumb to the threats that Skyline Park will be developed eventually anyway or the idea that it's just five acres. Please use your elected or appointed position to protect our quality of life. Skyline Park, every acre of it, is worth preserving for today and for future generations.

Thank you for your time and attention,

Diane Slade

**From:** [Laura Gholson](#)  
**To:** [Morrison, David](#); [Hawkes, Trevor](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [nelson.cotez@countyofnapa.org](mailto:nelson.cotez@countyofnapa.org); [Andrew Mazotti](#)  
**Subject:** 2022 Housing Element Update  
**Date:** Friday, July 8, 2022 5:10:48 PM

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[External Email - Use Caution]

My husband and I attended the planning commission meeting, July 6, 2022, and were among the forty or so attendees who were on the first floor in the overflow areas. I would like some clarification on a few points from Wednesday's meeting.

Do I understand correctly?

• Once the Bishop property is rezoned to Residential Multiple, this is a permanent change, even if the State develops the Skyline property, or other properties are additionally chosen

• If the Bishop property is chosen, sanitation and water hookups will not be paid for by the developer, but will be paid for by the taxpayers through the General Fund

• If the Bishop property is chosen, the Regional Housing Needs Allocation (RHNA) numbers would be satisfied as far as the State is concerned, however the Bishops and/or their developers are under no obligation to sell these units to low-income buyers

• According to the RHNA, Napa County has enough above-moderate housing units available

If the above statements are true, then this seems to me to be a terrific deal for the developer and a lousy deal for the residents and taxpayers of the County. What we do not need is rezoning for the purpose of million-dollar townhomes.

My property is a one-acre parcel with two addresses. The first, 1150 Hedgeside was built in the 1920's and the second, 1156 Hedgeside was built in the 1940's. We are trying to tear down the eighty-year-old house and rebuild for my son and his family, (exactly because affordable housing is so hard to come by in Napa County). This has not been an easy process. The home will not be approved to be rebuilt where it stands because of new building codes. The square footage is limited, as are the setbacks, etc. Additionally, several of my neighbors have been unable to build standard 1200 sf ADU's because the Hedgeside neighborhood is designated "water deficient". How does it make any sense that two properties away from mine, 20-25 units per acre are being considered? Just because the project will have City water hookup does not mean this project won't do additional damage to the surrounding ground water.

We share our neighbors very valid points that the Bishop property is not a good option. The multiple problems with this site include that this country lane is unable to safely handle issues of additional traffic. This includes unsafe pedestrian, bike and car traffic and fire and flood evacuation. Other issues such as water aquifer depletion, environmental issues, and more, are already on the record. We believe this is not in the best interest for the goals of the project, the taxpayers and the hundreds of neighbors whose properties will be forever changed for the worse.

Please remove the Bishop property from the list of potential high-density housing. If the planning commission is truly invested in increasing low-income housing in this area, instead please consider easing the way for the neighborhood to increase low-income housing through ADU's without destroying the rural life we have come to cherish.

Respectfully yours,

Laura and Jim Gholson

**From:** [Mayumi Sakazaki](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Friday, July 8, 2022 9:13:22 PM

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[External Email - Use Caution]

To the Planning Commission,

My name is Mayumi Sakazaki owned a home in Silverado Springs 35 years ago and built our home in Silverado Crest in 2001.

I oppose building low-income housing in the Silverado area because of road conditions.

I belong to Silverado Fire Safe Council and our organization educates residents to protect their homes and environments from catastrophic wildfires. We want to make sure that our neighbors will have access to Montecello and Hardman in case of another fire. Those roads are already busy and adding more homes in this area is a big problem.

Best regards,

Mayumi Sakazaki  
121 Canyon Drive  
Napa, CA 94558

**From:** [Samanda Dorger](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [jason.elliott@gov.ca.gov](mailto:jason.elliott@gov.ca.gov)  
**Subject:** Draft Housing Element Update  
**Date:** Friday, July 8, 2022 9:41:20 PM

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[External Email - Use Caution]

To: Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2nd Floor, Suite 210  
Napa, CA 94559  
Attention: Trevor Hawkes, Project Planner

Please do not even consider putting any kind of housing in Napa's Skyline Park. It is not "surplus" undeveloped land, It is a PARK, a valuable natural and community resource. People of all ages use this park for a multitude of healthy activities. It is a unique, important site rich with wildlife.

The location is a poor choice for low-income housing. The nearest grocery/pharmacy is a 35-40 minute walk along a busy narrow road with no sidewalks, and there are no nearby services for someone without transportation.

A better choice for low income housing in Napa is the Napa State Hospital property where there is a great deal of empty land, or empty acres of Napa Valley College. Both of these spots sit at a major Napa intersection and across the street from the Raley's grocery and pharmacy, Target, Home Depot, Office Depot, and many inexpensive restaurants, (which are not common in Napa) as well as closer to the movie theater complex, bus stops, the Napa river trail, sports facilities such as softball fields and tennis courts, and gyms like Planet Fitness and InShape.

Putting housing of any kind in a wilderness park shows no insight or understanding of what makes communities. If we build housing in wilderness parks, there would be little reason to live here. Already too much land is easily allocated to wineries owned by international corporations. Please don't let this happen. Thanks for your time.

Thank you,

Samanda Dorger  
1405 Meek Avenue  
Napa, Calif. 94559  
707-363-1486  
[samdorger@aol.com](mailto:samdorger@aol.com)

See: [Red Flag Warning: Save Skyline Wilderness Park from Development, by Roland Dumas, PhD](#)  
and: <https://www.skylinepark.org/>

cc: Gavin Newsom  
cc: Jason Elliot, Senior Counselor to the Governor for Housing and Homelessness  
1021 O Street, Suite 9000; Sacramento, CA 95814





Napa County Housing Element Advisory Committee  
1195 Third Street, 2nd Floor  
Napa, CA 94559

RECEIVED

JUL 08 2022

6 July 2022

Napa County Planning, Building &  
Environmental Services

Re: Site 5 (APN: 046-450-041) of Draft 2023 – 2031 Housing Element (pages 249-250)

Dear Napa County Housing Element Advisory Committee:

Understanding that you have a huge responsibility with the Housing Element, I appreciate you taking on that job, as difficult as it may be. As a frequent user of Skyline Park, I have the responsibility of letting you know that changing the zoning of Site 5 from Agriculture/Watershed/Open Space to residential is not healthy for the community or for people outside of the community.

Housing is needed. Recreation is needed. Removing recreation to allow for housing is counterproductive. As the 'Draft' report indicates, the parcel is not vacant. This parcel is used by many groups for healthy outdoor gatherings. This includes but is not limited to Burkes School, California Highway Patrol (helicopter training drills), City of Napa Parks & Recreation, Girl Scouts, 4H, Boy Scouts, Napa County Sheriff and Napa Land Trust. Removing these 5 acres from recreation not only removes a space for these groups to meet, it also takes away money to Napa brought in by outside users.

While the Draft indicates the State is not subject to the County's General Plan and Zoning, it is confusing why the County would approve a project not consistent with its own zoning.

Please do not allow Site 5 (APN: 046-450-041) be rezoned to residential use.

Sincere regards,

*Colleen Williams*

Colleen Williams

**From:** [Phillip & Naomi McGinn](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Re Draft Housing Element Update  
**Date:** Saturday, July 9, 2022 9:27:28 AM

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[External Email - Use Caution]

Mr Hawkes:

I oppose any proposal to place multiple new units of of high density housing in our Silverado neighborhood, namely the Altamura corner property and The Bishop site on Hedgeside.

We already have a traffic problem with commuters using Atlas Peak and Hardman as cutoffs to the Silverado Trail, not to mention the noise and pollution caused by all these cars. Water usage and sewer overload are two other very important issues on already stressed systems.

Please do NOT ok these developments.

Naomi McGinn  
36 Fairways Drive  
Napa, CA 94558

[Sent from AT&T Yahoo Mail on Android](#)

**From:** [Lynn Wyman](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Skyline Park  
**Date:** Saturday, July 9, 2022 10:22:57 AM

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[External Email - Use Caution]

Dear Mr. Hawkes and Members of the Housing Element Advisory Committee:

Skyline Park provides an important recreation site for Napa County residents and visitors from around the country and world. The area listed, as a possible site for affordable housing, is an important part of the park's function and financial income. The area is used for large group gatherings such as the Boy Scouts' jamboree and 4-H shows. The area is also used for camping during the Bottlerock Festival. No other park in the County can accommodate large group gatherings.

People from all ethnic groups enjoy using the many features of the park. Skyline Park offers:

25 miles of trails for hiking, biking and equestrian riding

Disc golf courses

Public horse arena and camping sites

Archery range

Martha Walker Garden (world renowned)

Picnic areas

RV camping

Tent camping

Large group activities

The parcel listed as a possible site for affordable housing, is part of the park that finically supports the operation of the park. Loss of that parcel would result in reduced income and could lead to a reduction in staff and loss of hours of operation of the park. As the park operates today, it is fiscally self sustaining.

There is a large, vacant, unused site south of the State Hospital, that could be a site for affordable housing. Please consider that site.

Please support protecting all of Skyline Park's acreage for the critical recreation area that it provides and is economically self sustaining. Skyline Park Citizens Association should be commended for successfully operating such a highly used and enjoyed park. Please remove Skyline Park permanently from the list of sites for affordable housing.

Sincerely,  
Lynn Wyman  
1081 Green Valley Road  
Napa, CA. 94558

Sent from my iPhone

**From:** [Janice Woods](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellePC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Info@savehedgeside.com](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Saturday, July 9, 2022 1:00:49 PM

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[External Email - Use Caution]

TO WHOM THIS MAY CONCERN,

My husband and I live on Hedgeside and attended the planning meeting on July 6th and were happy to see such a large turnout of neighbors opposing the Rezoning of the rural Bishop Ranch Site.

I appreciate the time you took to listen to the many concerns voiced around such a Re-zoning.

I know this is not an easy task to find the proper spot for high density building but clearly and without a doubt, Bishop Ranch is not the right fit. My husband and I just want to reiterate that we are diabolically opposed to the Re-zoning of the Bishop site.

Regards,  
Janice and Todd Ballard

**From:** [Jonathan Blanton](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Re: Draft Housing Element Update  
**Date:** Saturday, July 9, 2022 1:13:12 PM

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[External Email - Use Caution]

Attention: Trevor Hawkes, Project Planner

My wife Alma, and I, are adamantly opposed to the plan for re-zoning to residential multiple (RM) and development of multiple residential housing at the site along Foster Road.

Anyone with common sense can see such a development will lead to excessive traffic congestion along Foster Road and the entire southwest adjacent areas of Napa. It will also cause excessive demand and strain for everyone on the water and sewer services in that area. In addition it will destroy the longstanding beautiful and exceptional town and country interface in that part of southwest Napa and will inevitably lead to a deterioration of the living environment there forever. It is a senseless plan that is done solely for compliance with ill-conceived state laws and to garner state money for the county and city while degrading the value of our city and valley which in the long run will lead to a net loss in revenue.

It goes without saying that such a development will also degrade the value of homeowner's property in that area when compared to what it would be going forward, without the development.

I feel like it is probably useless to protest this plan, but nevertheless, I strongly urge you and anyone else in city and county government with integrity and a sense of duty to the interests of the residents and business owners of Napa to resist and oppose it at every turn.

Jonathan Blanton  
Alma Blanton  
17 Saint Francis Circle  
Napa, CA. 94558

**From:** [robin-ellison@comcast.net](mailto:robin-ellison@comcast.net)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Saturday, July 9, 2022 1:21:55 PM

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[External Email - Use Caution]

Dear Mr. Hawkes

I am writing to implore you to keep Skyline Wilderness Park whole.

It is a jewel in Napa County's crown that cannot be replaced. There is no other like it. Every part is important. This park brings together people of all ages and socioeconomic backgrounds for a wide range of activities-- activities that cannot be pursued elsewhere in the county.

We know from solid data the vital importance of green spaces on mental and physical well-being. And in the face of increased urban development, there is even more urgent need to protect such spaces.

Please read this brief abstract from the National Institutes of Health:

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

**“Together, these research findings suggest that individuals’ desire for contact with nature is not just the result of a romanticized view of nature, but is an important adaptive process, which appears to aid optimum functioning.”**

Thank you.

Robin Ellison  
Napa  
1242 East Avenue

**From:** [kim.donnelly](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** The Hedgeside housing development proposal  
**Date:** Saturday, July 9, 2022 2:25:05 PM

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[External Email - Use Caution]

Dear Reader,

There are serious concerns about The Hedgeside housing development proposal.

There are issues related to:

- safety
- environmental protection
- infrastructure cost
- traffic flow
- emergency response effectiveness during Fire Season
- quality of life
- architectural continuity

You have heard from concerned citizens regarding environmental impact (ex. the water table), the cost to the City to install new sewer and water systems, to build sidewalks and improve roads to accommodate the significant increase in traffic - both pedestrian and vehicular. Our neighborhood has been evacuated during the Fire Season. There is concern Emergency Response will be hampered during an evacuation. The proposed build site has significant issues with natural 'boggy' conditions given its topography.

There are other sites available where it is less expensive to build, will have no negative impact on wildlife and important creeks, and would architecturally blend as a multi-story apartment building.

Time is short for those responsible in government to make a decision. I respectfully ask our representatives to consider the following:

**Why** this site when others are available?

Thank you in advance for including my letter in the record re: 2022 Housing Element Update

Respectfully,

***Kim Donnelly***

1617 McKinley Road  
Napa, Ca

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*Kim*



**From:** [Paul Aronowitz](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Andrew Brooks](#)  
**Subject:** Saving Skyline Regional Park for future generations  
**Date:** Saturday, July 9, 2022 3:25:15 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,  
Could I trouble you to redistribute the below letter to the Housing Element Advisory Committee? I would greatly appreciate it! Thank you so much.  
Paul

29 Montecito Blvd.  
Napa, CA. 94559

July 9, 2022

Housing Element Advisory Committee  
Napa, CA

Dear Housing Element Advisory Committee Members,

As a resident of Napa, California I am writing to ***beg*** you not to build housing in Skyline Park in Napa, California. While we are all in favor of increasing affordable housing across California and throughout the United States I feel that building in Skyline is a bad idea for multiple reasons. I will list just a few of what I think are reasons to preserve this park and not build on it below, but first I want to make it clear that this is not a “NIMBY” issue. Skyline is not in my backyard—it is a 10-15 minute drive away from my home, so my reasons for urging you—no, begging you—not to build there are for other reasons.

First, I will relay my personal reason for asking you not to build there. After moving to Napa in 2017 from Southern Marin County where there is ample open space for the enjoyment of all County residents, I was struck by a relative paucity of outdoor spaces for hiking, biking, camping in Napa despite its physical beauty as a locale. I found Skyline and began hiking, relaxing and running there. I found the park to be a gem but I don’t think I fully appreciated until the Pandemic hit.

I am a physician and medical educator and I work at UC Davis Medical Center in Sacramento. I know that you have heard and read about the trauma of being a health care provider the pandemic has caused but I will add that I am a general internist who exclusively works in the hospital. This means that our specialty took care of the vast majority of adults hospitalized with COVID at our medical center. I won’t get into details but leave it that I saw a lot of bad and incredibly sad stuff. I am a scarred human being. It was (and continues to be) gut wrenching. I’m 63 years old and since the Pandemic began I have seriously contemplated retiring early—despite the shortage of physicians, nurses and ancillary support staff and fact that I would feel terrible leaving medicine at a time when we are needed by society more in the state of California now than ever before. But COVID has a way of overriding our “better angels” and vanquishing passion for patient care and teaching (thus the record number of health care workers leaving the field these days and over the past 2.5 years). It has been an unrelenting, exhausting and tragic several years.

So why haven’t I retired? Skyline Park. Skyline Park kept me going and kept me functional throughout the Pandemic. Amazingly, staff somehow kept the park open throughout the pandemic (always encouraging social

distancing, masks, good hand hygiene) and it was being able to go there on the weekends and occasional weekdays off that truly kept me “in the game” as a physician. It was rejuvenating to head out there and enjoy the openness of the lower part of the park, to see other human beings walking, running, biking, playing frisbee golf, bird watching, tent and RV camping and just generally being momentarily happy despite the world apparently coming down around our ears from both the Pandemic and the toxic social/political standpoints. Walking through the Martha Walker Garden with all its native plants or just sitting near the open fields at the base of the park and soaking up the beauty of the views was, for me, life-saving. And, of course, heading up the trails deeper into the park was amazing, too. Suffice to say, Skyline kept me going to work. And I know that my experience was not unique from other park goers. I spoke with others at the park about how much the park meant to them and saved them from despair.

Second reason to NOT build: Skyline brings together a remarkably diverse group of human beings at a time when society is more divided than it has ever been in my lifetime. And it is the whole park that does this. One of the best things about the park is that I see every color and ethnicity of human biking, hiking, strolling, frisbee golfing and camping—it is a place that welcomes all and easily forces one to feel at peace and together with all people. I believe Skyline is unique in this—a sort of New York City Central Park of Napa—that brings us together in this divisive time.

Third, open space is dwindling across the state and there is currently not enough of it in Napa County. We owe it to our descendants to make sure they have open places to enjoy nature and to appreciate and value the beauty of California. To take away part of this magnificent, understated park would be a crime as well as a tragedy.

I could go on for several more pages but I will not. Please, please, please don't build in Skyline. I fear that there are no nearby neighbors to the park to rise up and protect it. I am speaking for the many people who utilize the park and love the park as well as for the other residents of the park—it's hawks, owls, wild turkeys, wild pigs, rattlesnakes, mice and mountain lions, among others, who exist for the sake of themselves and nature.

Thanks so much for reading this letter.

Sincerely,

Paul Aronowitz, MD, MACP  
29 Montecito Blvd, Napa

Health Sciences Clinical Professor of Medicine  
Department of Medicine  
UC Davis Health  
Sacramento, CA

**From:** [Conrad Hewitt](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Bill Foureman](#); [Alfredo Pedroza](#); [Bill Dodd](#)  
**Subject:** Housing element update-low income 106 units  
**Date:** Saturday, July 9, 2022 3:30:18 PM

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[External Email - Use Caution]

Hi Trevor,

We are OPPOSED to having high density housing on the Altamura property and the proposed Hedgeside site.

Unfortunately, the County is being forced by a State, unfunded, mandate to provide high density low income housing for no particular reason except for political reasons. We suggest that the State donate sufficient land at its Napa State hospital which occupies 138 acres-mostly vacant land to the County of Napa to satisfy the State mandate, or to consider locations that are not already high density areas.

I was a member of the Steering Committee for the 2008 County of Napa 20 year General Plan. The Plan, unanimously by its 20 members, called for:

1. Direct housing enterprises to the incorporated jurisdictions and designated urbanized areas through the use of maps and policies
2. Provide the additional workforce and affordable housing by identifying necessary sites and programs and by collaborations with municipalities

The County of Napa 20 year General Plan is all about preserving our historical culture of an agriculture community and quality of life in a rural setting, not to be invaded and changed by high cost developers, and by rezoning from Ag to high density. The rezoning for the high ultra density low income units is incompatible with over 50 years of zoning for Ag Preserve.

Further, the State mandate to have 106 units be located in high income areas is not necessary nor wanted by anyone. Particularly when other more realistic areas exist.

Some real problems and barriers to have any residential or commercial rezoning at the Altamura site includes:

1. Sewer line is at capacity and would require a substantial cost to install a new sewer line
2. Water resources are extremely limited and not available for the additional 106 units
3. Fire evacuation routes have been, and will continue to be, a challenge with the many threats of fires. Additional high density units on the Altamura property facing Monticello Road and Atlas Peak Road will create additional heavy traffic congestion and challenges for a fire evacuation route. Not to say the amount of traffic in both areas to increase considerably on a daily basis.
4. Silverado has always been opposed to increasing density in our rural neighborhood including a quality of life which we choose to live because of its

location, culture, rural setting, and life style.

5. The entrances to the sites are dangerous

6. There will definitely be more crime in our neighborhood

7. The ultra high density units will be extremely costly to build because of building requirements, cost of construction etc-

8. Milliken Creek has flooded more than once and the ecosystem of Milliken Creek will be impacted with these ultra high density units.

9. A big consideration - as more people choose to leave the state of California the amount of housing being built in Napa should be sufficient to accommodate the need for additional housing. We have a declining population in our County.

In summary, these are just a few reasons to oppose this State mandate of low income, ultra high density units, in high income areas.

We hope that you will objectively consider all the various reasons to oppose the Altamura property and the Hedgeside site as not appropriate sites for any ultra high density low income units.

Thank you.

Sincerely,

Conrad and Linda Hewitt  
279 Kaanapali Drive.  
Napa, CA 94558

**From:** [paul roberts](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Update Mandate  
**Date:** Saturday, July 9, 2022 9:01:54 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

This is to register my concerns about the proposed high density house project on the Altamura property at the corner of Monticello and Atlas Peak. We moved to Napa in 2004 to a house at 105 Canyon Dr. in the Silverado Crest Neighborhood. Since moving in we have been evacuated twice because of fire. The first fire in October 2007 was spotted early and brought under control with the help of the prison volunteers and we only suffered some landscaping and smoke damage. The second fire was the 2017 Atlas fire which completely destroyed our house and all its contents. We left with the clothes on our backs and almost nothing else. Our greatest fear during the Atlas fire was our ability to exit safely due to the traffic congestion. After almost 30 minutes we were able to reach Monticello Rd., which was also jammed and barely moving.

I had been active in the Silverado Community having served on the board and as President of the Country Club. I was also a director and President of the Silverado Property Owners Association. We were looking forward to rebuilding and were scheduled to break ground in the spring of 2021 (on our Canyon Drive property). However our ongoing concerns about the fire danger caused us to reconsider and in April of 2021 we moved to our current house (14 Huntington Ct. Napa 94558). We still belong to the Silverado CC and feel very much part of that community.

I would urge the County to reconsider the Altamura location because of the fire safety issues. The area has a long history of fires. In addition Monticello road is congested with narrow shoulders increasing the difficulty of evacuating. The addition of a dense housing development with more people and cars also increases the difficulty of evacuating. I am sure that you know, there is little in the way of commercial development in this vicinity and people must travel, by car, to shop for daily necessities. Surely the County has County owned land or other properties that would be a more suitable location for this important development.

Best regards,

Paul Roberts  
[pjroberts@sbcglobal.net](mailto:pjroberts@sbcglobal.net)  
415 608-3351

**From:** [Jessica Schiff McDonald](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Hedgeside Avenue, ideal 2nd home market  
**Date:** Sunday, July 10, 2022 6:40:47 AM

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[External Email - Use Caution]

Dear Trevor Hawkes,

Will the Hedgeside location actually fulfill the state and supposed county objective or just the high density requirement?

I understand that the county needs to fulfill the state requirement for high-density housing but does the Hedgeside location fulfill the state and county objective? From the standpoint of a developer, this location is perfect for resort-style high density dwelling. Hedgeside Avenue is a remote quaint country road which would be appealing to high income, second home buyers. Since there are little to no deed restrictions, Real Estate professionals agree that this location will be the desired location for this real estate segment (2nd home & high earners paying cash) . Once a unit is for sale, it would very quickly be purchased with a quick close cash offer. This would not allow time for lower to moderate income individuals and families to go through the lending process before the housing is very quickly bought by an unintended real estate segment.

Other locations that are in closer proximity to grocery stores, pharmacy and other essentials and services are not the target market for the 2nd home buyer.

So again I ask again, will the Hedgeside location actually fulfill the state and the supposed county objective or just the the high density requirement?

Thank you,  
Jessica McDonald  
1023 Hedgeside Ave, Napa

2022 housing element update

**From:** [Whitmer, David](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Quackenbush, Alexandria](#)  
**Subject:** Fwd: Hedgeside Ave, my son Re: Mailbox & Garbage Day Dangers  
**Date:** Sunday, July 10, 2022 8:01:12 AM

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FYI...

Dave

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**From:** Jessica Schiff McDonald <jess.salesrep@gmail.com>  
**Sent:** Sunday, July 10, 2022 7:32 AM  
**To:** Whitmer, David <Dave.Whitmer@countyofnapa.org>  
**Subject:** Hedgeside Ave, my son Re: Mailbox & Garbage Day Dangers

[External Email - Use Caution]

Dear Dave Whitmer,

I have personal experience with the traffic and rural road dangers of Hedgeside Ave.

My son is now 12 and through the years one of his favorite tasks has been to get the mail. During his younger, supervised years he would accidentally leave our mail key inserted into our locked mailbox that sits at the road of Hedgeside Ave or "trail the mail" all the way back to the house. I would help him watch for cars passing by. Now my older, more capable and independent 12 year old grabs the mail key and heads out the door to get the mail on his own. The simple task of getting the mail shouldn't spark fear in me, right?

Unfortunately it does because Hedgeside is a small rural road that can be dangerous.

The ingress onto Hedgeside Road from Monticello can be a tough one to maneuver. There isn't a turn lane for cars to safely wait for a break in the traffic to make the turn onto Hedgeside. People behind you on Monticello don't want to wait for you to turn so they try to go around my car, so close it looks like they are going to side swipe my

car or hit the power pole that's at the shoulder where you wait. I'm not a road and traffic engineer so I can't explain this, but for some reason people mis-judge the turn and run into the fence of our neighbor (photos available). In December of 2021 someone turned onto Hedgeside from Monticello, lost control, fish tailed, swirled past the opposing lane, ran over 2 of our large bushes, narrowly missed my fence only because our tree stopped it just in time (photos available). The concern is not our bushes or our fence, but for our full of life, happy son out there getting the mail and something unexpected and tragic happening. This accident happened about 50 feet of our mail box!

In addition, a month or two ago the caution sign on Hedgeside that warns of a stop sign ahead was laying on the ground, the wood post in slivers. A car was going fast enough to hit and completely break it off of where it was set in concrete. Our mailbox and the road sign are literally 85 feet apart. 85 feet sounds like a lot but not when you're traveling 40 miles/hour.

\*The county had to come out and replace it so there should be a record of this incident.

Another common chore for any 12 year old, including our son, is bringing the garbage cans to the road for collection. "Garbage Day" brings the same concerns as retrieving the mail for all of us on this rural county road. We literally stand on Hedgeside Avenue to get our garbage cans in position for collection and again when we retrieve them.

Now consider increasing traffic by 1200+ additional vehicles per day coupled with more pedestrian activity.

**\*USPS said that the mailbox should be 6"-8" inches from the edge of the sidewalk or if you don't have a sidewalk then the edge of the road. Per USPS, our mailbox is set to code so we literally stand on Hedgeside Ave to get the mail as do many other neighbors.**



Is Hedgeside the only “neighborhood” type zoning on the list? If so, why is this?

Are the other potential build sites directly off a small country road with homes and mailboxes in very close proximity to the road?

Do the other locations affect the safety of existing families **to the same degree** during the simple act of getting the mail or taking the garbage cans to the road for collection?

What is the zoning of the other potential sites?

Are the other sites designed better to handle high density type activity and traffic in a safer way?

Thank you for your time,  
Jessica McDonald  
1023 Hedgeside Ave, Napa

2022 Housing Element Update

**From:** [cara ccc](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Sunday, July 10, 2022 12:09:10 PM

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[External Email - Use Caution]

My name is Cara Chang and my address is  
3200 Pear Tree Lane  
Napa, Ca, 94558

I am commenting about the consideration of using some of the land in skyline park as affordable housing. I am strongly against it because for many reasons first this is the most used park, people adore and love that park, its part of Napa's history.

Another is the impact it will have on ecosystems within and throughout this area, all sorts of animals depend on that park, animals are suffering as well from environmental changes, to decrease what is so critical to them and the land and waters as well.

It's going backwards, extremely detrimental to the environment there. I ask you please do not consider using land in the skyline for affordable housing, there needs to be more options that are not going to destroy an important part of our stewardship to the land, waters, creatures. We have to get more open, accepting the addition of affordable housing into the Napa area but not to the detriment of our environment. With so much turbulence we need this place to help us get through these times. Thank you!

**From:** [dongshin lloyd](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Re-Zoning Hedgeside, Bishop Site  
**Date:** Sunday, July 10, 2022 12:38:25 PM

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[External Email - Use Caution]

Dear Sir,

I am writing my strong opposition to Rezoning Bishop Site to Ultra High-Density Housing!

As napa is well known as a wine country, tourists already have a significant traffic increase on Atlas Peak road, Hardman Av, Monticello road, and Silverado trail.

Also, wildfire and earthquake dangers are constantly threatening our community. We have to make sure our escape roads are available in an emergency.

As an evacuee from the wildfire in 2017, my concern is how our neighbors can safely escape dangers without traffic gridlock.

Hedgeside Avenue Rezoning will cause catastrophic results for our existing neighbors.

Sincerely,

Debbie Dongshin Lloyd

**From:** [Jeffrey Chang](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com)  
**Cc:** [Nikki Chang](#)  
**Subject:** NO to Bishop Site  
**Date:** Sunday, July 10, 2022 12:43:48 PM

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**[External Email - Use Caution]**

Trevor and team,

I hope this email reaches each of you well. As residents of nearby McKinley Road, my wife Nikki and I have a number of significant concerns as it pertains to the proposed building of high density residential units on Hedgeside Road. I have included a brief list below which I hope you will include for the update meeting.

1. Based on many years as a resident of the community, we can state with strong conviction that Hedgeside Road is NOT built for increased traffic. There is a significant blind turn on the road which is **\*already\*** a danger to pedestrians, children etc and that will be exacerbated with the proposed construction of residential units. Anecdotally speaking, I frequently run along the road as well as walk my dog and have been nearly struck by cars numerous times. We are fearful what accidents could happen with a significant increase in traffic.
2. Furthermore, increased cars on the road will plague the area with traffic as there are no stop lights regarding a left turn onto Hedgeside or onto Monticello from Hedgeside. This will result in increased accidents and unnecessary traffic in a very rural, residential neighborhood
3. As parents, we are also very concerned about the safety of our three children under the age of eight with more cars zipping down the road.
4. We also worry about the environmental impact the building will have on existing species in the area
5. We were in the 2017 fires and I can NOT imagine trying to evacuate in a very narrow timeframe on a very narrow, dangerous road as is with so many more cars – this would be a real issue that a proposed building would cause

We understand the difficulty of your task in terms of finding an ideal location for the building of residential units. However, as a long-time residents of the area, we wanted to make clear our concerns around the Bishop Site. The infrastructure is simply not in place nor is the location appropriate for the proposed project.

Please feel free to contact me with any concerns or questions.

Jeff Chang  
Qatalyst Partners  
Phone: 415.844.7763  
Mobile: 415.990.1966  
[jeffrey.chang@qatalyst.com](mailto:jeffrey.chang@qatalyst.com)

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**From:** [Nancy Niebling](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [alfredo@apedroza.com](mailto:alfredo@apedroza.com); [bill@billdodd.com](mailto:bill@billdodd.com)  
**Subject:** Draft Housing Element Update  
**Date:** Sunday, July 10, 2022 1:02:14 PM

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[External Email - Use Caution]

Nancy Niebling  
189 Kaanapali Drive  
Napa Ca. 94558  
and  
Diane Calhoun  
264 Kaanapali Drive  
Napa, Ca 94558

Re: Proposed high density housing on Altamura property and  
Hedgeside site  
We are OPPOSED now as we have been in the past!

Sewer, Water and Traffic problems are just a few obstacles.  
We are already in a water shortage and rationing - imagine the  
impact if this is approved

Sewers would have to be upgraded; Zoning changed

There is no mass transit and traffic could not be handled in  
case of fires, floods and evacuations.

Parts of the area are in a flood zone

School is not equipped to accept so many new students

Then there is Commercial development to be considered, again  
traffic problems on two lane roads.

Crime is sure to increase

People are leaving California - more housing is not needed.

We do not want, nor do we need this.

Please oppose this proposal for high density housing in our  
neighborhood!

Thank you,

Nancy Niebling  
189 Kaanapali Drive

Diane Calhoun  
264 Kaanapali Drive

**From:** [Bill Foureman](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Sunday, July 10, 2022 2:43:35 PM

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[External Email - Use Caution]

Mr. Hawkes,

My name is William C. Foureman, and I reside at 310 Deer Hollow Drive, Napa 94558.

I am writing on my own behalf, and on behalf of the Silverado Property Owners Association (SPOA), whose members include the owners of all 1091 properties within the Silverado Residential Community. Both I and the overwhelming majority of members of the organization I head wish to register our firm opposition to any further efforts to rezone and ultimately redevelop both the Bishop and the Altamura properties for high-density housing pursuant to the current Draft General Plan Housing Element Update.

SPOA was founded in [1990] for the express purpose of opposing the proposal by the then-current owners of Silverado Resort to add an unacceptably large number of new housing units within the boundaries of Silverado. Through SPOA's efforts, and with the active participation of the Napa County Board of Supervisors, the parties were able to negotiate a compromise whereby the resort owners were forced to accept 225 fewer housing units than they had originally proposed. This represents the current housing configuration within Silverado, and the compromise has stood the test of time in terms of balancing the opportunity for many people to enjoy the world-famous Napa lifestyle with maintenance of the low-key semi-rural amenities responsible for that lifestyle's reputation in the first place.

I can appreciate the difficult position in which the State of California's affordable housing mandate has placed the County. This is a piece of top-down governance which responds to no real need and is especially inappropriate at a time when California, including Northern California, is not gaining but losing population. Nevertheless it appears that the County cannot evade the requirement to select among the six sites the Planning Department has identified.

To the best of my knowledge, the lack of the ready availability to expand the capacity of the local sanitary sewer line has for some years posed an insuperable barrier to expansion of Silverado Resort's hotel facilities. It thus came as a considerable shock to hear, too recently to have had time to thoroughly investigate, that the Planning Department now believes that a significant sewer expansion can be achieved by the simple expedient of patching some leaks that have permitted stormwater to infiltrate the sewer line, and that the County possesses a slush fund earmarked for low-income housing sufficient to cover the cost of the needed repairs.

I hope you will forgive me for harboring the suspicion that the Planning Department's change of heart arises at much too convenient a time to be fully trusted without a thoroughgoing explanation and justification. What we are seeing, however, is the opposite, that is, an utter lack of transparency regarding the basis for the Department's conclusions. I, and SPOA, call upon the Department to immediately release to the public any and all information and analysis used by the Department to justify the conclusion that the sewers in the Silverado area can accommodate more than 100 additional new housing units. Failure to fully and accurately account for the basis of the decision will cast serious doubt on its legitimacy.

I do not believe I need to add cumulative testimony to the compelling reasons cited by witnesses at the Department's public meeting on July 6 and in written communications regarding the inappropriateness of developing either the Bishop or the Altamura site for high-density housing, e.g. traffic density and safety, difficult fire evacuation protocols, incompatibility with more than 50 years of prior zoning, groundwater depletion, follow-on development effects, and the simple ruin of a heretofore bucolic country lane. These remain sufficient independent grounds to avoid selecting either the Bishop or the Altamura site for the noxious developments the State wishes to force upon us.

In conclusion, I note Commissioner Mazotti's professional opinion on July 6 that current construction costs mean that no "affordable housing" developments will pencil out, as well as the Department's acknowledgment that the County's obligation is not to actually build the units but simply to create the regulatory framework for them to be built. It is difficult to take comfort in the likelihood that the required units will never be built when part of the process seeks to change the zoning category of one or more parcels. If either the Bishop or the Altamura property is rezoned to permit high-density housing it will hang as a Sword of Damocles over the heads of local residents. Ultimately, it is inevitable that economic conditions will eventually change to the point that a developer finds the costs now "pencil out". I and SPOA urge the Department to not allow this process to proceed to the point of rezoning either property, because eventually it will have a baleful and irretrievable effect on our precious neighborhoods.

Thank you for your consideration.

Bill Foureman  
President, Silverado Property Owners Association



**From:** [matt](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Info@savehedgeside.com](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Sunday, July 10, 2022 2:56:52 PM

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[External Email - Use Caution]

Trevor,

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

I'm opposed to re-zoning the "Bishop Site" because as I mentioned before the negative affects on the environment and the impacts regarding increased traffic to an already over crowded Monticello Road. I have also learned recently that the Bishop Site is already a water deficient area as per the county maps and this proposed development will further the impacting. Flooding is another concern. Thank you. Matt Buoncristiani in Monticello Park.

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

**From:** [dchomko@yahoo.com](mailto:dchomko@yahoo.com)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Sunday, July 10, 2022 3:12:39 PM

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[External Email - Use Caution]

Hello Trevor, I live at 351 Troon Court in Silverado Springs and have lived here for over 17 years and love our community. I have heard that the County is considering building homes and apartments at lots adjacent to our community at the corner of Atlas Peak and Monticello and Hedgeside Road. I am writing to express my strong opposition to any development of these parcels. Here are my major concerns:

- Our local two-lane roads carry plenty of traffic as it is, and more than 100 new homes in a small area is estimated to produce more than 1000 extra car trips per day. Plus there is Vichy school that brings regular traffic to the area nine months out of the year. The traffic at the three-way Trancas-Monticello-Silverado Trail intersection on a day-to-day basis would be nightmarish.
- All entrances to Hedgeside via Monticello Road or Hardman are dangerous, with no traffic controls and limited sight lines, entailing sharp turns off two-lane roads.
- This project is simply pushed on residents with no evidence of demand, at a time of little or no growth in Napa County.
- The principal beneficiaries of the project will be real estate developers, not the residents who have made this area their homes for years.
- Addition of so many households inevitably will promote additional commercial development along Monticello Road such as C-stores, gas stations, and the like.
- Our limited number of access roads already complicates fire evacuation, and this would exacerbate the problem.
- High-density housing is incompatible with more than 50 years of zoning under the Agricultural Preserve.
- Upgrading the sewers will have the effect of promoting further growth and development.
- The Hedgeside site is situated on a flood plain, where substantial new construction is inadvisable.

Please pass my comments on to the decision makers who will decide the fate of these low income projects and urge them to build elsewhere where there is a lot more access and land than here at Silverado.

Thank you, Dan Chomko

dchomko@yahoo.com  
415 829 3620  
351 Troon Court  
Napa, California 94558



**From:** [Mitch Peters](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Stop the Re-Zoning of the Rural "Bishop Site" to Ultra High-Density Housing  
**Date:** Sunday, July 10, 2022 3:29:26 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

I have a property on McKinley Road. The rural Bishop site is simply not the right parcel to add Ultra High-Density Housing.

We are very concerned about the lack of infrastructure to support this kind of development. There is so much talk about a drought, yet the state wants to add significant new housing that will require a lot of water and other resources. If approved, are property owners in the area afforded the same right to hook up to city water?

What will this do to the groundwater and existing wells in the area? My guess is our wells will run dry.

Not to mention light and noise pollution.

I am also very concerned about the loss of life in the event we have to evacuate due to fires. We won't be able to get out.

This is a rural area. Please help preserve this land.

We strongly oppose this project/rezoning.

Sincerely,  
Mitch Peters

**From:** [Jessica Schiff McDonald](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Mobile home park, well and fire concerns on Hedgeside Ave  
**Date:** Sunday, July 10, 2022 3:44:14 PM

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[External Email - Use Caution]

Dear Mr. Trevor Hawkes,

During the Board of Supervisors meeting July 6th many concerns were brought to my attention that I would like have addressed.

**Please explain the reasoning as to why Napa County Officials allowed Hall to remove a “high” density housing mobile home park knowing affordable housing options for lower income individuals and families is needed?**

I was extremely frustrated to learn that Hedgeside Avenue is being considered for rezoning to accommodate for a high density housing project site when Hall was able to remove an affordable living mobile home park. Yet Hedgeside is in a higher fire danger area, not designed for high volume traffic or high density, in a flood zone, has a blind curve, within a water shed with sensitive and endangered species and mail and garbage collection can pose a threat to our safety due to increased traffic. This counter intuitive decision is very difficult to understand for those of us that could potentially have an ill-advised high density housing project on Hedgeside Avenue, can you please explain? Please make a sensible decision and remove Hedgeside Avenue from the list to rezone to high density dwelling.

Rezoning an RC designation does not go with the general plan of Napa County. Converting this RC zoned area has not been planned or designed for high volume traffic, ingress, egress, sight lines, blind curves, infrastructure, etc.

Well & Water:

Being in a water deficient zone, I have concerns about 5+ acres being converted to impervious surfaces for the water level of our well, health of our well since it's our drinking water source, as well as flooding concerns.

Is there anyway that this project can affect our well recharge negatively?

Will studies be conducted in regards to well recharge and this proposed high-density housing project?

Is there any possibility that toxic chemicals could end up in our well/drinking water due to this project?

Will there be an in-depth analysis done ***PRIOR*** to the rezoning to ensure this will not be an issue brought on by this high-density housing project? Providing these assurances ***PRIOR*** to rezoning is the responsible thing to do and would be greatly appreciated by all of us on and near Hedgeside Avenue that rely on an unreliable water source.

Fire concerns:

Post fire action reports of the Camp Fire, Tubbs Fire, Atlas Complex Fire, Lightning Complex Fire, Glass Fire, the list goes on and on....they show that the magnitude of wildfires that we experience today cannot be ignored. The “new norm” of these fast moving, damage causing, life taking (not just threatening!) fires must be acknowledged and accounted for in future planning of housing developments.

Recently, **May 31, 2022** a wildland fire started off of the lower section of Atlas Peak Road (Old Soda Springs). If the north winds were predominant on that day Hedgeside, McKinley and Estee Households would have been in danger and in the direct line of fire. This is no longer a rare occurrence, this is our “new norm” and Hedgeside Avenue is at risk.

What has Napa County done to improve evacuation routes?

Will there be assistance in evacuating residents in this high-density housing project on Hedgeside Avenue?

I had to call a handful of insurance agencies before I was able to locate one that would insure our home due to its location. Fingers crossed they won't drop our insurance as more fires occur.

More fires will occur so how does the developer guarantee that **insurance will be available and CONTINUE to be available?** That is a very big concern knowing that it's already difficult to get insurance in our area.

Napa County Planning Department needs to further evaluate high density housing projects in wildland urban interface (WUI), current high fire danger areas and evacuation routes.

What is an appropriate number of houses per acre in fire danger and evacuation route areas? (i.e. 2 max per acre rather than 20-25 homes/acre?)

Voters of Napa County voted NO on measure L, which would have provided an ongoing funding source to provide resilience against wildfires. Unfortunately, that

funding source will not be available.

While funding for wildfire mitigation is one avenue for prevention, the Planning Department of Napa County carries a vitally fundamental role to ensure new housing developments, especially high density, are not approved in fire prone areas such as Hedgeside Avenue.

I strongly oppose the rezoning of Bishop property on Hedgeside Avenue.

Thank you,  
Jessica McDonald  
1023 Hedgeside Ave., Napa

2022 housing element update

**From:** [Deanna Aronoff](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Sunday, July 10, 2022 5:03:18 PM

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[External Email - Use Caution]

Dear Members of the Housing Element Advisory Committee:

My name is Deanna Aronoff and I live at 212 Buttercup Court here in Napa. I strongly believe that Skyline Wilderness Park should remain in its current state of having no permanent housing developments located within the park. I would feel this way about any housing development there---multi-million dollar homes or housing for those experiencing homelessness. In an article published in Current Direction in Psychological Science 2019, Vol.28(5) 496-502, Schertz & Berman mention several theories as to the calming and rejuvenating effects of non-threatening environments like forests which result in stress reduction for people. Another theory they describe is soft fascination theory which allows the mind a "chance to replenish" after a walk in a wooded area. Some studies have shown a positive association between green space around schools and positive cognitive development in children. The Centers for Disease Control encourages communities to have access to green environments so people can walk and be more physically active which leads to a healthy lifestyle. In an article published in the International Journal of Environmental Research Public Health, Koselka and Weidner compared psychological outcomes from 38 participants who walked for 50 minutes along a busy road, on a forest path, or just walked during daily activities. They found that the people who took the forest walks had the largest and most consistent improvements in psychological state. The Forest Service Division of the US Department of Agriculture shares the concept of "forest bathing" from Japan. Several studies from Japan show that the effect of phytoncides from trees on human immune function by increasing the amount of natural killer (NK) cells in the body which lasts for up to one month as published in Environmental Health and Preventive Medicine. There is much scientific evidence that regular walks in a park with trees helps people mentally and physiologically.

I believe that once any permanent housing is established within the park limits, Napa will have set a precedent to introduce more housing within the park. The five acres of housing will grow to five hundred acres of homes and the wildlife will lose their habitat. Please review existing locations in Napa that could be remodeled to accommodate some of the homeless population without damaging Skyline Wilderness Park.

Thank you for your time.

Best,  
Deanna Aronoff



**From:** [Jan](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Sunday, July 10, 2022 5:35:03 PM

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[External Email - Use Caution]

July 10. 2022

Napa County Planning, Building and Environmental Services Department  
1195 Third Avenue, Second Floor, Suite 210  
Napa, California 94559

Mr. Hawkes,

Our names are James and Janice Tidgewell and we reside at 138 Bonnie Brook Drive, Napa, California 94558.

We encourage you not to recommend the Altamura site for high density housing development. Traffic at that location (Monticello Road) is very high during the afternoon commute of Solano County residents going home after work. Any large development in that area will only negatively impact the traffic patterns and make the intersection less safe for pedestrians and vehicles alike.

We also understand that the sewer line is currently at capacity. If the sewer line is expanded, we question how the owners of the one and two acre parcels on Monticello Road between the Silverado Trail and Atlas Peak Road will react. Will these owners then request further zoning changes for more development, which would once again result in increased congestion on Monticello Road ?

Our unique tranquil and rural setting is at great risk if the Altamura property is approved for the proposed high density housing development.

Thank you for your time and consideration,

James E. and Janice W. Tidgewell  
138 Bonnie Brook Drive  
Napa, California 94558

From the Napa Valley....Have a happy day!!!

**From:** [Linda Kocek-Peters](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Stop the Re-Zoning of the Rural "Bishop Site" to Ultra High-Density Housing  
**Date:** Sunday, July 10, 2022 6:22:59 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

I have a property on McKinley Road and am deeply concerned about the proposed Bishop rezoning.

I am mortified that this project is even being considered. Are we going to destroy every last bit of open space in the name of "low-income" housing? Is this going to be affordable to migrants working the land? Of course not! The light pollution already destroys every bit of the nighttime environment. The traffic alone is unbearable as it is. I am so sick of hearing how I need to stop using water and all I see around me is more people and more development without ANY concern for the existing community or the health of the people, period. We do not have the infrastructure for these types of giant developments. We don't have the roads to support it either. The bridges aren't wide enough and we are already in danger of being trapped in a fire. First fix these issues. Show us you care about the lives existing here already. I'm moving out of Lafayette, CA. to get away from the danger from overcrowding. It is disgusting that the countryside and farmers are being decimated for some fake cause. Stop complaining about greenhouse effects then continue to destroy land. It's not safe! We are a "pitchfork" community and will fight for what we love. It is not yours to destroy it!

Thank you for taking the time to listen to us. We realize that the Bishops have a right to sell this property but this development is so out of place it's just incomprehensible.

Sincerely,  
Linda Peters

**From:** [Vicki Hamilton](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Sunday, July 10, 2022 8:25:20 PM

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[External Email - Use Caution]

Hello Trevor,

As homeowners in the Silverado development, we are Bill and Vicki Hamilton at 109 Canyon Drive and want to go on record with our deep concerns for the potential rezoning of the Hedgeside site or the Atlas Peak-Monticello site. We feel that the County needs to solve our **current** traffic, water and fire issues before allowing more houses on the east side of Silverado Trail!

Thank you for listening....

The Hamiltons

strongly opposed to rezoning either the Hedgeside site or the Atlas Peak-Monticello site;

telling them that they need to solve our CURRENT traffic, water & fire issues BEFORE they allow more houses on the east side of Silverado Trail. (One thing the County needs to do immediately is create a round-about on the east side of the creek where the Trail/Trancas/Montecito intersect at the 3-way stop sign. There is plenty of room there for a round-about & it would ease the traffic back-ups in all directions there.)

4 P.M. on July 11. The Subject line for your email should include "Draft Housing Element Update," and YOU MUST INCLUDE YOUR NAME AND ADDRESS. Send your email to [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org).

TO: HEAC, BOS, Napa County Planning Commission (Please disseminate)

From: Heather Stanton, HEAC Member

RE: Public Comment to be incorporated into Draft 2023-2031 Housing Element

I have copied and highlighted in yellow passages sections of the Draft Document for which I have comment. I have inserted my public comments in red for incorporation into the public comment section. It is with gratification I was given the opportunity to serve on this Committee which attempted to address the update to our next Housing Element.

**Document text and comments:**

As required by CGC Section 65583c7 that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons....**I have been provided no evidence during this process of any diligent efforts to reach this portion of our county.**

County staff established the Housing Element Advisory Committee. This working group was formed to vet and gather feedback throughout the Housing Element update process on housing-related planning and policy projects. (6 meetings) on demand **Spanish translation services being available upon request for the first four HEAC meetings, with the last two HEAC meetings having scheduled Spanish translation services available by default. Embarrassingly our first or second meeting a zoom participant requested Spanish translation to no avail.... hardly understandable with 31% of the population Spanish speaking.**

The purpose of the HEAC is to act as the collective body for consolidating and discussing input to be provided by participating in the Housing Element Update process via community workshops, and stakeholder interviews, sufficiently ahead of formal hearings of the Planning Commission and Board of Supervisors. **This Committee was given little if any such info to act as a consolidating/discussion point and I found no recommendations from this group included in this 365+ paged document from this group and I don't recall voting for same**

the HEAC will provide input to the Planning Commission and BOS to assist in the decision-making and adoption process. To minimize the review process, all input received from the HEAC will be directly incorporated into planning documents by Staff and proceed to Planning Commission and BOS review. **The HEAC was given no forewarning or information about the hearing held with Planning Commission and consequently provided to recommendations/comments.**

What do you think Napa County should do to protect existing renters and homeowners? Feedback considered in Goals, Policies, and Programs section: - Rent stabilization/control, ownership. - Private rehabilitation loans. - Essential workforce development/retention/aging population retention. - **ADUs as a tool for protecting housing. I personally requested critical data regarding low-income existing home owners on unincorporated lands constructing low income ADU's in the past two years during our last HEAC meeting. A month later I have received nothing**

**Effectiveness of the 2015 to 2023**

County is falling short of its objectives in the production housing units affordable to extremely low-, very low-, and low-income households. However, the County has already exceeded its objectives for production of housing units for moderate- and above moderate-income housing units. **How many**

**years has this been our response? There is nothing in this document that will change this. This document is kicking the can down the road as has been done for many iterations of our Housing Element Update**

**When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors, who tend to face modest or severe cost burdens. This is the case in Unincorporated Napa County, where approximately two-thirds of extremely low-income seniors are spending the majority of their income on housing. There is nothing in this document which addresses this specific and critical need for our GROWING elderly population. There is no suggested solutions or proposed evaluations.**

**In closing, I believe this process should begin again and provide a real platform for public input. We, as HEAC members have received hundreds of emails from the community about one potential housing site with adamant rejection. Several of the other potential sites are as negatively received. There are ideas in the community about Housing Sites that have not been considered. There is an opportunity to improve what has been included in this update**

**From:** [Melissa Iorio](#)  
**To:** [Hawkes, Trevor](#); [MeetingClerk](#)  
**Subject:** Fwd: SKYLINE  
**Date:** Sunday, July 10, 2022 8:38:31 PM

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[External Email - Use Caution]

----- Forwarded message -----

From: **Melissa Iorio** <[mdarnielle74@gmail.com](mailto:mdarnielle74@gmail.com)>  
Date: Sun, Jul 10, 2022 at 8:33 PM  
Subject: SKYLINE  
To: <[joellegPC@gmail.com](mailto:joellegPC@gmail.com)>, <[tkscottco@aol.com](mailto:tkscottco@aol.com)>, <[lkerirealtor707@gmail.com](mailto:lkerirealtor707@gmail.com)>, <[megan.dameron@countyofnapa.org](mailto:megan.dameron@countyofnapa.org)>

To Whom it May Concern:

I have lived in Napa almost all of my life. I have been hiking at Skyline Wilderness Park for the last 10 years. This land is not unused and is not surplus. Our community uses this park and it is very important. Not only was it used in the last fires to save Napa it has been of great comfort to me during the pandemic. I work in healthcare and it can be a very demanding and stressful environment. Having green spaces has been scientifically proven to be essential to our mental health and wellbeing. To have our park taken away for so-called affordable housing would be a travesty. I actually go every single weekend to Skyline in order to commune with nature and let the stress of the week fall away. During the pandemic this was very essential for me, I don't know what I would have done without that outlet. We have plenty of gyms in Napa but it is not the same as being in nature. When you hike in Skyline and come upon a momma deer and her baby it is magical. The fact that they rarely run away but just stare at you as you walk by is mystical! Skyline is special and there is nothing like it nearby. If we didn't have Skyline I would have to travel out of town and frankly that is just not cost effective. Given how expensive it is to live here locals should be able to have the benefits of a park like this. It's important to so many people.

They have horse shows and many people take their horses there. It is an affordable place for out of town bottle rockers to stay. They always have the indigenous plant sale there. Of course they have disc golf and an archery range. The Canadian Geese stop there to rest and get water. The Scouts have trips there. Truly people from all walks of life come to Skyline to enjoy what it has to offer.

We need affordable housing. But we also need this park. It is essential to this community. My hiking buddy and I use the seek App in the park and have identified 188 different plants so far. We have seen rabbits, deer, turkeys, all sorts of birds. Some people ask me why I go there every weekend, don't I get bored? I tell them no way because it's different every weekend. One time the creek was so high I had to go back, there was no way to cross it. In spring the wildflowers are amazing! There are no better views than the views you can get of Napa on those hiking trails. Seeing the beauty and changing seasons of the park is a blessing and a privilege. Please protect Skyline Wilderness Park.

Sincerely,  
Melissa Iorio



INSTITUTE FOR CONSERVATION ADVOCACY RESEARCH AND EDUCATION

ICARE

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NAPA, CA. 94558

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707.322.8677

July 5, 2022

The Institute for Conservation Advocacy Research & Education, (ICARE) established in 2004, is a non profit community-based organization located in Napa County, California. ICARE's mission is to restore and conserve the biological integrity and ecosystems health of watersheds, the Napa River estuary and the greater San Francisco Bay Area through science-based advocacy, research and education.

Napa County Planning, Building and Environmental Services/PBES

Napa County Planning Commission/PC

Napa County Housing Element Update Advisory/HEA

The County General Housing Element 6th Cycle

1195 3rd Street, Suit 210

Napa, Ca. 94559

Chris Malan

Executive Director

Institute for Conservation Advocacy Research and Education

Comments #2-please use these comments for the record and disregard the prior comment letter.

**Re: Napa County General Plan Housing Element Update-Public Hearing comments for the preparation of California Environmental Quality Act/CEQA for the State of California's 6th cycle housing element update**

**Dear Planning Commission,**

The Institute for Conservation, Advocacy, Research and Education offers these comments about the 6 sites the three entities, PBES, HEA, PC met and discussed then chose out of 230 parcels, 6 parcels/sites that might fit the County's needs to comply with the Regional Housing Needs Allocation/RHNA of the Bay Area for housing.

The six sites selected do not include building low income housing which the County continues to not meet this critical housing need. The Spanish Flat Site #1 and the Imola Stie #5 are for

affordable housing and the other 4 sites fail to state the type of housing being built from affordable to low income housing.

### **Site #1: Spanish Flat**

This area has had wastewater treatment issues such that Lake Berryessa has been polluted by failed wastewater treatment infrastructure on-going for many years. Lake Berryessa has had harmful algae blooms for years now requiring public advisories for people to stay out of the water. Harmful algae blooms can cause mortality to humans and pets and is caused by nutrient loading to the fresh water that comes from stormwater runoff from: grazing/cow poop, fertilizer/vineyards, illicit discharge of wastewater treatment plants/sewer spills. Algae, that is naturally occurring in fresh water rapidly multiplies in presence of high nutrient loading to the waters forming large colonies of algae that can without notice turn to toxic blooms.

Will the current wastewater treatment plant be able to handle 100-125 new households?  
Where does the water come from?

Locating 100-125 new units close to infrastructure will reduce green house gases/GHG.  
What is the GHG mitigation for this development that will require 150 more cars to travel long distances for essential services each day vs. locating this affordable housing near essential services.

This site is too isolated for people who need easy access to care and services and does not provide mass transportation for those who can not afford a car.

This is identified as medium fire threat area. This area has seen severe fires since 2017 causing area wide evacuations of people onto small country roads.

### **Site #2-Bishop:**

This site is a wrong location for 100-125 high density housing (20-25 units per acre) for these significant environment reasons:

- This land fits the description of prime agricultural lands as determined by State Lands and should be protected as such even though the current zoning is Residential Country District/RCD. The current use has been used for farming/grazing for decades and is the best use of this fertile soil. To convert these site to concrete is a tragic waste of this high value natural resource, agricultural lands which is in drastic decline statewide.
- The current zoning/RCD should remain the same which is in keeping with the surrounding neighborhood character.
- The Intergovernmental Panel on Climate Change recommends preserving natural lands to mitigate the environmental impacts of climate change. Napa County must recognize that



agricultural lands must be protected for raising crops that can serve to feed people during climate disasters where food shortages and supply chains can cause harm to human survival and quality of life. Further, soils, and natural vegetation and crops sequester carbon, housing developments do not sequester carbon but rather increase green house gases/GHG.

- What are the GHG emissions from 100-150 cars driving into town daily? What is the mitigation for this?
- Mass transportation does not come to this location currently. What is the plan for this?
- Young of the year steelhead trout, a threatened specie listed on the Endangered Species Act/ESA, cohorts migrate, spawn and live for 2 years in Milliken Creek which runs through this property. This specie is vulnerable to pollution and human interference with their habitat. A healthy riparian buffer of 150 feet must be maintained to keep the fish in good condition.
- Increased rate of stormwater runoff from this housing project will discharge into Milliken Creek via a culvert. This increased rate of stormwater runoff will cause habitat destruction from erosion of the bed and banks of Milliken Creek at point of stormwater discharge to the creek. What is the mitigation for this?
- This increased rate of stormwater runoff, (caused by 100-125 housing units) will scour the steelhead eggs and destroy these egg nest/redds. What is the mitigation for this?
- This property is in the flood area of Milliken Creek. Putting in 100-125 units of concrete right on the creek will cause all the homes on Hedgeside to flood due to increased rate of stormwater runoff. The soils will no long infiltrate stormwater and instead all this stormwater will run directly into Milliken Creek. In the last large storms since the North Bay fires of 2017, Milliken Creek has been at the top of the bridge and over flowing the bridge going on to Hedgeside Road causing raging flood waters.
- The Milliken Sarco Tulocay/MST groundwater aquifer, (where this parcel overlays), is in severe groundwater depletion. Covering up this parcel with concrete will deprive the MST of critical groundwater recharge.
- Milliken Reservoir dam is under the watchful eye of the State Division of Dams and Safety. The dam was retro-fitted about 10 years ago due to the cracks and degradation of the cement dam. Multiple holes were bore in the face of the dam to try to keep the water surface level of the dam below 15 feet from the face of the dam to reduce the pressure on the dam should an earthquake occur of a level 8 or more. However, in large storm events like the October 2021 deluge, the holes bored in the dam can not keep up with the storm water roaring through Milliken canyon which is a very steep and deep crevasse. Therefore, the dam itself is not safe during this time where storm water overcomes the bored holes. The high water surface elevation can go on for weeks where the dam retrofit does not keep up with the flows entering the reservoir after a large storm. Should an earthquake occur during this time, the dam could crumble. People living below the dam only have seconds or minutes to evacuate should the dam fail. A wall of water and mud with go all the way to the City of Napa putting the city under 3 feet of water and mud. This high density housing project should not be built in harms way. What is the mitigation for this?

### **Site #3- Altamura:**

Same comments as Site 2.

**Site #4: Big Ranch Rd.**

- This site includes Agricultural Watershed zoning therefore RHNA housing needs is not allowed here according to the criteria established PBES, PC and HEA.
- Steelhead and Chinook salmon, both listed on the ESA, use Salvador Creek to migrate, spawn and rear. The Salvador Creek is on and near this site and the riparian area is considered critical habitat. Pollution and increased rate of stormwater runoff will harm these endangered and threatened species.
- All of the stormwater runoff and MST issues stated in Site #2 apply to this site also.

**Site #5-Imola**

- Same comments as site 2 and 3 about the MST groundwater comments here as well.
- Marie Creek has steelhead trout and endangered specie on the ESA. This project will harm migration, spawning and rearing habitat. Same comments as site 2 and 3 regarding the specie harm due to increased rate of stormwater runoff. What is the mitigation for this harm to the environment?
- Riparian protection is necessary.
- This current zoning of agricultural watershed/AW zoning must not be changed to high density affordable housing, regardless of the State owning this land. Agricultural lands have soils of high value that should be protected for growing food and carbon sequestration. What is the mitigation for the loss of high value prime agricultural lands and the GHG emissions from the high density housing?

**Site #6-Foster Rd.**

- Sacramental splittail minnow is listed on the ESA and is known to be in this location. Therefore, the streams and wetlands need protection from housing pollution and increased rate of stormwater runoff to the stream which could damage this species habitat. What are the mitigations to protect this critical habitat?
- The current zoning includes Agricultural Watershed, therefore, RHNA housing demands can not be used here.
- What type of housing is proposed for this site, affordable or low income?

Other comments:

For all these sites the DEIR must clearly state the GHG emissions and how they will be mitigated.

Add to the Draft Housing element 2023-2031 a map showing the 230 parcels that could be considered to meet the housing need criteria.

**From:** [Karen Lynch](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Info@savehedgeside.com](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 11, 2022 7:40:35 AM

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[External Email - Use Caution]

My name is Karen Lynch and I live at 1531 Estee Ave. I want to begin by saying that I am frustrated that so few neighbors were included in the letter that was sent out regarding the potential high-density housing on the Bishop Ranch site. I literally live right up the street and drive or walk by the bishop site numerous times a day. High density housing on that site would have major consequences and a lasting impact for the whole neighborhood and surrounding areas. I believe that Napa can and should do a better job with public outreach.

We live in a high fire danger area and huge consideration must be taken to ensure that all residents have a viable and safe exit strategy.

In 2017 when I was being evacuated from the Atlas Peak fire, I was extremely grateful not to be stuck in a traffic jam trying to leave my home to get to safety. As you are aware there are few routes in and out of that area. With the proposed high-density housing, safe and fast evacuation would no longer be the reality. We could potentially have hundreds of cars trying to exit via hedgeside making that exit no longer viable to Estee or McKinley residents during an evacuation. I am also concerned how residents of the new development would be able to get affordable fire insurance, especially low-income residents. I am lucky to live right outside the mile mark from the Atlas Fire, so my insurance wasn't cancelled but it doubled in price. The Bishop development is within that mile. Will affordable insurance be readily available for the potential development?

My other major concern is traffic. As most of you are aware there is no left-hand turn lane from HWY 121 onto Hedgeside – every time I must make that turn, I feel that I will be rear ended or hit by cars trying to squeeze by and pass me on the shoulder. This is especially dangerous when traffic increases during to rush hour or when Vichy elementary is starting or finishing school. We have seen a large increase in traffic since a few of the Napa elementary schools were closed and children were transferred to Vichy Elementary. I can't even begin to imagine the back up on HWY 121 that will occur with this development. To even make this site a consideration I believe a left-hand turn lane will have to be created to keep drivers safe or at least safer.

The blind curve will also have to be addressed. Anyone walking around that curve takes their

life into their own hands. Is there a plan to straighten out that curve and is it even possible?

The walkability of this area receives a score of 0. It is almost impossible to walk to the store safely and there is no public bus service or transportation. What that means is thousands of more car trips in and out of the area with this development.

From what I understand this development will be put on city water and sewer. When this infrastructure is brought into the neighborhood will other property owners that are struggling with failing wells be able to tap into city water too? Can surrounding neighbors hook up to the sewer? It would only seem fair and if this is the case can the sewers handle this additional load?

I feel very strongly that all these issues must be addressed to the satisfaction of the people living in this area before even considering this high density development. The safety of our family and neighbors is paramount.

Sincerely,

Karen Lynch

**From:** [JC Greenberg](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellepc@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#)  
**Subject:** Opposition to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 11, 2022 9:44:47 AM

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[External Email - Use Caution]

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

July 11, 2022

Trevor,

Following our meeting on July 5<sup>th</sup> 2022 at your office, we discussed the deed restrictions that would be imposed on all sites selected in the HEU and you advised there would not be any proposed deed restrictions. Could you provide further clarification on deed restrictions being layered on these sites in the Draft HEU Plan.

\*\*\*On page 236 of the Draft HEU Plan it states Government Code section 65583.2(h) that requires 20% or more of the units are affordable to lower income households.

<!--[if !supportLists]-->1) <!--[endif]-->Is the HEU Plan going to comply with the Government Code and implement deed restrictions to comply?

<!--[if !supportLists]-->2) <!--[endif]-->What data and screening process is utilized to meet the lower income criteria when occupying this 20% of housing?

I request you watch the HEAC meeting recorded on April 20, 2022.

Scroll to 1:28:00 – 1:30:30. (link below)

[HEAC - Housing Element Advisory Committee - Zoom](#)

This committee raised some valuable concerns that once properties were rezoned, they easily could be built into resort style condos and not the intended use identified through this State required process. This allows property owners and developers to easily take advantage of a State system to avoid an otherwise thorough CEQA requirement of a project specific EIR.

Could you respond with details of Napa County's decision regarding imposed deed restrictions for these 6 sites?

This Bishop site has extensive concerns to the Eastern Napa neighborhood regarding fires, floods, and traffic. More specifically the population in place and lack of road capacity during evacuations, which impose life threats to residents, as was experienced in the 2017 Atlas Complex. Adding 500 residents on the Bishop site and 250 on Altamura will only further complicate evacuations. This scenario is closely mirrored to the Camp Fire in Paradise (2018), where residents of a geographic area attempted to evacuate, and road capacities could not accommodate this volume of vehicles. This situation is our

Eastern Napa area consisting of Atlas Peak, Silverado Country Club, Monticello Road, Hardman, Estee, McKinley and Hedgeside.

I understand each of these 6 sites have their own risk complications and there's not a perfect solution. I will highlight that Napa County has experienced horrific wildland fires and lost lives during evacuations. This should not be a trade-off to meet a State requirement process of identifying future housing. This Bishop site has many risk imposing complications identified above and should be removed from Napa's Draft HEU Plan.

Thank you,

JC Greenberg

1033 Hedgeside Ave

(707)738-7100

**From:** [Roland Dumas](#)  
**To:** [Hawkes, Trevor](#); [PlanningCommissionClerk](#); [jason.elliott@gov.ca.gov](mailto:jason.elliott@gov.ca.gov)  
**Cc:** [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Pedroza, Alfredo](#); [Ramos, Belia](#)  
**Subject:** Draft Housing Element Update Comments from the Sierra Club  
**Date:** Monday, July 11, 2022 10:19:01 AM

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[External Email - Use Caution]

## Draft Housing Element Update Comments from the Sierra Club

To: Napa Housing Element Advisory Committee, Planning Commission, and Board of Supervisors, Governor's office.

From: Napa Sierra Club Group Conservation Committee

The Napa Sierra Club Group has publicly opposed consideration of Skyline Wilderness Park as a site for housing of any kind. The park has been very successfully managed to provide a wide range of outdoor experiences to an extremely diverse community, experiences not available anywhere else in the county. We have encouraged members of the community to voice their concern that the county would even think about harming such a unique place; such a unique place that renders numerous beneficial services should never find its way onto such a list, no matter how well it "pencils out" against a set of criteria. Our position was published in our newsletter, and been distributed widely [<https://www.sierraclub.org/redwood/napa/blog/2022/05/red-flag-warning-save-skyline-wilderness-park-development-roland-dumas-phd>]

I recently captured the view of one user of the portion of the park that is on the list of housing sites. I told her and her mother that the 5 acres they are on might be turned into housing. Her response, unscripted, is here [<https://www.youtube.com/watch?v=fOuyQjFbsfo>]

## Process

The draft housing element documents the process of selecting the target sites, including required information, criteria, various demographic analyses, and appears quite rigorous. It does note, however that in the description of each property, the current use of the property should be documented. For most of the locations, that would be a simple description, there is no current use. For Skyline, there was no description of the current use. Had the preparers of the document visited the location, they might have seen a wide variety of community activities. Had the preparers of the document contacted the Skyline Citizen Community, the organization chartered with management of the park, they would have received a comprehensive list of groups and activities that this parcel serves. They would have also discovered that the revenue from the "flat" portion of the park, this parcel included, supports the operation of the entire park, including the wilderness trail system. Had they looked and asked, they would have seen, heard, and understood.

The process depicted the Skyline Wilderness Park location as "state owned land on Imola." That very generic label surely wouldn't attract as much attention as "a piece of Skyline Park" would. We can only speculate why the lapse in transparency.

## State requirement of park services

In the Planning Commission session of 7/6, Director Morrison narrated other counties' experience with developing housing elements. He described Los Angeles County's plan being rejected by the state because there were insufficient parklands for the planned new housing. That makes sense, because high density housing residents have less outdoor space associated with their residences. This requirement acknowledges the physical and mental benefits

of access to park services.

Napa, on the other hand, seems to be planning on destroying parkland for high density housing. The proximity of the *rest* of the park is noted as a positive attribute of the location. With the 5-acre location being part of a 20-acre parcel that is designated for eventual development, that positive attribute will have to be progressively decremented with each cycle. At the end, the park will not be economically viable and will not be able to host large group gatherings of any kind.

## **Implicit preference for sacrificing Skyline to save other locations.**

In the 7/6 Planning Commission meeting, Director Morrison stated that the state intends for there to be low-income housing on this parcel. If the county doesn't do it, the state will. Given this situation, the county should claim credit for housing at this location even if the state does the development, which would reduce the number of units needed at other locations.

Implicitly, this argues that development in Skyline Park may be a priority, as it would save other locations. The county is considering cannibalizing beneficial services to reduce the impact on, and complaints from, residents of wealthy areas. Frankly, this is a perversion of the mission of working in the public interest.

## **Transparency**

Through the narrative description of the state's views, requirements, and intent, there is no documentation of the veracity of these representations. We would like the county officers who are in dialog with state offices to document these meetings for the public to know that the public interest is being served.

## **Call to action**

For members of the Housing Element Advisory Committee, the Planning Commission, and the Board of Supervisors, we challenge you to protect Skyline Park from development. Do not succumb to "the process is making us do this"; declare that you will never vote to include Skyline Park in a list of sites to be developed. Protect it.

Roland A. Dumas, Ph.D.  
Chair, Conservation Committee  
Sierra Club Napa Group  
3068 Soscol Ave  
Napa CA 94558



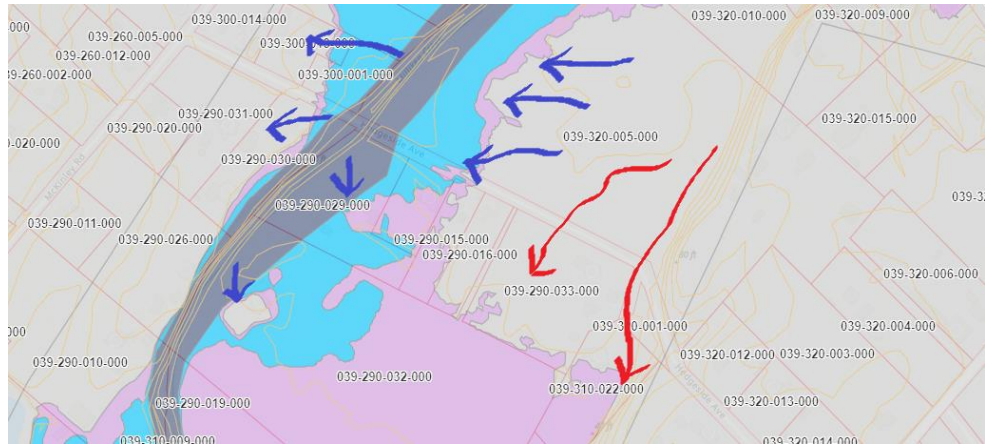
Trevor,

The Bishop site is surrounded by flood mapped areas and many residents experience flood water damage from the rising Milliken Creek. Hedgeside Ave resides in a low depression that makes travel routes impassible, even during routine storms. Picture below is of Hedgeside Ave at Milliken Creek, February 2017.



The Bishop site proposed is a flood plain to hold water and prevent downstream flooding of Hedgeside residents, along with residents residing towards Silverado Trail. This project will further impact and escalate these problems by removing 5 acres of holding ground and absorbing rainfall. This will cause further flooding not mapped below and not allow rainfall to recharge aquifers of an area already deemed "ground water deficient" area. (Napa County PBES maps verify)

My home at 1033 Hedgeside sits below elevation grade of Hedgeside. Water run-off from Bishops property already flows through my parcel at max capacity. Hardscaping over 5 acres of Bishops land will send an unmanageable amount of rain water onto my property and cause flooding of my house. This is also true of other neighbors on Hedgeside and around Milliken Creek. Will the EIR address these concerns and provide mitigating measures? FEMA flood maps have lagging data when identifying flood areas. The local knowledge and events experienced on Hedgeside pertaining to Bishops lands flooding have identified these gaps.



The physical design of the Bishop site is not conducive for adding 125 homes and displacing 5 acres of flood water holding ground. A project specific Environmental Impact Report would identify these problems and exclude such development that causes flood damage to adjacent and downstream homes. Will the Draft EIR cover concerns about flooding, impassable egress routes on Hedgeside, effects on Milliken Creek with 5 acres of additional runoff?

Thank you,  
 JC Greenberg  
 1033 Hedgeside Ave  
 (707)738-7100

**From:** [Jane Monticelli](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Monday, July 11, 2022 10:31:59 AM

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[External Email - Use Caution]

To the Napa County Planning, Building and Environmental Services Department,

I am writing to express my strong opposition to the proposed Altamura (Atlas Peak and Monticello) & Bishop (Hedgeside) sites in the upcoming Draft Housing Element Update and request your careful consideration in the matter.

The building of 100+ new homes in both of these small confined areas of land are extremely detrimental to the area.

Traffic and safety of pedestrians are major areas of concern.

- All entrances to the Hedgeside site via Monticello Road or Hardman are dangerous. Vehicles drive extremely fast on narrow and/or hilly roads. The stopped traffic has to pull out very far into the intersection to see clearly. The existing roads have very little room for bicycles and pedestrians and virtually no shoulder on either side of the roads.
- Monticello Road is a main traffic route to the Silverado and Berryessa area's and does not have left turn lanes, routinely causing backup on the road as well as rear-end accidents. Major traffic backups that already exist during peak times the three-way Trancas-Monticello-Silverado Trail will only increase.
- With such a small area to build so many homes, I don't see how they can accommodate any more areas for play and there are no sidewalks or shoulders along these busy roads for children to play or walk to school.
- There are a limited number of roads for fire evacuation, and this would increase the danger and confusion during possible evacuations.
- Is the amount of parking for these homes being adequately accounted for? People routinely have 2 or more cars per household and often do not park in the garage. This will require overflow parking areas that cannot be accommodated on the roads surrounding these two sites.
- The parking at the commercial buildings in the area is currently unregulated and often dangerous.

These sites are not near services, nor businesses and there is no public transportation running to these parts of the county. How is this convenient for low-income residents?

The impact on the environment must be closely considered.

- The homes in the area are large lots, with vineyards, farms and livestock.
- Please consider the negative impacts the increased noise will have on livestock, and pollution on neighboring organic farms and gardens.
- Wildlife in the area will be further confined and increase their invasive behavior on residences; scavenging in trash, eating landscaping, etc.

This type of high-density housing is inconsistent with the neighborhoods developed in this area. The other proposed sites are nearer to services and public transportation. They have wider roads that can accommodate the increased traffic and provide greater safety.

Thank you for your continued service and support of our communities.

Best regards,

Jane Monticelli  
137 Canyon Dr  
Napa, CA

**From:** [Googlemail](#)  
**To:** [MeetingClerk](#); [Hawkes, Trevor](#)  
**Subject:** Comments for the Housing Element Design Committee  
**Date:** Monday, July 11, 2022 11:06:59 AM

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[External Email - Use Caution]

To Whom It May Concern;

Several years ago I sat on the Board of Napa Valley Community Housing. Affordable housing is dear to my heart. I purchased my first home 40 years ago as affordable housing. The Bay Area needs more of it and Napa County needs considerably more. I'm pleased that the City of St. Helena just finished one self-help affordable housing project and is starting another, but these are just a drop in the bucket as far as need. There is so little housing available for our workforce here in the valley, our roads are clogged with workers driving in every morning and driving out every evening.

Like many, I see the problem but the solution is neither quick, nor simple. Land and materials are expensive and labor even more so. While I would like to see more housing, I don't think we need to part with valuable infrastructure to do so.

I am writing today to express my concern that a portion of Skyline Park is being considered for housing development. I've read the documents and considered all the sites identified by the state. There is no perfect site but among the sites listed, Skyline would affect the most people and result in the most negative consequences. I'm not a NYMBY. I don't live near the park. If there was property available near my home for affordable housing, I'd be behind the project.

I My wife and I visit Skyline Park to hike often, perhaps once a week. I've attended several bicycle related events there and a couple other fundraisers. It's a nice park. We need more parks, not less. Yes, the initial proposal is to develop only 5 acres but that acreage is by far the most valuable in the park and essential for the production of large events.

I can see you must have difficult choices. To recommend another location? and anger other people. To recommend no location and anger the state? I don't have a solution. Some might say- you have to choose to anger the fewest people. I'm guessing that's not going to be choosing Skyline Park for development.

Thank you for taking the time to read my concerns,

Rich Collins  
312 East Berna Avenue  
Napa, CA 94559

**From:** [P. Michael Hooks](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Monday, July 11, 2022 11:10:29 AM

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[External Email - Use Caution]

Dear Mr. Hawkes and Planning Commission Members:

We are writing to express our opposition to any county efforts to locate high density low income housing in the areas referred to as the Altamura site and the Bishop site near Monticello and Atlas Peak Roads. The preservation of our semi rural community's neighborly care for our environment and for one another is vital to us and to our neighbors. Any rezoning to high density is incompatible with over 50 years of planning for Ag Preserve.

Serious barriers to such high density development should be considered.

- 1) Vehicle traffic along Monticello Road, Hardman Road, and Atlas Peak has been increasing for some time due to commuter traffic from up valley to/from towns/cities east of Napa Valley. This is of increasing concern already.
- 2) The main route through and along the areas being considered, Monticello Road / highway 121, is already a busy narrow highway with practically no shoulder. It is popular already with bicyclists and pedestrians with no marked bicycle lane. It is dangerous. Entrances to these sites will be particularly dangerous.
- 3) For evacuation during the October, 2017 fire, Silverado area traffic was significantly hampered as residents were forced to leave along streets simply not capable of handling such evacuation volume. Lives could be lost during future fires with 106 new residents in this area of limited egress.
- 4) The Milliken Creek ecosystem is sensitive and subject to flooding. It would be negatively impacted by significantly increased housing density.
- 5) Water and sewage lines are near capacity already and would be costly to extend.

Our thoughts above are only a few of the reasons that Altamura and Bishop sites are simply not appropriate for high density housing development. We ask that you objectively consider all possible areas for high density housing in our county and reject these two sites outright.

Sincerely,

Philip M. and Shirley T. Hooks  
150 Westgate Dr  
Napa, CA 94558

**From:** [Bianca Blengino](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Monday, July 11, 2022 11:38:05 AM

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[External Email - Use Caution]

Please leave Skyline Park alone! While I support affordable housing, I believe there are sites more appropriate than Skyline Park. Infilling or repurposing properties such as closed schools or shopping centers makes more sense.

Skyline Park is a wonderful area of wilderness in a valley already full of vineyards and houses. It is a fascinating place with visible layers of Napa's history, and a necessary wildlife refuge that supports a wide variety of plants and animals. Keeping natural areas of biological diversity is important for a healthy ecosystem. The area that is being proposed at Skyline Park would eliminate or diminish the revenue that sustains the park.

On any given day, you can find people at the park enjoying hiking or mountain biking. The physical and mental health benefits of being outside in the woods and meadows is priceless. Skyline Park is an important resource for a healthy community. Please take it off the list for proposed housing sites.

Sincerely,

Bianca Collins  
312 E. Berna Ave.  
Napa, CA 94559



County of Napa:

My name is Kathryn Campaignha and I live at 1848 McKinley Road in Napa.

To those considering the project impacting Hedgeside Avenue, thank you for your time today and for our community's chance to bond in opposition to the proposal. Let me first express my disappointment for having only learned about this project about a week or so ago. I'm appalled and offended that the residents directly impacted by this project would be dismissed so callously. Perhaps it was an oversight, but know that we matter. What you fail to understand is the number of families that call Hedgeside their passage home. And, under threat of fire, Hedgeside is our only passage to safety. For this, I felt compelled to address you today.

Rather than repeat the concerns regarding traffic, flooding, limited road access, dangerously low ground water supply, fire threat, the killer curve, the negative environmental impact, and on and on, I'd like to share what has kept me in this community for more than 54 years. You see, my home on McKinley is not only where I live, but it's where I was born and raised. In fact, my father built this home in 1952 with his bare hands and determined sweat. I came into this world a Napan and I've personally witnessed the development in the name of progress – both good and bad. Still, I felt blessed that our community of 2-lane country roads has largely been preserved. I've watched generations of deer give birth in the fields across from me, along with the coyotes, geese, skunk, blue heron and many species that have managed to flourish along Milliken Creek despite floods, fires and the vehicles that travel at dangerous speeds along Monticello Road or on Atlas Peak. This is home to that wildlife as well.

It is incomprehensible to me that a project of this size is being considered. I only hope that you will come to the same conclusion. However, if you are contemplating its passage, I invite you to take a drive down Monticello at the end of the day, traveling east towards Atlas Peak as parents pick up their children at Vichy Elementary or when commuters make their way over the mountain. Monticello is a highway. If you can, make a left hand turn into Hedgeside, praying that the driver behind you is paying attention and doesn't rear end you into oncoming traffic. Only then will you understand just one of the many fears we have about this project. For all of the residents, commuters, tourists, wildlife, for the generations to come and for the memory of my Dad – please abandon this site. Thank you.

Sincerely,

Kathryn Campaignha  
1848 McKinley Road, Napa, CA 94558  
(707) 337-9118  
[kathryncampaignha@gmail.com](mailto:kathryncampaignha@gmail.com)

**From:** [Debbie Buccellato](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Hedgeside Avenue/Bishop property rezoning  
**Date:** Monday, July 11, 2022 12:44:50 PM

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[External Email - Use Caution]

I am a 25-year resident of McKinley Road, a cross street to Hedgeside Avenue. This is a peaceful, rural, bucolic setting with oversized lots and few homes. I moved from the Bel-Aire subdivision to enjoy the attributes of this neighborhood. City of Napa residents drive here to walk and jog our area.

The Bishop site, in my opinion, is completely unsuitable for a high-density, low-income project of approximately 125 units. That would potentially put 500 more people on that five-acre parcel, which exceeds the total population of the nearest three streets!

The ingress-egress is already inadequate onto Monticello Road, as we now compete with Solano County/Interstate 80 commuters, who come over the mountain to avoid Highway 29 traffic.

It would set a terrible precedent, as these big parcels, of which there are many out here, would then be able to follow suit and rezone and develop their properties similarly, which would forever change this neighborhood, lower our quality of life and cause a significant diminution in value. This area should continue the current zoning in perpetuity.

The infrastructure investment would require tens of millions of dollars to bring sewer, water, curb and gutter, sidewalk and PG&E to this area. Current building costs are approximately \$850 per square foot and upward. This cannot be considered "low income" even by Napa standards.

I urge you to reject the rezoning attempt by the Bishops. Thank you.

Debbie Buccellato  
1832 McKinley Road  
Napa, CA  
Sent from my iPad



**From:** [ruralangwin](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Comments Draft housing Element Update  
**Date:** Monday, July 11, 2022 12:49:10 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

I am submitting the following comments and questions on the Draft Housing Element Update as a member of the Housing element Update committee. Please distribute my comments with members of the Planning Commission, the Board of Supervisors and consultants and members of the Housing Element Update Committee.

The questions I have included here have not been answered by the Draft or by staff during the committee meetings. I respectfully request my comments and questions be addressed by staff in written format.

1. The draft should include a table which compares mobile home parks that were in existence at the time the 5th Housing Element was adopted as compared with the number of mobile home parks existing at the time of the Draft. This table should include the name of the park, location, number of units, details of park characteristics such as family or age restricted. This table should also include park ownership structure such as private individuals or corporations. The table must detail the number of units lost due to conversion to other use or natural disaster.

2. The Draft must be revised to clarify the loss of mobile home units due to conversion to other uses during the last housing cycle and discuss how the current 5th Cycle Housing Element policies were inadequate to prevent conversion and housing loss. While the draft notes units lost to wildfires, it is awkwardly silent in discussion of the loss of the Vineland Vista Mobile Home Park south of St. Helena for a proposed hotel, and also failed to mention the recent closure and proposed conversion of the Glass Mountain Mobile Home Park in Deer Park. The Draft must include a honest discussion of number of units lost to conversion and describe the internal County decision process whereby these parks were not actively protected from conversion to hotel development or other uses.

The 6th Cycle Draft should include policies that specifically provide actions and steps that staff will implement including time frames for actions, in order to preserve existing mobile home park communities. The Draft should include programs utilizing Housing Impact Fees or other grant resources to rehabilitate, provide rent subsidies to park owners, provide rental assistance to renters as well as consideration of adoption of new zoning and land use designation such as Mobile Home Park with minimum and maximum densities in order to prevent conversion to other uses. Similar zoning updates have recently been adopted in Santa Clara County.

The Draft should include the requirement for Staff to meet annually with mobile home park owners to evaluate the vulnerability of the few remaining parks to conversion. Staff should evaluate park conditions by site visits and inform owners and residents of funding for rehabilitation and and rental assistance programs. Staff should report the results of these meetings with park owners at a public hearing annually before Board of Supervisors and

Planning Commission. These hearings should be noticed to park residents so that they are able to fully participate and be informed of funding opportunities and access to rental assistance.

3. The Draft must include policy to support rebuilding of mobile home parks destroyed by wildfire including Mund Mobile Home Park and Spanish Flat Mobile Villa and prevent conversion to other uses if allowed by current fire severity designations.

4. The Draft should include policy specific to Capell Valley Estates at Moskowwhite Corner in the Berryessa area, to provide immediate access to rehabilitation funds and to preclude the conversion of this park to 'resort or vacation' type of housing should resort development at Berryessa ever occur.

5. an updated survey of all mobile home parks in unincorporated Napa County should be included in this draft including mobile home park at Pacific Union College.

6. Staff should provide a clear discussion of credits available to Napa County via HCD programs for preservation or rehabilitation of existing units of affordable housing (naturally occurring and not in a current program) and support the decision to not pursue these opportunities given the difficulty of finding sites acceptable to HCD.

Please share my comments with Housing Element Update Committee members at the next meeting.

sincerely,

Kellie Anderson

**From:** [ruralangwin](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** #2 Comment Draft Housing Element Update  
**Date:** Monday, July 11, 2022 1:12:52 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

Please accept my comments on the Draft Housing Element Update. Please distribute these comments to the Board of Supervisors, Planning Commission, consultants and Committee members.

1. The Draft must adequately discuss and provide specific policies for utilization of Housing Impact Fees for infrastructure improvements and extensions to support housing development on the proposed sites.

What is the funding currently available (Total dollar amount) for sewer and water access under the current 5th Cycle and the Draft? Specifically discuss how each project would apply for and be awarded Housing Impact Fees for needed a infrastructure.

2. The Draft must include the Napa Sanitation District evaluation of providing access to the proposed Bishop and Altamira sites. Please provide all reports, communications, notes and correspondence with Napa Sanitation and any staff member or elected representatives that describe the upgrade/extension details and estimated costs. Staff should clearly explain in the Draft and in public hearings the availability of infrastructure extensions would be required at every proposed site.

3. The Draft is lacking evidence, however, to support the availability of sewer capacity at the proposed Spanish Flat location. Please provide correspondence with the Spanish Flat Water District including, reports, e mails, notes or meeting minutes that reference the realistic capacity of this tiny rural special services district to support additional sewer capacity. The draft should also include and correspondence with Napa LAFCO related to changes to Spanish Flat Water District.

Please include my comments in the official record.

Kellie Anderson

**From:** [Gretchen Allen](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [bill@billdodd.com](mailto:bill@billdodd.com); [alfredo@apedroza.com](mailto:alfredo@apedroza.com); [dcjwcf@aol.com](mailto:dcjwcf@aol.com)  
**Subject:** Proposed Low Income High Density Housing Unit - Altamura Property  
**Date:** Monday, July 11, 2022 1:33:38 PM

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**[External Email - Use Caution]**

We own a property on Kaanapali Drive and agree ***completely*** with everything Conrad Hewitt wrote in his email to you on July 9, 2022.

We are OPPOSED to having high density housing on the Altamura property and the proposed Hedgeside site.

We have been in a mandatory evacuation situation (2017) and in our opinion, additional density in the Silverado area could have disastrous consequences. The horrific fires throughout Northern California these past few years show that the possibility of another mandatory evacuation is not remote and is a distinct possibility. Montecito/Trancas is the only ingress/egress to the area and is already a heavily trafficked area. Building these additional units could easily result in the tragic loss of life for current residents in the event of a very foreseeable future fire disaster and accompanying evacuation.

The area at the Napa State Hospital has more ingress/egress and is clearly a better choice for a high density low income housing project. Further, as Mr. Hewitt said, the population of California and Napa in particular is decreasing and does not warrant the building of additional residential units.

Robert & Gretchen Allen



**Local Agency Formation Commission of Napa County**  
**Subdivision of the State of California**

1754 Second Street, Suite C  
Napa, California 94559  
Phone: (707) 259-8645  
[www.napa.lafco.ca.gov](http://www.napa.lafco.ca.gov)

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*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

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July 11, 2022

**DELIVERED BY E-MAIL**

Mr. Trevor Hawkes, Project Planner  
Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2<sup>nd</sup> Floor, Suite 210  
Napa, CA 94559  
[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

**SUBJECT: Comments on Draft Napa County Housing Element Update**

Mr. Hawkes:

The Local Agency Formation Commission (LAFCO) of Napa County appreciates the opportunity to comment on the Draft Napa County Housing Element Update. The following comments are offered based on LAFCO's regulatory and planning responsibilities under the authority of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. These duties include, but are not limited to, regulating governmental boundary changes through annexations or detachments, approving new or extended governmental services, preserving agricultural and open space lands, and forming, consolidating, or dissolving special districts.

**Housing Sites Inventory**

The Draft Housing Element Update identifies six sites for potential housing development in the 2023-2031 planning period. Any future housing development within any of the sites will require public water and wastewater service.

Site 1 is located within the jurisdictional boundary of the Spanish Flat Water District (SFWD), which provides both water and wastewater services throughout its boundary. However, SFWD has informed LAFCO that the District lacks the available wastewater system capacity to serve the 100 new housing units that are contemplated for Site 1.

Sites 2, 3, 4, 5, and 6 do not currently have access to public water or wastewater services. The nearest providers of public water and wastewater services for these sites are the City of Napa ("City") and the Napa Sanitation District (NSD), respectively. Sites 2, 3, 4, and 5 are located outside the jurisdictional boundaries and spheres of influence of the City and NSD. Site 6 is located within the spheres of the City and NSD, but outside their jurisdictional boundaries.

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Margie Mohler, Chair  
Councilmember, Town of Yountville

Mariam Aboudamous, Commissioner  
Councilmember, City of American Canyon

Beth Painter, Alternate Commissioner  
Councilmember, City of Napa

Brad Wagenknecht, Vice Chair  
County of Napa Supervisor, 1st District

Diane Dillon, Commissioner  
County of Napa Supervisor, 3rd District

Ryan Gregory, Alternate Commissioner  
County of Napa Supervisor, 2nd District

Kenneth Leary, Commissioner  
Representative of the General Public

Eve Kahn, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

The Draft Housing Element Update states Sites 2, 3, and 4 are located within the City's Water Service area, where City water may be provided upon approval of the City Council. However, this is misleading given the City may only provide water to these sites if LAFCO first approves a separate action. Specifically, water or wastewater provision would first require LAFCO approval of either of the following alternative actions: (1) sphere of influence amendments and annexations; or (2) outside service agreements. These alternatives and discussion of key LAFCO considerations are summarized below.

1) Sphere Amendments and Annexations:

Annexation of Sites 2, 3, 4, 5, and 6 to the City and NSD would enable the agencies to provide public services to the sites. A prerequisite to annexation is consistency with the affected agency's sphere. Site 6 is already located within the spheres of the City and NSD and therefore eligible for annexation to each agency. Sphere amendments would be required for Sites 2, 3, 4, and 5 before they could be annexed.

State law provides LAFCO with sole discretion in designating local agency spheres, including consideration of sphere amendment requests. LAFCO's sphere policies are oriented towards facilitation of orderly growth and development, prevention of urban sprawl, and preservation of agricultural and open space lands. Sphere amendments for purposes of urban development are strongly discouraged for any territory designated for an agricultural or open space land use under the County General Plan.

Notably, Sites 2 and 3 are non-contiguous to the City's boundary and sphere, which suggests their inclusion within the sphere would not facilitate the orderly growth and development of the City. In addition, NSD's existing sewer line in this area was intentionally undersized to limit growth inducing impacts. NSD's sewer line in this area lacks additional capacity, which suggests NSD would be unable to serve the 158 maximum new housing units that are contemplated for Sites 2 and 3.

2) Outside service agreements:

Local agencies may provide public services outside their jurisdictional boundaries under limited circumstances if they first request and receive approval from LAFCO.

This alternative is problematic for Sites 2, 3, 4, and 5 under LAFCO law (California Government Code Section 56133). Specifically, outside service agreements for territory that is located outside the service providing agency's sphere are limited to situations in which the service will remedy a threat to public health or safety. Based on present land uses, it appears unlikely a determination can be made that any of these sites are subject to a threat to public health or safety involving a need for public water or wastewater service.

This alternative appears feasible for Site 6 given its location within the spheres of the City and NSD. Outside service agreements for territory that is located within the service providing agency's sphere may be approved by LAFCO in anticipation of a later annexation. Site 6's inclusion within the spheres of the City and NSD suggests annexation to each agency in the future is anticipated by LAFCO.

These comments are intended to convey LAFCO's role in the process and associated challenges with respect to the provision of public water and wastewater services to the sites identified in the Draft Housing Element Update. Please contact me with any questions by telephone at (707) 259-8645 or by e-mail at [bfreeman@napa.lafco.ca.gov](mailto:bfreeman@napa.lafco.ca.gov).

Sincerely,

A handwritten signature in blue ink that reads "Brendon Freeman". The signature is written in a cursive, flowing style.

Brendon Freeman  
Executive Officer

cc: Margie Mohler, LAFCO Chair  
Vin Smith, City of Napa Community Development Director  
Phil Brun, City of Napa Utilities Director  
Tim Healy, Napa Sanitation District General Manager

**From:** [ruralangwin](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** #3 Comments Draft Housing Update  
**Date:** Monday, July 11, 2022 2:19:15 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

Please accept my comments on the Draft Housing Element. Please share my comments with BOS, PC, consultants and the HEAC.

The Spanish Flat location is impossibly distant from any basic services to support development of Affordable Housing and provide opportunities for residents to thrive much less survive. The inclusion of the site by Staff and Consultants is as laughable and it is disingenuous. I'm shocked that staff and consultants have the hutzpah to try and pull this off!

The entire community of Spanish Flat, even before the devastation of the LNU Fire Complex, was failing and vulnerable. But following the near complete destruction of Spanish Flat in the LNU Fire, including the deaths of three residents, and the destruction of the one remaining bait and tackle shop (where ostensibly residents could subsist on Budweiser Beer, Cheetos and red wiggler worms) there are no services remaining at Spanish Flat save the cemetery and the shuttered Senior Center as all residents have been burned out.

The Draft is disingenuous in offering Spanish Flat site to HCD as a reasonable place for people to thrive much less survive. The HCD considers Areas of Opportunity in locating sites for AH, which in no way describes Spanish Flat.

While the site is not currently in the highest wild land fire severity zone/state responsibility area, the area's nearly complete destruction of housing in the LNU Fire documents the area's vulnerability to fire and the CalFire/Board of Forestry changing regulations must be considered.

Development in Spanish Flat would predictably be precluded by the lack of available insurance and it is unclear if the Fair Plan would cover new construction. Besides the increasing temperatures in the Berryessa Area due to climate change, frequent PG & E power failures and Public Safety Power Shutoffs result in lack of wi fi, telecommunications and life saving air conditioning throughout the summer and fall. As you recall, the area housed a large population of low income seniors before its obliteration in the LNU.

Water from Lake Berryessa serving Spanish Flat is frequently prone to toxic blue green algal blooms and water quality frequently fails to meet state standards. Please discuss the upgrades needed of the Spanish Flat Water District infrastructure and its realistic capacity to accommodate new development for both water and sewer. What are the estimated needs for funding from the Housing Impact Fund or other resources?

In terms of equity, Spanish Flat falls flat on its face. There are no schools, and no remote campus programs, poor internet, no access to grocery stores or stores of any kind, no gas station, no electric charging station, no medical care save an ambulance ride or Reach helicopter flight to hospital or clinics far removed from the site.



However, Spanish Flat site promises to deliver isolation from church, after school programs and sports, medical care, social services, post office, voting center, auto mechanic, library, veterinary care or any of the multiple things that thriving, successful communities depend on. If you end up in Spanish Flat your cost of transportation is astronomical as there is no public transportation save hitchhiking, and is likely the most vehicle dependent area in Napa County!

Spanish Flat is thrown into the mix to some how support a speculative resort development the County of Napa Board of Supervisors is engaged in which has no assurance of ever being built. To adopt the Spanish Flat site with its extreme isolation, high fire risk, lack of any jobs is a cruel joke given the absolute desperate need for affordable housing right now along the Highway 29 Corridor in Napa County.

Make no mistake, should any resort development occur in the future, it's at least a housing cycle away and the only services to develop will likely include snack bars in resorts, mini marts and possibly a gas station! Should a low income resident of Spanish Flat seek a spa treatment, a house boat rental or moonlight pontoon boat booze cruise, in ten years all those necessary services might possibly be available. We will have to wait and see.....but a grocery store and a school aren't happening ever!

While the smoke and mirrors of offering this site might temporary be overlooked during the bigger battles occurring at the Altamura and Bishop sites, there is no doubt the State Housing and Community Development staff will find Spanish Flat an unacceptable location for future, successful residential development.

Spanish Flat indeed fails on every metric of a successfully community. Please remove Spanish Flat from the list of potential housing sites.

Kellie Anderson

**From:** [Ronald Ryan](#)  
**To:** [Hawkes, Trevor](#); [PlanningCommissionClerk](#)  
**Cc:** [jen@willismg.com](#); [Dean](#); [donhutchins1@gmail.com](#); [Shauna Abbott](#)  
**Subject:** Objection to low income housing near Silverado  
**Date:** Monday, July 11, 2022 2:26:45 PM

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**[External Email - Use Caution]**

Mr. Hawkes,

My name is Ronald Ryan, and I reside at 158 Silverado Springs Dr, Napa 94558.

I am writing on my own behalf, and on behalf of the Silverado Springs Owners Association (SSOA), whose members include the owners of 97 single family homes within the Silverado Residential Community. Both I and the majority of members of the organization I head, wish to register our firm opposition to any further efforts to rezone and ultimately redevelop both the Bishop and the Altamura properties for high-density housing pursuant to the current Draft General Plan Housing Element Update.

I can appreciate the difficult position in which the State of California's affordable housing mandate has placed the County. This is a piece of top-down governance which is especially inappropriate at a time when California, including Northern California, is not gaining but losing population. Nevertheless, it appears that the County cannot evade the requirement to select among the six sites the Planning Department has identified.

To the best of my knowledge, the lack of the ready availability to expand the capacity of the local sanitary sewer line has for some years posed an insuperable barrier to expansion of Silverado Resort's hotel facilities. It is a considerable rumor to hear that the Planning Department now believes that a significant sewer expansion can be achieved by the simple expedient of patching some leaks that have permitted stormwater to infiltrate the sewer line, and that the County possesses a slush fund earmarked for low-income housing sufficient to cover the cost of the needed repairs.

I, and SSOA, call upon the Department to immediately release to the public all information and analysis used by the Department to justify the conclusion that the sewers in the Silverado area can accommodate more than 100 additional new housing units. Failure to fully and accurately account for the basis of the decision will cast serious doubt on its legitimacy.

Additionally, I believe traffic density and safety, difficult fire evacuation protocols, incompatibility with more than 50 years of prior zoning, groundwater depletion, follow-on development effects, and the simple ruin of a heretofore rural country neighborhood within the Agriculture Preserve. These remain sufficient independent grounds to avoid selecting either the Bishop or the Altamura site for the noxious developments the State wishes to force upon us.

In conclusion, I note Commissioner Mazotti's professional opinion on July 6 that current construction costs mean that no "affordable housing" developments will pencil out, as well as the Department's

acknowledgment that the County's obligation is not to actually build the units but simply to create the regulatory framework for them to be built. If either the Hedgeside or the Altamura property is rezoned to permit high-density housing it will be a financial and safety penalty to the 1000+ residents of the Silverado area. Ultimately, it is inevitable that economic conditions will eventually change to the point that a developer finds the costs now "pencil out". I and SSOA urge the Department to not allow this process to proceed to the point of rezoning either property, because eventually it will have an irretrievable effect on our neighborhoods.

Thank you for your consideration.

Ron Ryan, Silverado Springs Board President  
158 Silverado Springs Dr  
Napa, CA 94558  
(M) 415-297-2440  
RNRyan@outlook.com

**From:** [Amir Khalil](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 11, 2022 2:31:48 PM

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[External Email - Use Caution]

Trevor,

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

I'm opposed to re-zoning the "Bishop Site" because the impact of this high density project in this area will be negative and drastic. From the traffic impact to the environmental impact to the appeal of the area. I myself have almost been hit with people pulling out from Hedgeside and this would only increase the probability. That road cant take it and that neighborhood wasn't designed for it.

Please do not allow this to go forward.

Amir Khalil

1190 Monticello Rd.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**From:** [Molly Mausser](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Letter in regards to Housing Element  
**Date:** Monday, July 11, 2022 2:39:48 PM

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[External Email - Use Caution]

July 11, 2022

Napa County Planning Commission

This letter is to reiterate that we are against the rezoning for the properties at Skyline Park (Imola) and Bishop Ranch for the purpose of meeting the unit count for the State of California housing requirement.

As Planner's for the County, we hope you will put the needs of the community ahead of the State's requirement. We understand that State funding is part of the job but to sacrifice Skyline Park and put the Hedgeside/Monticello/McKinley/Estee neighborhood into a libelous situation cannot stand.

It appears there is time to reorganize and look at other locations. The caller, Kelly, at the meeting on Wednesday, July 6, 2022 made some very specific points of how to accomplish this. Those affected by the 6 sites were not given much of a chance to protest and it is with this in mind that we ask the Commission to further study alternate locations.

Additionally, an environmental report on EACH of the sites should be required. A combination report of all 6 sites is of little value.

Thank you,

Chris and Molly  
Mausser  
Estee Ave.  
  
Napa, Ca

1551

**From:** [Nancy Brightwell](#)  
**To:** [Morrison, David](#); [Hawkes, Trevor](#); [MeetingClerk](#)  
**Subject:** Housing Element Advisory Committee and David Morrison Save Skyline Park  
**Date:** Monday, July 11, 2022 2:46:14 PM

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[External Email - Use Caution]

I Am very saddened to see the Housing Element Advisory Committee and Planning commission are even thinking of taking this parkland for development of affordable housing. It really shocked me to see Skyline Wilderness park referred to as "state owned land on Imola".

At the July 6 Meeting very few comments from the planning commission on how we can protect our park.

I think you people should know how many people use this park every month. Maybe you could get information from Skyline park on how important this park is.

I have been involved with Skyline Park since 1983.

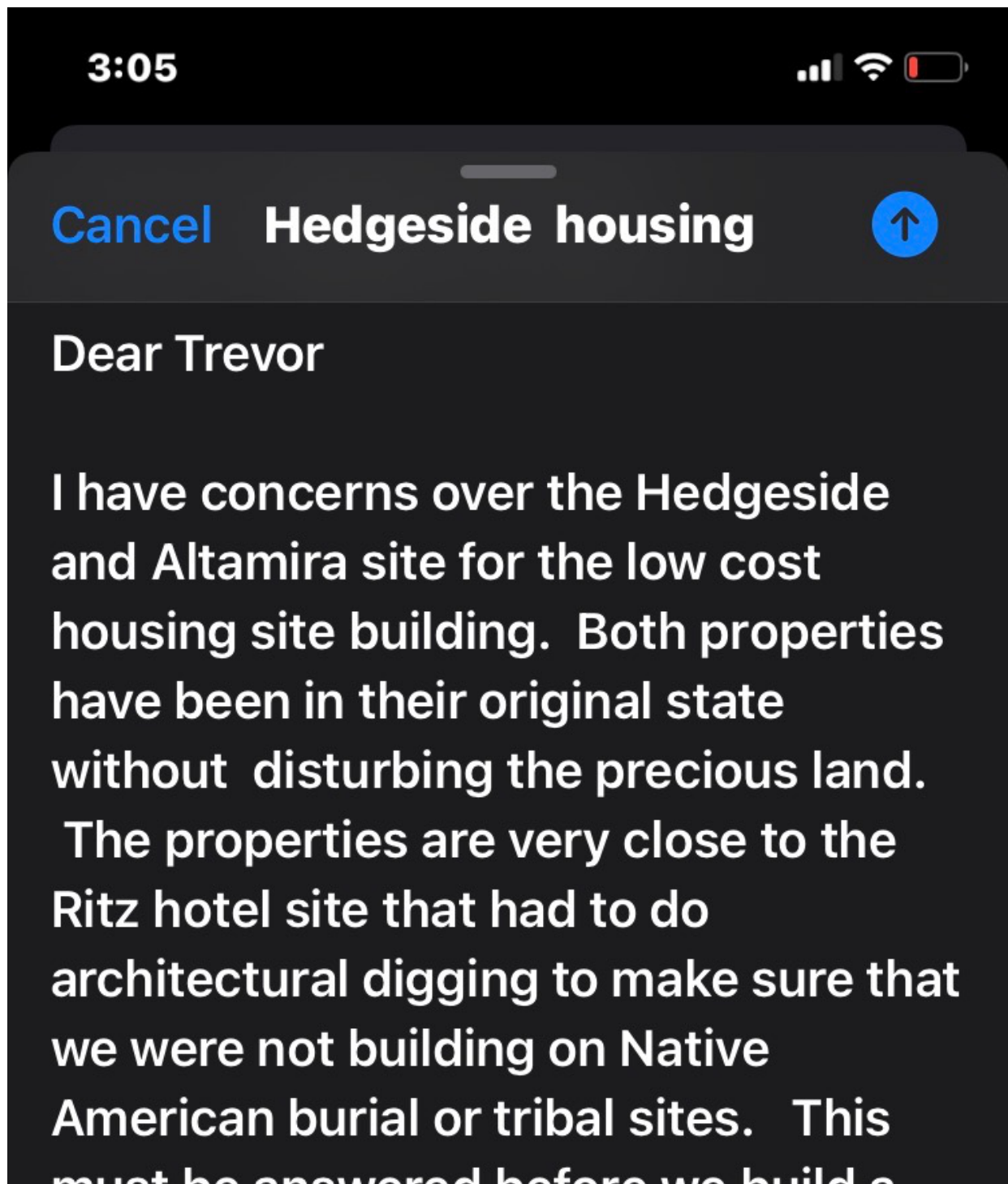
This park has bloomed into a beautiful recreation and community service area for Napa Valley. Please Save Skyline Park.

Nancy Brightwell  
707 2870362

**From:** [Nancy Crume](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Fwd:  
**Date:** Monday, July 11, 2022 3:12:51 PM

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[External Email - Use Caution]



must be answered before we build a permanent structure that will never allow Napa to preserve its Native American roots.

Thank you for your consideration on this most important matter.

Sincerely,  
Laurie Principe  
150 Canyon Dr.  
Napa, CA 94558  
Sent from my iPhone

Sent from Nancy's iPhone



**From:** [Parry Murray](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Info@savehedgeside.com](#); [Parry Murray](#); [JC Greenberg](#); [13curtis@gmail.com](#); [garrett@premierevit.com](#); [Janice Ballard](#); [Chris Malan](#); [nathalie.jure@opusonewinery.com](#); [Yakov Reznikov](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan... AND questions to be addressed.  
**Date:** Monday, July 11, 2022 3:14:38 PM

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[External Email - Use Caution]

Dear Planning Commission members and Napa City staff:

We are very fundamentally opposed to the most inappropriate choice of the Bishop Site for high density housing on Hedgeside Ave for the many reasons cited at the July 6th (2022) Planning Commission Meeting (incl. Public comment input as well as Housing Update info), not the least of which entail very real and highly probably bottleneck traffic and safety evacuation issues, traffic danger year round in general, and very real and clearly predicted flooding and watershed impact.

There are several other concerns, but these these constitute the gravest and most troublesome of them that require in-depth review and smart final analysis, especially since according to climate AND other current regulations, at least three of the sites (incl the Bishop site) may well fall under an ILLEGAL status as far as allowing for any high-density urban development in a traditionally former (and current) AG/ farming use and endangered watershed issues are concerned, given that ANY such site choice seeking "blanket rezoning" for all sites that specifically threatens sustainable use (and/ or any specific species impact) in a critical watershed, is REQUIRED to undergo INDIVIDUAL SITE-SPECIFIC EIR's before final determination is reached. Taking short-cut measures and blanket re-zoning in order to meet state-mandated housing needs is NOT, in fact, allowed when specifically threatened watersheds are being considered. Circumventing existing regulations in this climate context should not be twisted to allow a "broad sweep" determination over such vastly-differing sites

Site-specific EIR's are simply required for any/ all short and long-term effects, lest the results of express-rate (and essentially illegal), unsustainable general/ blanket EIR approve high density housing in highly inappropriate sites, in spite of the obvious fact that exponentially poor outcomes will outweigh the short-term gain in meeting the state-imposed mandates. While recognizably and appreciating the challenging dilemma for all of you as our officially elected or appointed representatives, please review all public comment from July 6th for the purpose of broadening the horizons for higher density housing via POLICY standpoint and the need to examine past potential sites, both within and outside of City limits, extended allowance for ADU's/ other private renting opportunities, as well as any other measures that open up numerous and more appropriate sites. There's no need to put citizens, their safety (nor that of a critical watershed and its habitats and species), deliberately in harm's way.

QUESTIONS:

How would planning mitigate for the ever-present (and FUTURE predictable) traffic dangers along Hedgeside Road?

Will there be a widening of the shoulder on both sides of Hedgeside Lane (in an already squeezed and limited safe walking margin on either side)?

(Also, please see photos sent in a separate email that reflect the result to Bill Bishops fencing at the bottom of "killer curve" that show regular "patching" following countless vehicle accidents caused by speeders who cannot hold the curve and crash into Bishop's fence, or conversely, spin off into our fence across the road. We've had to take people to court for the cost of repairing our fence, and we dread the day the next out-of-control driver will come crashing through our fence and perilously close to the house).

Will there be an extra lane for turning off Monticello and onto Hedgeside (still not solving the predictably long back-up of traffic waiting to turn onto Hedgeside)?

How would the long line of traffic waiting to turn from Hedgeside onto Monticello be addressed? (If traffic backs down into the curves on Hedgeside, there will be additional traffic hazards as drivers approach from the lower part

of Hedgeside to join the line-up of those waiting to turn onto Monticello, so, current problems will only increase.) Therefore, how will both ingress and egress be mitigated?

Will there be a traffic light installed at this junction?

What are the measured time delays caused by an installed light for heavy morning and afternoon commuters into/ out of Hedgeside as well as the commute traffic that's already substantial along Monticello Rd?

How would added traffic exacerbate the bottlenecks created and resultant life-threatening dangers during emergency situations (people escaping Wooden Valley and vicinity, Atlas Peak, Silverado neighborhoods, etc, during emergency evacuations? (Keeping in mind such emergencies are on the rise, not decline, and we all know the past fire history here, the risk of which increases steadily. The Paradise fire and the 80 plus deaths that occurred due to limited escape routes and congestion comes to mind.)

Why would Napa County choose a site that's guaranteed to add increased traffic along a route that's so critical to safe escape and the NEED for fire-fighting forces to ACCESS threatened regions as well? On the scale of 1-10 for traffic and safety dangers imposed on multiple levels, this site registers over the top, indicating a high red-flag warning on its own and calls for immediate removal from the list of sites being considered. The same might be said for Skyline Park in terms of both ingress and egress (not to mention the absurdity of decreasing valuable park and recreational land in an increasingly crowded region, where recreation is beneficial and necessary for public health).

Would the County plan to widen Hedgeside Ave to include wider shoulder margins, walking/ biking paths?

Have you at all considered the greater likelihood of children being injured/ killed on the blind curves, as residents moving in and out regularly will undoubtedly include children/ adolescents who might try to skateboard/ bicycle ride down the slope that includes two dangerous blind curves that already see regular speeding in both directions?

How would the County even begin to mitigate these certain factors in such a narrow corridor?

(To date, wildlife and escaped beloved family pets have been the primary victims, but occasional cyclists who misjudge the curves also suffer injurious falls. Families and couples who are aware of the dangers already navigate this road VERY trepidatiously. The "sense" of adding large numbers of children and/ or adolescents and other pedestrians into the mix makes NO sense at all. To get some drivers to slow down is enough of an existing challenge; to "count on" even more to do so is unlikely; and to "consciously place" more innocents in harm's way might well be considered negligent, if not worse.)

How does the County plan to JUSTIFY such a plan on an already challenged road and in an endangered, depleted watershed? Who's going to monitor the road? Who's going to stop the flooding or destruction to habitat if we don't collectively do so now?

Where would predicable "spill-over" parking be planned on this site? (There's already limited/ non-existent shoulders/ borders for walking. Cars that legally/ illegally park along the shoulders will preclude walkers from venturing out safely. As grandparents, we already have frightening moments pushing twin grandchildren in a stroller along Hedgeside Ave. when we have to regularly pull to the side and HOPE that drivers speeding by see us, as some slow down and give us a broader swath, but not all.)

What position does this project put you in, as our elected/ appointed officials? Do the ACTUAL dangers/ losses posed by adding traffic into a rural residential and Ag neighborhood and the LIABILITY looming concern you enough to prevent any such likelihood? The very real potential of a child being killed or injured rises exponentially with a project such as this on an existing dangerous road.

ADDITIONALLY, we believe that in no way, shape, or form should the Bishop Site (or Skyline Park, for that matter) be legally exempt from the site-specific EIR mandate that's directly called for under existing AG/ rural watershed zoning regulations, especially in the context of past and current AG/ farm use of the Bishop site, the current "Water-Deficient" designation on the County Map, as well as within a designated and documented "severely depleted" aquifer. Attempting to somehow fit these complexities into an already "multiply-challenged" region of a rural environment and critical watershed is unwise, unsafe, and contrary to the practical considerations that merit

intense scrutiny for a high density complex such as this one, not to mention the lack of transportation or easy access to medical and other services.

How does the County account solely for the practical concerns and/ or needs of new residents, let alone mitigate for the safety and welfare of existing residents and, additionally, in a climate-changing environment and critical watershed that's evolving constantly?

The damage to wildlife and habitat is incalculable.

How will County mitigate for essentially unrecoverable habitat/ watershed damage in the face of growth-inducing planning that would also see increased run-off from pavement, loss of permeable soil and guaranteed increased flooding?

With SOIL as "a valuable resource" that is in statewide decline, how will County measure the impact of this run-off and future run-off in terms of increasing pavement and massive run-off?

How will GHG's be accounted for and mitigated in both local and broader context?

The overall picture dictates a change in how state/ local policy currently operates, allowing a broader range of sites to be considered, especially in ways that minimize/ reduce the loss of permeable soil...

What are some of the options that might better accommodate more vertical development within existing paved areas, for instance?

LASTLY.... HOW can Napa County take a LEADERSHIP role in NOT caving to existing limitations/ criteria but, rather, offering up more ADU allowances, private rental options for home owners, and City-County partnerships (as a few examples) in which shared funding and more visionary consolidated, smart planning could promote development in practical, smart ways?

Cumulatively speaking, could the County meet mandated square footages through even a partial-adoption of expanded rental policy and loosened standards that would allow more housing options?

(We recognize the existing challenges and appreciate all parties' hard work. At the same time, would you please share (and accept input for) any potential measures/ options that could help Napa County meet criteria without adding to watershed encroachment and destruction as well as increased increased risks and real safety hazards?

Our comments and questions pertain to only some of the many concerns and complexities around high density development that are subject to insufficiently- identified criteria. PLEASE take our comments and questions as LARGELY related to both human and watershed safety and less toward a diminished "rural way of life," although they're intertwined. We're burning up in climate-dangerous times and need to not only mitigate for increased risk factors but also adopt better policy and broader global context as we plan ahead. This means stretching constraints that are matrixes over grids and ways of thinking. It is often said, "As CA goes, so goes the world!" It behooves us to utilize all opportunities creatively and set new precedents for sustainable planning.

Thank you for your diligence on behalf of Napa residents, our wildlife and watersheds, and visitors alike as you closely examine the workability/ non-workability of the current sites being considered. The Bishop site, expressly by virtue of its clear NON-feasibility on several levels, offers an opportunity to revisit and revise both previously and newly-considered sites where there's better, more practical access to services and amenities, etc. Conversely, this direction lends itself toward improved policy toward (and protection of) our valued resources and smart, futuristic planning in an increasingly uncertain world. Napa can choose to lead, if we so desire.

Thank you,

Bill and Parry Murray



**From:** [Ricardo Graf](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: Opposition to Bishop and Altamura Sites - Ricardo Graf, Monticello Park Resident  
**Date:** Monday, July 11, 2022 3:25:14 PM

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[External Email - Use Caution]

Hi Trevor,

Apologies. I forgot to CC you on the email below. Thanks for reading.

Best,

Ricardo Graf

Sent from [Mail](#) for Windows

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**From:** [Ricardo Graf](#)  
**Sent:** Monday, July 11, 2022 3:09 PM  
**To:** [Alfredo.Pedroza@countyofnapa.org](mailto:Alfredo.Pedroza@countyofnapa.org)  
**Subject:** Opposition to Bishop and Altamura Sites - Ricardo Graf, Monticello Park Resident

Dear Supervisor Pedroza,

First off I'm deeply concerned about the lack of notification to the residents of Monticello Park and others affected by the potential site alternatives the County is contemplating for development. My wife and I only just learned (last week) about the exercise County Planning is undergoing and the alternatives that are being considered for the development of high density housing that will be contained within an upcoming Draft Environmental Impact Report (EIR).

I'm a resident of Monticello Park and given you're the Supervisor of our district I'm directing my vote of opposition to the siting of high density housing on planning alternatives known as the Bishop and Altamura sites for the following reasons:

- **Traffic impacts** – as a father of two taking my young kids to school by making a left from Lorraine to Monticello Road is already difficult and dangerous given the volume of traffic at those times of the day. Adding 1,250 trips per day on to Monticello Road will likely create a scenario where it will be even more impossible to make turns and likely necessitate traffic signals or at very least traffic controls like Napa County Sherriff officers directing traffic. Monticello Road was NEVER designed for the type of density the County is contemplating for these sites and more accidents would happen.
- **Sewer infrastructure is inadequate** – the 10 inch sewer line that runs along Monticello Road and feeds the Silverado area is not designed to absorb the additional units contemplated. As you know Monticello Park residents have been looking for ways to tap into City sewer for a long time so we know the existing sewer infrastructure WILL NOT support this sites. If either

or these two sites move forward the County will have to pay millions to upgrade the sewer system not to mention repairs to the existing system.

- **Zoning is incompatible for the area** – proposing high density housing within rural residential simply makes absolutely no sense at all. It's urban planning 101. High density belongs where there is infrastructure, public transportation, walkable amenities and services, etc. If you put high density within rural residential areas (1 acre lots +) what do the residents of high density that don't own a vehicle do? What quality of housing would they truly have? It just seems like a shoehorning approach at trying to slam the most amount of housing units in whatever acreage is available without further thought about zoning compatibility. You have to admit it's a MASSIVE stretch to support this type of zoning in this area.
- **Precedent setting dangers** – I understand the State has really brought this pressure onto the County. And because of the pressure Planning seems to be forced to consider some fairly far reaching options as stated above. Options that they wouldn't otherwise consider in under normal conditions. The County should be extremely careful about being forced to make decisions that set an unintended and negative precedent. Once the decision is made to shoehorn density in our rural communities there is no going back. If the Bishop and Altamura sites are developed for high density what will happen is more and more landowners in the area will want to re-zone their properties for higher density pointing to Bishop and Altamura as the precedent. That will surely lead to the extinction of rural communities in Napa County. Again, density belongs in downtown centers.

I would like to request the County remove the Bishop and Altamura sites from consideration by directing Planning Staff to remove these two sites from the upcoming Draft EIR which would remove them from study process. Including them in the study would be reckless and damaging to our rural community. Thanks for reading.

Best Regards,

Ricardo Graf  
Resident of Monticello Park

Sent from [Mail](#) for Windows

**From:** [garrett.premierevit.com](mailto:garrett.premierevit.com)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegPC@gmail.com](mailto:joellegPC@gmail.com); [Whitmer, David](#); [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com); [Dameron, Megan](#); [info@savehedgeside.com](mailto:info@savehedgeside.com)  
**Subject:** HEU 2022 Update, No to Bishop site  
**Date:** Monday, July 11, 2022 3:25:44 PM

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Additional Comments on Housing Element update 2022:

Trevor,

Please include my additional comments into the record for the draft HEU and future concerns for this process as sites get selected for inclusion into the draft EIR.

In addition to my prior concerns around:

Traffic Safety:

Environmental resources, specifically with many threatened or endangered species historically found on or around the project site:

Growth inducing impacts:

I wanted to add further comments to accompany my testimony at the planning commission meeting July 6<sup>th</sup>.

The “Bishop site” is incompatible with many of the goals and policies contained in the draft plan. With a project site that is counter to so many of these goals and policies, I do not see how it can continue to stay on the list of proposed sites and respectfully ask that it be removed from consideration in the upcoming EIR.

In particular:

**Goal H-2** to direct growth into cities and towns to preserve agriculture. The “bishop site” is currently in production agriculture and this development would threaten that, it is also not in a city or a town. Changing the zoning would preclude this area from having agriculture as RM zoning is not allowed to have commercial agriculture whether or not this site gets built. How does the Bishop site work to further Goal H-2?

**Goal H-9** to focus on water conservation. Presumably this site would be granted access to the City of Napa water supply, although all additional permits and asks for hookups have been denied. This site requires significant increases in water supply which is already “over allocated” according to the State of California and the city of Napa as Evidenced by water curtailments over the last several years. What guarantees are in place that this proposed development would not revert to groundwater use in the event of a drought or additional water curtailment? This area is in the MST groundwater deficient part of napa and reliance on groundwater in the event of drought would put the entire MST in jeopardy from a water supply standpoint.

The Bishop site is also incompatible with the following policies:

**Policy H2-A**, we have been told that this site would not have any actual “affordability” requirements and does not seek combo AH zoning. There would be no requirement for the developer to actually supply affordable housing. This, like most “affordable projects” may result in market rate housing for second homes, further exacerbating the housing crisis. How will this parcel be compliant with this policy?

**Policy H2-B**, this is not a designated urban area, and it is not planned to have any deed restrictions placed on the property. How does the Bishop site work to further Policy H2-B?

**Policy H2-E**, this currently does not have AH zoning accompanying it. Will this property be required to have an AH zoning overlay on it?

**Policy H2-F**, this site is not in an incorporated area. Is this and the surrounding area planned to be annexed into the City of Napa anytime soon? It's not in the RUL, will the RUL be expanded to meet the spirit of this policy?

**Policy H2-H**, currently there are no plans for deed restrictions or for the County to have this as a County funded affordable housing site. Would this project be able to use affordable housing dollars (in the county General budget) to do the required septic upgrades? If so, this is incompatible with Policy H2-H unless this is actually an affordable project sponsored by Napa County.

**Policy H4A**, this is not in an urban area and is not conversion of commercially zoned parcel. Several other sites fit this policy better than the Bishop site, and provide for a better, more palatable transition in zoning.

**Policy H4-B**, and AG/LU-119 as it relates to the county's growth management system. This site is incompatible with many of the policies in this general plan and land use code.

**Policy H4-C**, the Bishop site is not in a designated "urban area".

**Policy H4-D**, this site does not serve to protect agriculture and utilize buffers that minimize agricultural impacts. This area was recently the site of a major problem with neighborhood complaints over a wind machine in an existing vineyard. Adding 500+ residents to an agricultural area is counter to this policy and will lead to further erosion of agriculture that exists on neighboring parcels and in the area. How does the Bishop site meet this goal better than some of the other sites in the current plan?

**Policy H4-F**, this site is in direct conflict with the goal of ag preservation and focusing on growth in commercial areas.

**Policy H4-H**, this site does not meet the goal of maximizing protection of ag lands and open space.

**Policy H6-A**, this site does not meet the foot, bicycle, mass transit, commercial services, and water usage goals of this policy. It is one of the poorest and most dangerous sites in terms of pedestrian and bicycle usage.

**Policy H-6C**, this project does not meet the greenhouse gas goals set forth in county code, state requirements, and how would it conform to the new air resources board greenhouse gas rules put in place merely a month ago. The Bishop site in particular is one that will not be able to mitigate for these impacts.



In addition to the clear contradictions of the listed goals and policies in the HEU plan, this Bishop site is not compatible with many of the existing County general plan requirements, including the preservation of agriculture, fire issues, greenhouse gas, traffic reduction, water conservation, affordability goals that are in place for the current general plan.

We have been told conflicting information by County staff that once this site is “re-zoned” there will not be a “project EIR” that will address the specific concerns that a “normal” county project would have. I request that in the case of rezoning, a specific project EIR be required so these more specific concerns about site constraints can be heard and mitigated for.

Furthermore, it has come to my attention that Significant property improvements may have taken place on the Bishop property without the benefits of permits in the past couple of years, including building a large “barn structure” out of shipping containers and wooden framing, including power to this structure, etc. I request that if this property is in fact in serious permit violation that the landowner not be “rewarded” with the opportunity to develop 125 units of high-density housing on their property. After the last 10 years of consternation by members of our community over permit violations; it would be a major problem if out of compliance property owners face no punishment, and potentially get rewarded by violating County codes by flagrantly violating our laws. Please update me with potential code violation concerns for this property.

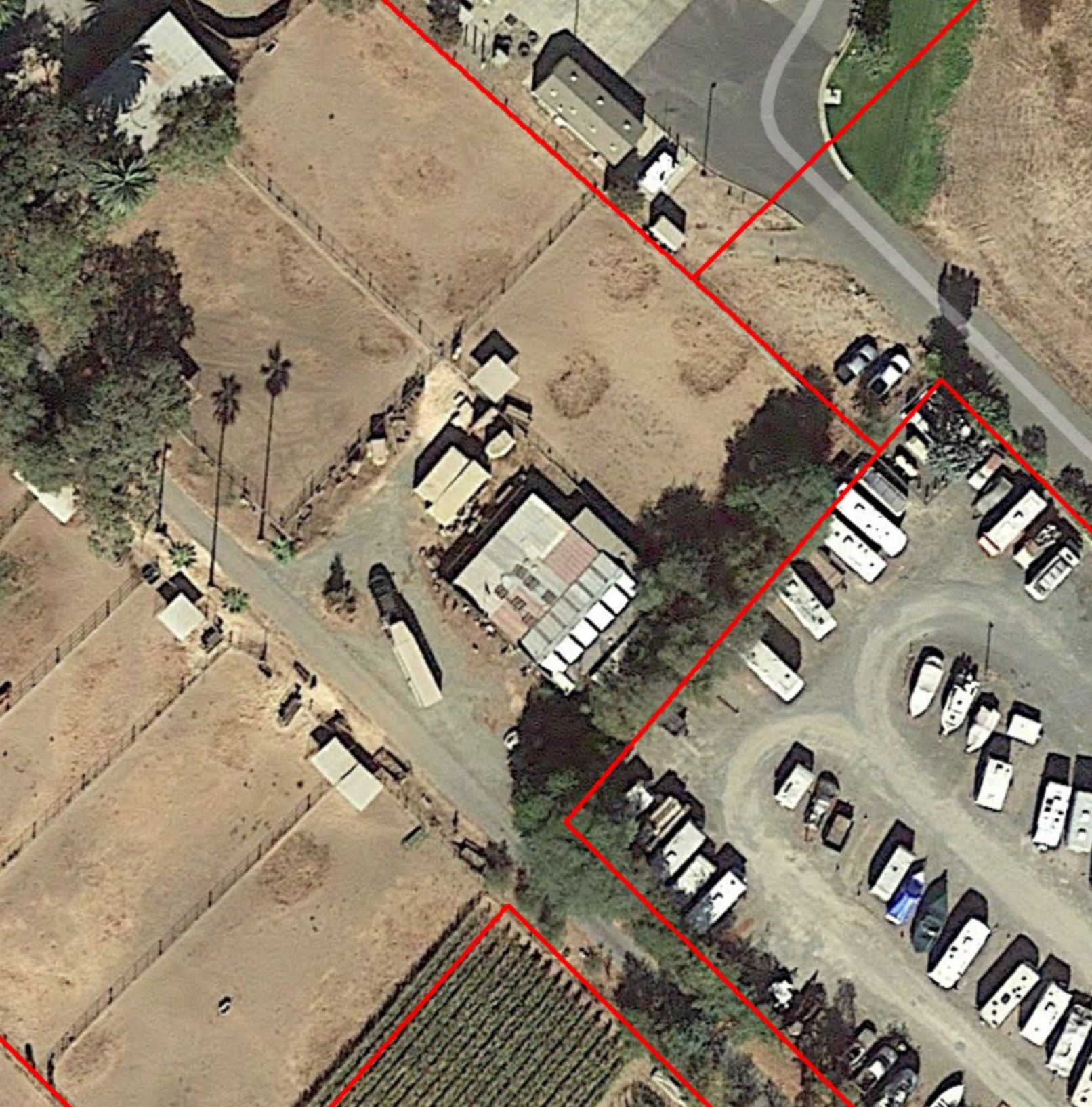
Thank you for your thoughtful addressing of these concerns.

Respectfully,

Garrett Buckland  
1024 Hedgeside Ave







**From:** [ruralangwin](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** #4 Comments Draft Housing Element Update  
**Date:** Monday, July 11, 2022 3:33:27 PM

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Dear Mr. Hawkes,

Please accept my comments on the 6th Cycle Draft Housing Element Update. Please distribute my comments to Staff, Board of Supervisors, Planning Commission and consultants and well as other Housing Element Update Committee members.

I request the inclusion of the existing small motel complex formally known as the Eagle and Rose Motel, located at 1179 Lodi Ln. St Helena, be included in the inventory of potential sites for affordable housing consideration as part of the 6th Cycle Housing Element Update.

As you are aware, this site is at risk of conversion from naturally occurring affordable units to other uses as it is surrounded by, but omitted from, the Kendall Jackson Inn at The Abbey Resort Project. Realistically, excluding this parcel from the greater resort project constitutes piecemealing and should not be tolerated by County Staff. Frankly it's shocking this is actually permitted to happen.

<https://ceqanet.opr.ca.gov/2020079021/2>

The current single story complex houses up to one dozen families (per conversation with postal carrier delivering mail), is immediately adjacent to bus stop, is slightly north of St Helena City limits with all levels of highly desirable public schools, St. Helena Hospital and St Helena Women's Center, Pacific Union College and the Napa Valley College Upvalley Campus. Additionally, the Upvalley Family Center is located in St. Helena along with Boys and Girls Club, multiple parks and sports complexes, churches, grocery, hardware, banking and access to community events such as music in the park, Bicycle Rodeo, parades and fun

runs. St. Helena is one of the most desirable and affluent communities in California and provides the necessary access to resource opportunities which create a vibrant, successful, community.

In short, the preservation of the existing, occupied units on Lodi Lane should be the number one action of the Planning Staff and the Housing Element Update committee! If there is bandwidth to process approve a spa, hotel, winery and restaurant on the Freemark Abbey site, there should be a parallel effort made to preserve, rehabilitate and or expand the naturally occurring affordable housing on this site. Let's keep in mind that rehabilitation and conservation of existing at risk units is an important part of the Housing Update.

Access to water, sewer and road capacity is demonstrated by the pending approval of the resort! And jobs are plentiful and unmet in the St. Helena Calistoga areas according to employers due to a lack of access to housing for workers.

Please provide reports, notes, e mails and documents related to the preservation, renovation, rebuilding or conversion of housing on this site between Napa County staff, elected officials and representatives of Kendall Jackson and or Jackson Family Wines. Please provide a discussion as to why this resource rich site was excluded from consideration as a potential housing site in the Housing Element Update?

There is clear documentation that one unit of affordable housing can cost up to \$750,000 in some areas of the state. The question the County Staff and Board of Supervisors must answer is why aggressive policy and funding to preserve an existing neighborhood of affordable housing isn't even on their radar? And how can this lack of interest in preserving existing housing plausibly be explained to occupants of the complex, members of the Update Committee, county residents and the Department of Housing and Community Development?

Please respond to my comments in writing and include my comments with the agenda at the next Housing Element Update Committee meeting.

Regards,

Kellie Anderson

**From:** [MARGARET MONTICELLI](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft Housing Element Update  
**Date:** Monday, July 11, 2022 3:36:40 PM

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[External Email - Use Caution]

Regarding the planned development in the Hedgeside area, we are concerned about a few things. We were out of town at the time of the July 6 meeting, but would like to express our concerns for our area.

Our property is part of the agricultural area long established around Napa. We have wells which might be impacted if our water table is affected by large developments and overcrowding. It is a major concern of all the grape growers in our vicinity.

We are also concerned about the increase of traffic in our quiet area. Roads are not in the best shape to handle such an increase in population.

Finally, the amount of work that is involved in maintaining vineyards could be a nuisance to the people new to the area who may not understand the amount of noise, dust, and night work necessary for the upkeep of the vineyards leading to complaints and misunderstandings.

We are all for carefully planned developments in Napa County. But agricultural needs should be well balanced with the needs of the potential residents when deciding a development location. Water, traffic, noise, dust etc. should be a top priority for both sides of the issue.

Respectfully,

Margaret and Marcello Monticelli  
1760 McKinley Road  
Napa, CA  
[margaretmonticelli@comcast.net](mailto:margaretmonticelli@comcast.net)  
[marcello@monticellibros.com](mailto:marcello@monticellibros.com)



**From:** [JC Greenberg](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joelleGPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#)  
**Subject:** Opposition to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 11, 2022 4:00:05 PM

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[External Email - Use Caution]

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

July 11, 2022

Trevor,

Hedgeside Avenue has formed an advocacy neighborhood group that is in opposition of rezoning the Bishop site for High-Density Housing. This group is composed of our nearby residents who share concerns of such type development that pose hazards to our current properties and that of potential new residents or tenants whom would occupy this High-Density Housing. I have attached a screen shot of our petition (as you advised) representing the numbers of signator's in opposition. The Chang.org petition was just created on July 2nd and represents **326 signatures** to date of this email.

Our neighborhood just learned of this HEU 6th Cycle process on June 20, 2022, when the County of Napa mailed out letters (postmarked 6/16) to residents within 1,000 feet of a proposed site. Recently we've learned this HEAC process has been moving forward since Fall of 2021 and public outreach has been limited in nature. As public citizens, we have already missed public comment periods occurring back in February 25th, 2022. These timelines should bring awareness that the Draft HEU was published on June 10th, 2022 and comments close July 11th, 2022. This is a very short window for residents to educate themselves of this Draft HEU plan and digest the safety concerns the Bishop site presents.

Regards,

JC Greenberg  
1033 Hedgeside Ave



**Welcome back to Change.org!** A new  
petition wins every hour thanks to

signers like you.

What's new

**Petition details**

Comments

Upd




## STOP THE RE-ZONING OF THE RURAL "BISHOP SITE" TO HIGH-DENSITY HOUSING

326 have signed. Let's get to 500!



At 500 signatures, this petition is more likely to be **featured in**

**Take the next step!**

 change.org

**From:** [ruralangwin](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** #5 Comment Draft Housing Element Update  
**Date:** Monday, July 11, 2022 4:00:39 PM

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[External Email - Use Caution]

Dear Mr. Hawkes,

Please consider including programs and policy with specific action item and implementation dates for working with Napa County Code Enforcement to rehabilitate vacant 'red tagged ' housing in unincorporated Napa County.

As you know there is a emergency shortage of housing in Napa County and in the small community of Angwin, it has been brought to my attention by neighbors, that there are at least 6 vacant houses with County 'red tags' visible from the street in Angwin. None of these unoccupied homes are believed to be second homes or vacation homes but rather represent how things can 'go wrong' in life resulting in deterioration, waste, and ultimately loss of existing housing.

What possible programs and funding sources are available to work with home owners to bring these and other units throughout the county into compliance and up to code? How about a yearly report and conference between Code Enforcement and Planning Staff to identify vacant at risk housing units?

Are Housing Impact Funds available to rehabilitate substandard housing? Would this be a feasible, economical manner of addressing the housing shortage in unincorporated Napa County?

What would staff time and budgeting look like if a program such as this was included in Housing Element programming?

Would securing vacant housing, and rehabilitation of vacant housing provide greater fire safety for neighborhoods? Would utilizing Housing Impact Funds to assist property owners with 'red tagged ' units be a godsend for a local family?

As always, please disperse my comments to Board of Supervisors, Planning Commission, consultants and Housing Element Update committee members.

Regards,

Kellie Anderson

**From:** [Parry Murray](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellePC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Info@savehedgeside.com](#); [Parry Murray](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 11, 2022 4:01:08 PM

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[External Email - Use Caution]

Dear Planning Staff, County Commissioners and Board of Supervisors:

#### QUESTIONS PERTAINING TO THE BISHOP SITE:

What roadway and pedestrian improvements will this rezoning require?

How many feet of property alongside the roadway at the Bishop site will the County acquire for the rezoning?  
Currently, the County roadway in front of my property is 35 feet wide.

What improvements will be required at the terminal ends of Hedgeside Ave to accommodate the increased traffic impact that this rezoning would create?

Will all of Hedgeside Ave be widened?

Will improvements be made to the blind curves on Hedgeside? How so?

Will offsite street parking on local roadways, including Hedgeside Ave, be prohibited?

What provisions are being undertaken to protect our groundwater from further depletion and contamination that the rezoning and development would create?

How will night time lighting be restricted on site?

What would the setbacks from the ephemeral riparian creek on the site's eastern boundary be in terms of specific number of feet?

What are the development setbacks alongside Hedgeside Ave?

What impacts from local and downstream flooding would this rezoning and development create and how does County plan to mitigate for increasingly high risks of flooding as more pavement displaces water in the future with any added growth and development?

What are the determined impacts to groundwater recharge and aquifer contamination factors being taken into account from onsite runoff to our local well water?

How would this be mitigated?

Thank you for responses to these questions, concerns and more.

Bill Murray

**From:** [lindablank@sbcglobal.net](mailto:lindablank@sbcglobal.net)  
**To:** [Hawkes, Trevor](#)  
**Subject:** DRAFT HOUSING ELEMENT UPDATE  
**Date:** Monday, July 11, 2022 5:49:42 PM  
**Attachments:** [Housing Opposition.pdf](#)

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**[External Email - Use Caution]**

I am writing to oppose the idea of low-income housing units on the Altamura and Hedgeside sites. I strongly agree with the rationale put forward by Conrad and Linda Hewitt in the attached Letter to the Editor which appeared in today's Napa Valley Register.

In addition, as one who lost her home and had to immediately escape the flames in the Silverado Highlands during the 2017 fire, I can personally attest to the traffic jam trying to get out of the area. It was a terrifying experience! I can't imagine what it would have been like with hundreds of additional cars.

Linda Blank  
16 Merion Circle  
Napa, CA 94558



## Opposition to ultra high-density housing units

We are opposed to having ultra high-density housing units on the Altamura property (Monticello and Atlas Peak Road) and the proposed Hedgeside site.

Unfortunately, the county is being forced by a state, unfunded, mandate to provide ultra high density low income in a high-income area for no particular reason except for political purposes.

We suggest that the state donate sufficient land at its Napa State Hospital site, which has 138 acres available of mostly vacant land to the County of Napa to satisfy the state mandate.

I was a member of the 20-member Steering Committee for the 2008 County of Napa 20-year General Plan. The plan, approved unanimously by its 20 members, called for:

1. Direct housing enterprises to the incorporated jurisdictions and designated urbanized areas through the use of maps and

policies.

2. Provide the additional workforce and affordable housing by identifying necessary sites and programs and by collaborations with municipalities.

The County of Napa 20-year General Plan is all about preserving our historical culture of an agricultural community and quality of life in a rural setting, not to be invaded and changed by high cost developers, and by rezoning from ag to high density. The rezoning for the ultra high-density, low-income units is incompatible with over 50 years of zoning for Ag Preserve.

Further, the state mandate to have 106 units in high income areas is not necessary or wanted by anyone.

Some real problems and barriers to have any residential or commercial rezoning at the Altamura site include:

1. The sewer line is at capacity and would require substantial cost to install a new sewer line.

2. Water resources are extremely limited and not available for the additional 106 units.

3. Fire evacuation routes have been and will continue to be a challenge with the many threats of fires. Additional ultra high-density units on the Altamura property facing Monticello Blvd. and Atlas Peak Road will create additional heavy traffic congestion and challenges for an easy fire evacuation route. Also, the amount of traffic on both roads will increase substantially on a daily basis.

4. Silverado has always opposed increasing density in our rural neighborhood, including

a quality of life which we have chosen to live because of its location, culture, rural setting and lifestyle.

5. The entrances to the sites are dangerous.

6. There will definitely be more crime in our neighborhoods.

7. The ultra high-density units will be extremely costly to build because of the building codes, cost of construction, etc-maybe a \$1 million per unit.

8. Milliken Creek has flooded more than once and the ecosystem of Milliken Creek will be impacted with these ultra high-density units.

9. A big consideration-as more people choose to leave the State of California, the amount of housing currently being built in Napa should be sufficient to accommodate the need for additional housing. We have a declining population in the County of Napa.

In summary, there are just a few of the reasons to oppose this unfunded state mandate to have ultra high density units in high income areas.

We hope that the Planning Commission and its staff will realistically and objectively consider all the reasons to oppose the Altamura property and the Hedgeside site as not appropriate sites for any ultra high density low income housing units

**Conrad and Linda Hewitt**  
Napa



**SOUND OFF:** To submit a Letter to the Editor, point your smartphone camera at the QR code, then tap the link.

NEWSVU

**From:** [Jean Wheeler](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft housing element  
**Date:** Monday, July 11, 2022 9:50:20 PM

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[External Email - Use Caution]

Dear Sir,

Please do not ruin the beautiful jewel of Napa that is Skyline Park! Napa has serious water shortage during drought years that come over and over. Why allow more housing? We are already low on water and building hundreds more homes every year is just not sensible. Putting homes at the park is really not good for Napa. Please do not allow homes at Skyline Park. Please!!

Please consider how traffic will be impacted by all the cars for these new homes. Thank you for making a wise choice and remember that we don't have the water for these homes no matter where you allow them.

Sincerely,

Jean Wheeler



Napa County Planning Commission, Building and Environmental Services  
1195 Third ST, 2d Floor. Suite 210  
Napa, CA  
94558

To whom it may concern;

We are writing in regards to the recent proposed Low Cost Housing Initiative that is being planned near the Silverado Community. Specifically it will impact residents in the Silverado Trail, Hedgeside, Monticello, Atlas Peak, Vichy, East Avenue and Lake Berrysea as well as Up Valley. When I moved to Napa in 1991, the emphasis was on slow growth and preserving Napa's beautiful outdoor space. The past several years our town has seen exponential housing growth and it has impacted the residents quality of life. There are only so many people that can fit in a defined area. Our roads can only be expanded so far, and there is only so much water to name several obvious issues. Presently to get across town during certain times of the day can take nearly 30 minutes. Getting in and out of Silverado at the crossing of Monticello/Trancas and Silverado Trail is becoming more and more onerous and time consuming. Being a resident that was impacted by the fire, the addition of 100 plus new homes on Monticello/Atlas Peak will exacerbate the problem of evacuation from a fire or other natural catastrophe. In addition, the issue of available water is already a huge concern. The water problem, as we know, will only get worse in the near future.

Of course, this Initiative would be a bonanza for developers, who in general don't care about what the effect our town or its residents. It appears that this project is being forced on us, by wealthy, deep pocket developers.

Lastly, our town has limited ability to expand - due to its topography as a valley. Let's keep the very nature of "Napa Valley" safe.

Sincerely,

Julie Cohen  
550 Westgate Dr  
Napa, CA 94558  
[juliecohen2@me.com](mailto:juliecohen2@me.com)  
707-479-8049

RECEIVED

JUL 11 2022

Napa County Planning, Building &  
Environmental Services

**From:** [Gayle Davies](#)  
**To:** [Hawkes, Trevor](#)  
**Cc:** [Anne Reilley](#); [Gayle Davies](#); [Geoff Ellsworth](#); [Leslie Stanton](#); [Misty Sagadin Cole](#); [kelliegato@gmail.com](#); [clw1956@comcast.net](#)  
**Subject:** 6th Cycle Draft Housing Element Update  
**Date:** Tuesday, July 12, 2022 10:23:30 AM

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[External Email - Use Caution]

Dear Mr. Hawkes,

The information Kellie Anderson has laid out here is an excellent example of opportunities we have to ensure we do not repeat previous mistakes.

When well-financed hotel and other tourist-serving projects have been approved, we have, in some instances lost the housing for the people who work for these tourist-serving businesses. And now we are in the trouble that some were warning about. Virtually every business I know upvalley is suffering from staffing shortages, due primarily to housing shortage for workers. What sense does this all make? Especially in light of the fact that decisions could be made along the way that would not contribute to this serious problem.

Please make every effort to save this housing on Lodi. Please do not act as if your hands are tied. They are not. Do what you can – and if you do, every county resident can applaud.

Foresight: an ability most have and few practice. Time to resuscitate, sharpen, value and employ this skill.

*Noun – the ability to judge correctly what is going to happen in the future and plan your actions based on this knowledge.*  
Cambridge dictionary.

Sincerely,  
Gayle Davies  
St Helena  
[gayleddavies@gmail.com](mailto:gayleddavies@gmail.com)

\*\*\*\*\*

Dear Mr. Hawkes,

Please accept my comments on the 6th Cycle Draft Housing Element Update. Please distribute my comments to Staff, Board of Supervisors, Planning Commission and consultants and well as other Housing Element Update Committee members.

I request the inclusion of the existing small motel complex formally known and the Eagle and Rose Motel, located at 1179 Lodi Ln. St Helena, be included in the inventory of potential sites for affordable housing consideration as part of the 6th Cycle Housing Element Update.

As you are aware, this site is at risk of conversion from naturally occurring affordable units to other uses as it is surrounded by, but omitted from, the Kendall Jackson Inn at The Abbey Resort Project. Realistically, excluding this parcel from the greater resort project constitutes piecemealing and should not be tolerated by County Staff. Frankly it's shocking this is actually permitted to happen.

<https://ceqanet.opr.ca.gov/2020079021/2>

The current single story complex houses up to one dozen families (per conversation with postal carrier delivering mail), is immediately adjacent to bus stop, is slightly north of St Helena City limits with all levels of highly desirable public schools, St. Helena Hospital and St Helena Women's Center, Pacific Union College and the Napa Valley College Upvalley Campus. Additionally, the Upvalley Family Center is located in St. Helena along with Boys and Girls Club, multiple parks and sports complexes, churches, grocery, hardware, banking and access to community events such as music in the park, Bicycle Rodeo, parades and fun runs. St. Helena is one of the most desirable and affluent communities in California and provides the necessary access to resource opportunities which create a vibrant, successful, community.

In short, the preservation of the existing, occupied units on Lodi Lane should be the number one action of the Planning Staff and the Housing Element Update committee! If there is band width to process approve a spa, hotel, winery and restaurant on the Freemark Abbey site, there should be a parallel effort made to preserve, rehabilitate and or expand the naturally occurring affordable housing on this site. Let's keep in mind that rehabilitation and conservation of existing at risk units is an important part of the Housing Update.

Access to water, sewer and road capacity is demonstrated by the pending approval of the resort! And jobs are plentiful and unmet in the St. Helena Calistoga areas according to employers due to a lack of access to housing for workers.

Please provide reports, notes, e mails and documents related to the preservation, renovation, rebuilding or conversion of housing on this site between Napa County staff, elected officials and representatives of Kendall Jackson and or Jackson Family Wines. Please provide a discussion as to why this resource rich site was excluded from consideration as a potential housing site in the Housing Element Update?

There is clear documentation that one unit of affordable housing can cost up to \$750,000 in some areas of the state. The question the County Staff and Board of Supervisors must answer is why aggressive policy and funding to preserve an existing neighborhood of affordable housing isn't even on their radar? And how can this lack of interest in preserving existing housing plausibly be explained to occupants of the complex, members of the Update Committee, county residents and the Department of Housing and Community Development?

Please respond to my comments in writing and include my comments with the agenda at the next Housing Element Update Committee meeting.

Regards,

Kellie Anderson

**From:** [Nancy Dulik Feldman](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft housing element update  
**Date:** Tuesday, July 12, 2022 2:52:24 PM  
**Attachments:** [Housing Opposition.pdf](#)

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[External Email - Use Caution]

Please see the article below. We agree wholeheartedly with the issues Mr. Hewitt addresses in his editorial letter. As a Realtor, I am very aware of plenty of other more practical sites for this project in the city of Napa. Either of these sites makes no sense.

Nancy and Paul Feldman  
835 Augusta Cr.  
Napa, CA 94558

[https://napavalleyregister.com/opinion/letters/letter-opposition-to-ultra-high-density-housing-units/article\\_542a5dd8-ffe9-11ec-99fb-ef6227ffd0ed.html](https://napavalleyregister.com/opinion/letters/letter-opposition-to-ultra-high-density-housing-units/article_542a5dd8-ffe9-11ec-99fb-ef6227ffd0ed.html)

*Nancy Dulik Feldman*  
Sotheby's International Realty  
650-619-6995

## Opposition to ultra high-density housing units

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Unfortunately, the county is being forced by a state, unfunded, mandate to provide ultra high density low income in a high-income area for no particular reason except for political purposes.

We suggest that the state donate sufficient land at its Napa State Hospital site, which has 138 acres available of mostly vacant land to the County of Napa to satisfy the state mandate.

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1. The sewer line is at capacity and would require substantial cost to install a new sewer line.

2. Water resources are extremely limited and not available for the additional 106 units.

3. Fire evacuation routes have been and will continue to be a challenge with the many threats of fires. Additional ultra high-density units on the Altamura property facing Monticello Blvd. and Atlas Peak Road will create additional heavy traffic congestion and challenges for an easy fire evacuation route. Also, the amount of traffic on both roads will increase substantially on a daily basis.

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a quality of life which we have chosen to live because of its location, culture, rural setting and lifestyle.

5. The entrances to the sites are dangerous.

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8. Milliken Creek has flooded more than once and the ecosystem of Milliken Creek will be impacted with these ultra high-density units.

9. A big consideration-as more people choose to leave the State of California, the amount of housing currently being built in Napa should be sufficient to accommodate the need for additional housing. We have a declining population in the County of Napa.

In summary, there are just a few of the reasons to oppose this unfunded state mandate to have ultra high density units in high income areas.

We hope that the Planning Commission and its staff will realistically and objectively consider all the reasons to oppose the Altamura property and the Hedgeside site as not appropriate sites for any ultra high density low income housing units

**Conrad and Linda Hewitt**  
Napa



**SOUND OFF:** To submit a Letter to the Editor, point your smartphone camera at the QR code, then tap the link.

NEWSVU



Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2nd Floor, Suite 210  
Napa, CA 94559  
Attention: Trevor Hawkes, Project Planner

Dear members of the Housing Element Advisory Committee,

As a resident of Napa and a frequent user of Skyline Wilderness Park, I oppose the plans under consideration to build housing within the park.

While I understand the dire need for housing in Napa County, the park is an extremely valuable community resource for many County residents. Building housing will impact the enjoyment of the park, thus impacting the well being of many residents.

There are certainly other more suitable sites within the county and city, including the very large and underutilized grounds of the state hospital, as well as space along Foster Road or Big Ranch Road.

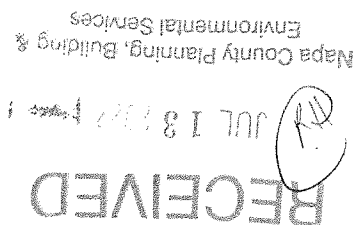
Additionally, encroachment into Skyline Wilderness Park will set a very bad precedent that shared parklands are open to development, which will have a detrimental effect on the environment. (It's called a "Wilderness Park" for a reason!)

Under no circumstance should Skyline Wilderness Park be considered as a site for development.

I urge you to take action to protect the park from development.

Thank you for your time.

David Begler  
1011 McCormick Lane  
Napa, CA 94558  
415-307-1362



**From:** [garrett.premierevit.com](mailto:garrett.premierevit.com)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [garrett.premierevit.com](mailto:garrett.premierevit.com)  
**Subject:** HEAC comments Item 7A  
**Date:** Thursday, July 14, 2022 4:33:14 PM

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[External Email - Use Caution]

Trevor,

Please forward my email to all HEAC members and staff, and include in the HEU public comments.

Thank you all for your hard work on this process. I was hoping to comment on Item 7A at the July 14th HEAC meeting, so please include this in your considerations about that agenda item.

In addition to requesting that the Bishop site be dropped from consideration due to the myriad of problems outlined in previous letters; I wanted to pose a few questions and offer some comments regarding the discussion today.

-Those concerned with specific sites have been labeled NIMBY's. I offer that we are not privy to the location and conditions of the other 224 sites, and thus have only the opportunity to comment on the inadequacies of said sites. This fact can only make us NIMBY by design but it is terribly derogatory and detracts from the really clear problems some of these locations pose for this type of development. We are all very concerned about the "Urban Sprawl" bills directed by the State and understand the challenges to meet the requirements of these poorly written mandates. We do care about a good outcome to this process and those of us next to a bad site can help you think about other sites and do much needed outreach to property owners in more suitable locations.

-landowners:

Is there a letter of intent, or just conversation with identified landowners? If so, how can we see those details so you are not caught offguard last minute like with 11-11?

- municipal system requirements:

We construct municipal wastewater systems all of the time for on-site wastewater, both blackwater and process wastewater for wineries. If we are replacing the whole line to Silverado Country Club for the bishop property, I offer that there are many other locations that can construct their own system at less potential cost as it's done by private landowners all of the time in this County, quite inexpensively as well.

-High opportunity or high resource?

How was this data gathered? In California, Home pricing is often not reflective of income level. For example, in the Proximity of the Bishop site, income levels are quite low, despite home values being high. Many of our residents are retired and original homeowners on fixed income, and by very definition qualified as "low income". Does the resource area designation offer this level of analysis, and if not, it should be noted in the plan about the deficiencies in mis-identifying these areas. Defining resource area designations by lumping planned developments like Silverado with RC zoning areas is problematic for this analysis. The area should be segregated in its analysis to stay consistent with its zoning.

-Ron and Kellie brought up important points about preserving current affordable units. The owners of the Bishop site are currently Demolishing a rental unit on the adjacent property,

after evicting the Latino family living there, to built a massive Spec home! Their company is very successful at doing exactly this, like so many others in this area. The irony here is deafening.

-Napa Jail site and feed restrictions

Since the current plan is being put together without deed restriction requirements or other affordable housing zoning overlays and there is no guarantee that anything affordable will be built, what options have been explored about building County owned and funded projects?

The future Jail site has plenty of property, has walking access to tremendous amenities including Napa college, and Skyline park right behind it. A site like this is exactly what the State is proposing for Skyline. Why wouldn't this site be included, and also carry "real affordable housing" commitments. At the very least it should be included in the plan in case the Jail project fails to move forward.

-Once the Jail is moved the downtown space becomes available for affordable projects.

Why can't that be included in this plan as well.

The current units in the old Napa Register housing development are going for \$1.8 million and \$1.4 million based on bedrooms, and offer no actual "affordability" at all.

Other jurisdictions are successfully negotiating land swaps like this.

Thank you for your consideration and response to questions posed.

Garrett Buckland





Mr. Damian May  
2764 Zeller Ave.  
Napa, CA 94558-3514

RECEIVED

JUL 18 2022

7/14/22

Napa County Planning, Building &  
Environmental Services

Dear Housing Element Advisory Committee &  
Planning Commission c/o David Morrison -

I'm writing today to express my concern regarding the possibility of parts of Skyline park being converted into housing area. I oppose this for several reasons while also recognizing that housing in the Valley is of dire need. I'm not opposed to housing - just not at Skyline.

I frequent the park trails, disc golf courses and mountain biking several times per week and send/recommend visitors to go. It's a beautiful natural resource that will be threatened if they are unable to generate revenue from parts of the park that housing is proposed to be built.

If Covid has taught us anything, it's that we need outdoor spaces to recreate for our physical and mental health... this area is where our community can achieve that. We must be stewards of the land... I am reminded of attending Native American Pow-wows there and think... what would they say? Build more housing on our precious natural resource land? No. Please. There are other areas in NAPA to be used that don't already apply these valuable resources.

Thanks for your consideration. - Damian May

**From:** [MeetingClerk](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: July 14th Housing Element Advisory Committee Meeting: Bishop site  
**Date:** Monday, July 18, 2022 7:53:25 AM  
**Attachments:** [image001.png](#)

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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](mailto:Alexandria.Quackenbush@countyofnapa.org)



A Tradition of Stewardship  
A Commitment to Service

CONFIDENTIALITY NOTICE: This email message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient of the message, please contact the sender immediately and delete this message and any attachments. Thank you.

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**From:** Dan Hurst <dfromn@att.net>  
**Sent:** Thursday, July 14, 2022 3:39 PM  
**To:** MeetingClerk <MeetingClerk@countyofnapa.org>  
**Subject:** July 14th Housing Element Advisory Committee Meeting: Bishop site

[External Email - Use Caution]

Good afternoon,

Regarding the proposed rezoning and development of the 5 acre Bishop site on Hedgeside Ave.:

I am sending this email because of my concerns about the challenges and difficulties that the development of the Bishop site on Hedgeside Ave.

-I am hearing that one of the advantages of the Bishop site is that a sewer line runs close to or under the site. This existing sewer line serves Silverado Country Club and it is already at or near capacity. Homeowners in the Monticello Park neighborhood are on septic and some have requested to have there properties added to the existing sewer line and their requests have been denied because the sewer line does not have the capacity. This sewer line is not an advantage to the Bishop site, it is at capacity so a new sewer line will have to be added even though there is an existing line close by.

-The Bishop site is bordered by Milliken Creek and in my 27 years in the neighborhood I have seen Milliken Creek flood the area several times. A couple of times the flooding was so extreme that it damaged the bridge over Milliken Creek and also the roadway leading to the bridge. If the 5 acres proposed for development is paved and sloped when it is developed this will certainly exacerbate the flooding for neighboring properties.

-When the 5 acres are developed water that lands on the property will not be able to percolate into the aquifer and any runoff will be polluted with petroleum products from the parking areas, some of this polluted runoff will make its way into Milliken Creek which is a habitat for several species of fish, frogs, salamanders, etc. This is a pristine area and any pollution will have a noticeable detrimental effect on the ecology of the area.

-The roads in the area that surrounds the proposed development (Hedgeside, Estee and McKinley in particular) are a valuable resource for the residents of the neighborhood and beyond. We live on McKinley Rd. and every day 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 walking and biking the roads. The high level of traffic caused by the development would also be challenging and dangerous for residents of the proposed development.

-I am hearing that the 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.

-The Bishop site is close to the burn zone of several recent fires and we have been evacuated several times and we are further from the burn zone than the Bishop site. The added population caused by this high density development will cause evacuations to be even more challenging. Also, insurance for the site will be either unattainable or very costly. if it is available.

-With 125 possible residences in the proposed project one could easily expect an 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.

-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 but also by others who walk, cycle and visit the area.

-This development removes 5 acres from agricultural use.

-The proposed development is quite a distance from grocery stores, doctor's offices, banks and other services and there is no public transit in the area so residents will need to drive their cars to these services.

Please consider removing the Hedgeside (Bishop) site from the list of potential sites for development.

Thank you for your time,

Dan Hurst  
1617 McKinley Rd.  
Napa, Ca 94558

**From:** [Lorri Sax](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellegPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Info@savehedgeside.com](#)  
**Subject:** High Density on Hedgeside  
**Date:** Monday, July 18, 2022 10:05:15 AM

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[External Email - Use Caution]

Trevor,

Please include my below comments for the 2022 Housing Element Update.(Trevor I sent this to you already) just making sure everyone gets it.

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

### THE CURVE

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

### OLD ROADS AND BRIDGE

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

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

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

### POLLUTION TO THE CREEK AND FIRE DANGER

Lastly, our biggest concern is actually for the creek. The creek as it is, is visited by outsiders using it a swimming hole in the hot weather, they liter, smoke, paint graffiti under the bridge, use it to party in, and bring their animals, kids, etc. We have found broken bottles, chairs, food wrappers, food, and much more on our property and under the bridge. Isn't this contaminating the Creek??? I am guessing cigarette butts and garbage is not great for the wild life. The creek runs all year round, so hanging out under the bridge is going to contaminate the water. Who is going to clean up under the bridge? They worry about people cutting back vegetation, can you imagine the damage and pollution all the people will create? Not to mention fire hazard, to all the property along the creek. There are many trees that are old and dying along the creek that are pending PG&E removal. What if one caught on fire? How long before it travels?? My guess is pretty quick!!

All owners of property near the creek would have to deal the garbage, noise and fire danger with it becoming a common place for all the kids and adults to hang out. And don't think they won't. They will!!! Are they proposing a swimming pool or two for these High Density Houses?? If not you can bet the kids will be in the creek. They won't care if it is private property or that they are contaminating the wild life.

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

Thank you !!

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

Cell 707-815-4064

TO Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2<sup>nd</sup> Floor, Suite 210  
Napa, California 94559  
Attn: Trevor Hawkes, Project Planner  
Trevor.hawkes@countyofnapa.org

RE: DRAFT HOUSING ELEMENT UPDATE

Skyline Wilderness Park

FR: Teresa Vandal  
2473 Carriage Place  
Napa, CA 94558  
(707) 486-3079  
[teresavandal@yahoo.com](mailto:teresavandal@yahoo.com)

I am writing in support of Skyline Wilderness Park and in strong opposition to any part of the park being converted to urban development.

As an equestrian, I enjoy the park regularly with my horses and friends. The park is a safe place for us to get out and enjoy nature along with several other groups, disc golfers, mountain bikers, hikers and visitors from all walks of life!

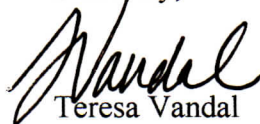
Skyline Wilderness Park is a magical area that so many people need for their mental health! The park serves the locals and well as people from all over the world. I recently was riding and came upon a group of young ladies from Brooklyn, NY and S. Africa. They were hiking up Lake Marie Road and were excited to meet the horses and tell me about their hike.

We would suffer as a community to lose this park with the area in question being used for so many important functions.

The need for housing is recognized, the area to build is not in the park. There are other areas better suited for low density housing. The state hospital sits empty with infrastructure in place, that space should be considered before the open space of the community park.

Please do everything in your power to save the park, do not allow Skyline Wilderness Park to be used for this project.

Sincerely,



Teresa Vandal



RECEIVED

JUL 18 2022

Napa County Planning, Building &  
Environmental Services

July 15, 2022

Dear Mr. Morrison & Planning Commission:

Planning for housing is an admirable thing but removing part of Skyline Park to do it, is not.

As the population of Napa increases, open space will continue to contribute to "quality of life." People can live in apartments, condos, houses, boats, trailers - many diverse places. However, ~~the~~ the gatherings currently held at Skyline on those 20 acres CANNOT be held in apartments, condos, houses, boats and trailers. Removing the 20 acres will greatly impact the ability of the Skyline Park Association to support the Park.

Henry David Thoreau wrote "...in wildness lies the preservation of the world."

Please do not allow Napa wildness to be taken - it will not come back.

Sincerely,

Debbie Hamilton  
Karl Hunt



Good morning,

My name is Dan Hurst and I am retired so I have lots of time and lately I have been hearing and reading about the 6 potential sites for developing housing in Napa County.

I decided to get out and see some of the areas and the sites and to also do some research into the history and the details of the sites. Quite a bit of info was available on some sites (with a little digging) and some not so much.

I know that you all have been under pressure to figure this out and that you have been working hard to get it done. I truly appreciate your efforts. While doing my research and forming an opinion I tried to consider the people who would be living in the development when it's done. Important items would be easy access to retail services such as groceries, retail stores, public transit, schools; location on major roads, walkability, etc. Safety of residents is of primary concern.

1. Skyline Park: First, I should let you know that I have been going to Skyline Wilderness Park since it first opened, and it is one of my favorite places to hike and mountain bike. I have an annual pass to Skyline and I'm there at least 3 times a week. I donated labor and materials many years ago to rehab one of the buildings, I think it was a snack bar. I love Skyline and I was concerned about the proposed development.

I found that there are a lot of people objecting to this location being on the list, even the Sierra Club so I thought that I should have an open mind and educate myself about the location of the proposed development. I went and saw the area that is being considered for development and, although Skyline Park is beautiful and has many trails available for recreation, the 5 acres that are being considered are not anywhere near the trails, the archery area, the frisbee golf course or the camping area. In fact there is a sign at the east end of the 5 acres that says "Keep Out! Park employees only" (see attached photos) so there is no loss of use to the public and the 5 acres are not anywhere near the trails. The 5 acres are next to the Board of Education building and a couple of schools so there's already development and infrastructure in the immediate area, in fact it would be possible for children living in the proposed development to walk to school. The 5 acres that are proposed for development are across Imola Ave. from a long time residential neighborhood. Nearby on Imola within easy walking or bicycling distance are a bank, a 7-11 convenience store, a laundromat and a neighborhood grocery store. Within a mile is South Napa Marketplace which has chain restaurants, a gas station, a Raley's grocery store, a Home Depot store, a movie theater, a Target store and more. There is also availability of public transportation near the site, there is a transit stop at the Camille School which is next to the site. Another interesting future plan is for a bike path to be built along Imola Ave. This would improve accessibility to services even more and with no negative effect on congestion or air quality.

I found an article in the Napa Valley Register by Barry Eberling dated May 3, 2022 and the subject was the 6 sites being considered. In the section about Skyline park it states that the state Department of General Services told county officials that housing will likely be built on the 5 acres within 8 years and that the state does not have to wait for any zoning changes. This sounds like the housing will be built with or without Napa County's involvement. We need to keep this site on the list and also to work with the State so that this will get done and so that Napa County gets credit for the housing.

This would be an easy site to develop and, more importantly, residents of the housing will find it a very convenient location to live and to raise families.

2. Foster Rd.: This site possesses many of the same advantages for the future residents that the Skyline site has. The site is less than a half mile from Irene Snow Elementary School. There is a transit stop ½ mile away at Foster Rd. and Imola Ave. and I imagine it would be easy for them to extend the route to the proposed development. It's approximately 1.3 miles from River Park Shopping Center and a little over one mile from Lola's Market on Old Sonoma Rd. The site also has easy access to Hwy. 29 and also to Hwy 12. This access to two major highways would make for an easy commute to jobs in the airport industrial area and to jobs upvalley. The site is within the City of Napa RUL line and the City anticipates annexation and development of the parcel. With annexation, water and sewer will be available. It seems that if the County and the City work together this could be a very good candidate for development. (it would be interesting to explore the possibility of residents having the option of using Foster Rd. or Golden Gate Dr.)
3. Big Ranch Rd. and Trancas: This site provides access to shopping, transit and other services such as medical care within easy walking distance. It is also located close to major thoroughfares for easy commuting to jobs. Water and sewer service are present at the street so any development would be easy. This is another site that would serve residents well.
4. Bishop property: This site has issues with access because it is on a narrow road with a couple of blind turns, Hedgeside is already a road that requires caution when driving, walking or cycling, the extreme increase in traffic caused by the development will make Hedgeside a dangerous road for everyone. I also see that it is close to a burn zone from recent wildfires, this poses a risk for residents and obtaining insurance coverage could be a challenge. Milliken Creek is very near the Bishop site and I know that it floods. The area to be developed would need to be raised which would make the flooding worse for properties nearby. This is not a walkable site and there are no transit stops within walking distance so access to any shopping or services would require a trip in a car. There is a small deli on Monticello Rd. but it is pricey and doesn't have the groceries that families need. I also have found that although a sewer line runs close to the property the sewer line is at capacity so seeing the sewer line's location as an advantage is questionable since it is already at full capacity. Milliken Creek is a year round waterway and it supports many species of fish and other wildlife, the light, the pollution and the contaminated water runoff from the development site will negatively affect the creek and the surrounding area which will cause challenges for the wildlife.
5. Altamura site: This site has frontage on two major thoroughfares, Monticello Rd. and Atlas Peak Rd. making for easy exit and entrance which is good for residents. The location has the same issues as the Bishop site regarding access to public transportation and services but doesn't appear to have flooding issues. This site is also close to a burn zone. It is curious that although the Altamura site is .8 acres larger than the Bishop site it is planned for a much smaller number of residences.
6. Spanish Flat site: Similar to Skyline Park I spend time recreating at Lake Berryessa and I enjoy hiking the area and I love the pristine nature surrounding the lake. Although the site is far from the City of Napa it's possible that this development could prove to be a shot in the arm for Lake Berryessa which is a wonderful recreational resource that is underutilized. I hear that the County is working with a private developer and the Bureau of Reclamation to get resorts at the lake open and running again. This will create opportunities for employment in the near future.

The area also has sewer and water services provided by the Spanish Flat Water District. That said, currently this site is challenging because of distance from services and employment but in the near future it could prove to be beneficial to the area, an area with potential that has felt neglected for many years.

I'm sure that you all worked hard on the list, it just seems that a couple of the sites stand out as great locations for residents where others present challenges.

Skyline Park seems the most likely to succeed especially since it has no zoning (it's surplus land) and it is likely to be developed by the State in the near future but also because of easy access to services for residents.

Foster Rd. is a site that is ripe for annexation and development. It is already adjacent to a higher density developed area. The Foster Rd. site also has the advantages of being next to existing infrastructure and proximity to major thoroughfares. It is also reasonably close to shopping and services. If the City and the County are able to work together this could be a great place for future residents.

Big Ranch Rd at Trancas is walking distance to shopping and services, it is on major roads and it has infrastructure at the street. This is another good site for residents.

The Altamura site has some challenges with infrastructure and distance from services but the location on two major roads makes entrance and exit easy. It is close to a burn zone. If the Altamura site is on the list it would be good if it could have more housing.

Spanish Flat is already zoned commercial and it could be a much needed stimulus for the area if the redevelopment of Berryessa resorts is going to go forward in the next several years.

The Bishop site seems like it presents quite a few challenges for development and that future residents would be inconvenienced by distance from services, lack of public transit and dangerous roads. There are also environmental issues of flooding, the development polluting a pristine meadow and waterway and the fact that it is close to a burn zone.

I appreciate the hard work that you have been doing on this challenging task and I know that you will continue to do so. You may have already considered other sites but I think of the Napa Pipe area, the open area surrounding American Canyon, existing structures and open areas at Napa State, Carneros School and some others as possibilities.

Keep up the hard work, it is important to make sure that residents of the developments are safe and comfortable.

Thank you for your time,  
Dan Hurst





**KEEP OUT**  
*PARK*  
**EMPLOYEES**  
**— ONLY! —**





**KEEP OUT**  
*PARK*  
**EMPLOYEES**  
**ONLY!**





**From:** [Barry Shaw](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Thursday, July 21, 2022 6:18:38 PM

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[External Email - Use Caution]

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

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

This site is inappropriate for a number of reasons.

When another fire, as happened in 2017, or other catastrophic situation should occur, it will be a nightmare evacuating with the increase of traffic.

Its in a flood zone.

Traffic safety will be at risk with the narrow winding blind killer curve. We walk this area every morning and stop well before the curve as it is so dangerous. There have been many drivers who have

taken that curve to fast and ended up going through bishop's fence and ending up in his field. I'd hesitate to think about a child on a bike or walking getting hit along route.

There is no grocery store or pharmacy near by.

The nearest elementary school is very small and at capacity. There is no school bus transportation for middle or high schools.

This area is all on septic systems and well water. No sidewalks, sewer or city water and few street lights.

No lefthand turn from Monticello onto Hedgeside. God help you when you try and do it now.

There has to be other properties more situated for this kind of development. What about the old Red Hen property or farther up valley?

You're setting a precedent for other landowners to follow in Bishop's footsteps.

This will cost millions and millions of dollars if this proposal goes through. So much for "affordable housing".

This is a quiet country setting with mainly retired people who have lived here for years.

Affordable housing at this site is totally inappropriate.

We strongly oppose this proposal.

Barry and Sharon Shaw

1133 Atlas Peak Rd. Corner of Atlas Peak and McKinley Rd.



**From:** [James Fohrman](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Friday, July 22, 2022 1:55:34 PM

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[External Email - Use Caution]

Trevor,

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

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

PLEASE SAVE OUR AREA. My husband and I moved to McKinley Road 10 years ago from high density, crowded and congested Southern California. We found that McKinley, Hedgeside and Estee form a unique niche in Napa that few know about. It is a quiet area of horses, goats, chickens and vineyards. Neighbors wave and talk to each other. However, due to our rural setting, there are many reasons why high density housing of any kind cannot be built here.

1. We are all on wells and septic systems. the cost to put in the infrastructure for the high density housing would be exorbitant.

2. Our streets are narrow with no streetlights, sidewalks or curbs. Another very pricey issue.

3. There is no public transportation to take residents to work, shopping or schools. Another pricey cost to consider.

4. Hedgeside is a narrow road with a dangerous curve where vehicles have gone into the fence and have narrowly missed walkers.

5. Many of the residents, including us, walk daily. Some people drive from other areas just to walk here. Traffic has already increased as people have learned that they can use our streets to avoid Silverado, Atlas Peak and Monticello. The additional traffic from high density housing would only make this more dangerous.

6. The left turn onto Hedgeside from Monticello is always iffy and it's hard to imagine the difficulty with more vehicles.

7. Our area is in a flood zone and yes, it does happen.

8. There is no convenient shopping nearby. That means more vehicles, more congestion and more traffic.

9. Evacuation during fires or earthquakes would be nearly impossible as everyone tries to get out on Monticello through Hedgeside. It was difficult enough in 2017 and it's hard to imagine what an additional 300 vehicles (100-125 apts) will cause while trying to exit.

10. Milliken Creek is a natural habitat and it will be polluted by additional housing.

HAVE ANY OF YOU WALKED OUR AREA?

HAVE ANY OF YOU VISITED?

HAVE ANY OF YOU GONE TO THE RESIDENTS WHOSE HOUSES WILL BE ACROSS  
FROM THIS HIGH DENSITY HOUSING?

Please take our concerns very seriously. It almost makes us nauseous thinking of the disaster that could happen here.

Jim and Gloria Fohrman  
1668 McKinley Road

**From:** [LC](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Housing issues  
**Date:** Friday, July 22, 2022 2:10:23 PM

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[External Email - Use Caution]

Hi Trevor,

Once again workers and families without generational wealth are getting priced out of the valley.

Housing is a human right. Allowing “the market” to displace families is cruel and disgusting.

2 bedroom apartments in Napa are nearing 3k a month. Where are we supposed to live?

The restaurant where my husband works has 2 servers who were given move out notices and there’s nothing reasonable for the two of them and their daughter.

They have workers who commute in from Sacramento where they could buy. With fuel costs rising, workers can’t commute in either.

Napa is gonna price itself out of existence. Families are fleeing which leaves fewer workers. Wonder why you can’t find cooks? Who’s gonna pour that coffee? Who will work at the hotel?

There’s plenty of luxury housing. Yay for them. But when y’all clutch your pearls and wonder why “nObOdY wANTs tO wOrK aNyMoRe,” ask yourselves WHERE can workers live? Cuz it ain’t here.

-Laura Arisman  
Napa.

Sent from my iPhone

**From:** [kim.donnelly](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** 2022 Housing Element  
**Date:** Saturday, July 23, 2022 4:27:58 PM

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[External Email - Use Caution]

Dear Reader,

I understand there are several locations being considered for development. I am a long time resident and know Napa well. I've watched as new developments were intelligently designed to serve Napa's needs. Consideration of transportation needs, convenient shopping, local schools, parks, and entertainment have all added to the quality of life in Napa.

Under consideration are six sites; three appear logical, one possibly premature, and two unsuited to the goals set forth.

- Skyline Park is especially suited as it has no zoning; the State is likely to start development in the near future, and the site has easy access to services for residents.
- Foster Rd. is already adjacent to a higher density developed area, is next to existing infrastructure, has proximity to major thoroughfare, and is reasonably close to shopping and services.
- Big Ranch Rd at Trancas is walking distance to shopping and services; it is on major roads and it has infrastructure at the street.
- Spanish Flat is already zoned commercial and if the redevelopment of Berryessa resorts is going to go forward in the next several years, it could be a much needed stimulus for the area.
- The Altamura site has some challenges with infrastructure and distance from services, but the location on two major roads makes entrance and exit easy. However, it is close to a burn zone.
- The Bishop site has environmental issues of flooding, a large parking lot will create toxic runoff during the rainy season, would require additional water and sewer lines, wider roads, sidewalks, is not near services and is close to a burn zone.

We are fortunate to have intelligent options.

Thank you for your hard work.

Kim Donnelly  
1617 McKinley Road  
Napa, Ca

--

**Kim**

**From:** [Todd Ballard](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joelleqPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Info](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Sunday, July 24, 2022 2:19:47 PM

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[External Email - Use Caution]

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

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

1. Traffic:

An unusually large increase to our rural community. Impacting our safety and the quiet atmosphere.

2. Aquifer:

The impact to our local water supply, wells, creeks etc. would be substantial. Have there been any environmental studies as it relates to the effects of covering the ground with 5 acres of concrete and asphalt? Will my well run dry with the advent of this project?

3. Other sites:

My wife and I took a drive the other day to visit the Skyland Park area. First we were amazed at all the land that seems to be available on Imola between the state hospital and skyland Park there's hundreds of acres, some of which are hardly used. We were quite disturbed to find that our quiet community is being considered, when you have these other properties.

We're also very bothered to have been informed so late in the game. I understand that the county needs low income high density housing, but you should have brought this conversation forth to our

neighborhood much earlier on. January February at the least.

Do the right thing... pick one of the other sites.

Thank you

Todd and Janice Ballard

**From:** [Yakov Reznikov](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Sunday, July 24, 2022 4:55:09 PM

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[External Email - Use Caution]

Trevor,

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

I'm opposed to re-zoning the "Bishop Site" for several reasons. Two major ones are increase of traffic and watershed reduction. There are many other reasons like non existing infrastructure for low income families, lack of walkability to any services (groceries, medical, etc), extremely high insurance cost in a flood zone, reduction of agricultural land, disturbance to environment and habitat. The list is very long. However I would like to concentrate on two major problems, which are prohibitive to place a development in the Bishop sites. Traffic will increase dramatically. This will create unsafe environment for entire neighborhood population in day to day life. But in case of emergencies it will be deadly. Flooding will become more severe and will occur more often. With proposed development there is a possibility that area will be rezoned from 100 years flood zone to moderate flood zone. According to recent history area was flooded several times in the past 30 years. Should development will be completed, flooding could become a regular event. With all this in mind, I do not think that Bishop sites are good locations to place high density development. There are much better sites without mentioned above problems which will better suit such development.

I also believe that one of the major concerns for the planning department, county and city officials should be safety of residents and their properties. Proposed development will create extremely dangerous traffic and deadly evacuation conditions as well as jeopardize existing properties with flooding.

Regards,  
Yakov Reznikov

Sent from [TypeApp](#)

**From:** [Parry Murray](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Cc:** [Parry Murray](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Sunday, July 24, 2022 9:28:24 PM

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[External Email - Use Caution]

Trevor,

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

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

Another major area of concerns (in addition to the many submitted letters addressing multiple issues with the use of this site for high density planning) is the subject of PARKING:

Questions-

- 1) Will offsite parking be prohibited on both sides of all the neighboring streets, especially Hedgeside Ave itself?
- 2) In doing so, will the County post "NO PARKING" signage?
- 3) Will the County enforce all the parking rules and regulations? How will this enforcement be covered?
- 4) How much acreage on site will be devoted to parking for residents and visitor parking spaces?
- 5) Does the plan account for all the expected parking that will likely over-spill onto the neighborhood roads, already restricted by narrowed/ obscured walking along the shoulders?
- 6) How many parking spaces are assigned to each unit, and how is the County planning to accommodate for the expected overage of vehicles on or around the property?

Regarding previously mentioned rainwater diversion and flooding:

Questions-

- 1) Expecting this project's diversion of rainwater and floodwater to impact the ephemeral riparian corridor on the eastern border of the Bishop project, who will be responsible for the costs of improving the drainage in the almost already soil-filled culvert under Hedgeside Ave to improve the drainage on my property's eastern portion, as well as the drainage for my downstream neighbors?

With anticipated rainwater and ensuing floodwater diverted by the Bishop site from paved surfaces (reducing the water necessary for recharging the already-depleted groundwater), WHO will be responsible for any/ all repairs due to the damages caused to both the riparian corridors as well as to my property and that of my downstream neighbors (if mitigation efforts are insufficient)?

I have observed flood waters flowing upon the western portion of the 5 acre site proposed for rezoning.

- 2) Has the County identified the extent of floodwaters which have impacted and will impact this area? If not, WILL this be identified and how will it be mitigated?

Without extensive mitigation, flooding is a certainty, not simply a possibility/ probability.

Please address these most critical issues and questions, as this site is perhaps the least suited of all to attempt high density housing in a rural neighborhood that's already challenged by current and grave traffic concerns (incl. both evacuation safety FROM and emergency service access TO high fire/ flood risk areas). We have already evacuated at least twice in the last three years, and that was after losing extensive family holdings only a few miles up Atlas Peak Road. This is also a watershed that's already undermined by a depleted aquifer. Water tables have been steadily dropping. Any major development, such as HD housing, in this strained region, is simply outside the realm of safe and/ or sustainable smart planning.

Despite an RC zoning, the historic and current use of the Bishop site specifically reflects a pattern of "agricultural" use over recent decades and, as such, the traditional use of such lands renders any re-zoning as clearly illegal without a "site-specific" EIR under current Climate Change state regulations. Please see the letter submitted by ICARE. This project would technically call for a site-specific EIR (as opposed to a Program EIR) or will be in violation of new state climate change restrictions/ regulations, which are based on historic and current land use, whether current zoning is correctly designated or not.

Question:

How does the County plan to meet the new climate legislative requirements prior to consideration of any zoning changes?

Thank you for any/ all thoughtfully considered responses to all of the above questions/ concerns.

Sincerely,

William and Parry Murray

**From:** [Jimmy & Julie Gaul](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com); [Info@savehedgeside.com](mailto:Info@savehedgeside.com)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Monday, July 25, 2022 11:59:24 AM

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**[External Email - Use Caution]**

Trevor,

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

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

We have lived on McKinley Road for 37 years. We moved here when our children were young, 1, 9 and 11. They grew up in a rural area, which is what we wanted for them. They were able to go to the creek, play in empty fields, and just be kids. Now I want our grandchildren to experience what their parents did.

I'm opposed to high density housing because

The area we live in is on septic tanks and wells. The infrastructure is not here to handle the housing and would cost us, county taxpayers millions of dollars.

Milligan Creek is a flood zone. We moved here in 1985 and the big flood of 1986 flooded Bishop's field and the surrounding houses. It damaged the bridge and washed out the road. Times have changed, but who's to say it would not happen again.

We are a small community out here, out of sight, out of mind. My wife and I walk every morning the neighborhood and people drive here to walk the neighborhood. It's a quiet safe place to walk, with no sidewalks, no street lights to speak of. Since the fires in 2017, traffic has increased as pass through traffic, people fly down Hedgeside, turn right on McKinley, then immediately left on Estee where they continue to fly down the road to Hardman.

Traffic has also increased on Monticello Road as commuters use over the hill to get to Fairfield/Vacaville. I can't tell you how many times I have been on Monticello Road, waiting to turn left on Hedgeside and cringing, hoping the cars behind me, stop or slow down, or they swerve to the right to drive on the dirt shoulder to go around me, without slowing down.

There is no sewer or water in the area and the property is in a flood zone. If Bishop's property is rezoned, what's to stop other property owners in our area wanting to do the same thing, adding more structures to their property, which would impact our wells.

The Committee seems to be only interested in property close to Napa, while the County is a good size and there are other areas that would be a better match. There are no stores close by, the buses do not run here. The only school bus goes to Vichy it does not go to Silverado or Vintage like it did for our children.



Thank you for your time

Jimmy and Julie Gaul  
1664 McKinley Road  
Napa, CA 94558

Sent from [Mail](#) for Windows

Subject: Draft Housing Element Update

To Trevor Hawkes, Project Planner,

My name is Ashley Sherwani and I am a resident of District 4. I live near the Bishop Property and have growing concern for high density housing being built in our rural area.

My husband and I bought our property in 2019 and relocated from San Francisco with the dream of living in a quiet countryside - away from the hustle and bustle of highly populated areas. Napa had been a place we frequently visited and enjoyed, because of its gorgeous greenery and idyllic views, and the home we bought sat at a wonderful cornerstone of Napa county. It was outside of the town center, not in a previous burn zone (although incredibly close, we later found out) and was not super populated. It seems like the county wants to change that by building high density housing in the middle of our countryside neighborhood.

We are highly concerned about a few things in regards to re-zoning and development of high density homes in this area. They are as follows:

- 1) Fire Safety
- 2) Fire Insurance Affordability
- 3) Walking Safety
- 4) Parking Space
- 5) Access to Transportation and Grocery Stores
- 6) Proper Watershed Protection - Milliken Creek

**Fire Safety:** In the event of a fire in this area - which our area has historically been impacted - the chaos of hundreds of people evacuating in our area with limited road outlets is frightening. Hedgeside is a narrow road and currently would not be able to handle mass evacuations of hundreds of cars in the event of an emergency and would cause gridlock. This is a major safety concern for us as our friends - who have shared their experiences of evacuating their neighborhoods from fires - tell us that limited road access can be quite terrifying, and also frustrating as cars pile up to turn off of the road (especially with unprotected left turns). We are extremely concerned that with the addition of hundreds of residents at the Bishop site, evacuations will become life threatening as fires become faster and deadlier each year due to climate change. Two other sites, Big Ranch and Foster Road, were the furthest from any burn zones (2+ miles). What plans and infrastructure does the county plan to implement to ensure that Hedgeside Ave is able to handle the capacity of traffic that will be generated by hundreds of new cars in the event of a fire evacuation?

**Fire Insurance Affordability:** When we built our home in 2019, we were able to get fire insurance for the building of our home; however, that all changed in 2021 when our home was completed. We were denied fire insurance for our completed home due to the 2020 LNU fires (which was not near our property). The fire insurance company refused to cover us because the nearest burn zone to our home was .8 miles away (2017 Atlas Fire) and they also cited

increased fire risk. We eventually found a fire insurance provider after a few months, but that came at the cost of 5 figures every year. Napa is hoping to build hundreds of homes to provide affordable housing - but that is counter productive when these new home owners would not be able to either 1) get coverage or 2) afford the astronomical cost of fire insurance. If Napa wants to create a truly affordable home, they need to also consider the other living costs associated with the area, and that includes fire insurance. Other sites, like Big Ranch and Foster Road, have a much better opportunity for homeowners to get fire insurance (as the fires did not come within 2 miles). How does the county plan to make fire insurance affordable for these residents, in the event that fire insurance is not obtainable?

**Walking Safety:** Hedgeside already poses a safety risk for those who would like to walk outside. The first obvious safety issue is the lack of sidewalks, which results in many people having to walk along the road shoulder - which can be generous at certain areas, and very narrow at some homes. This is already an unsafe situation that many residents already experience, but this will grow considerably more hazardous if hundreds of cars are added to the area by high density housing. More pedestrians, more cars and the dangerous curve along Hedgeside will create an unsafe situation for all - especially when it comes to children. Would the county be adding sidewalk space here to make it more safe for the hundreds of people who would move here? Or what other ways would the county make sure that pedestrian safety is considered here?

**Parking Space:** With the addition of 100+ homes, we can also expect a sharp increase in parking along Hedgeside, which will significantly impact walking space along Hedgeside and make it more dangerous for pedestrians. How will the county plan for the increase in not only traffic, but also the space needed for adequate parking of the high density residents and guests? Parking space is already very limited along Hedgeside - with some homes having no space in front of their property for parking. For those who live across the way from the development and planned space for parking, there is going to be an increase in car parking on those properties, which impacts the parking available for current residents and guests.

**Access to Transportation and Grocery Stores:** With the goal of building more affordable homes, the county also needs to consider general affordability and opportunity for those who live in these affordable homes. Easy access to public transportation and grocery stores does not exist in our area. With no sidewalks or proper bike lanes, getting to the nearest bus stop or grocery store is a 2 mile walk along the speedy, busy, and sidewalk-less Monticello Road. This is dangerous and not an accessible place to live for those who need access to public transportation or food. With the county of Napa spending millions of dollars a year on providing public transportation, it would be considered irresponsible to build high density affordable homes in areas away from access to these services/businesses. Other sites, such as Big Ranch and Skyline Park, provide easy access to public transportation options and grocery stores. Does the county plan to extend public transportation to service this area? And if so, what types of changes can we expect in the hours that this public transportation will be available - for example, will buses be running on this small road at very late hours?

**Watershed Research and Protection - Milliken Creek:** Watershed health is important to the well being of our community. With the development being directly next to Milliken Creek, the county must take the appropriate steps to research and present the potential effects of high density development directly next to a water source that supplies thousands of Napa locals and farms/vineyards. Pollution in our water supplies can be caused in several ways - such as sediment, bacteria (like E. coli) and excess nutrients. The biggest impact we will likely see from a high density project next to Milliken Creek is pollution from excessive cars driving along the road - depositing oil and other waste along the road that eventually seeps into the ground, and makes its way to Milliken Creek. It is imperative that the county do the proper research to protect this water source not only from harmful pollution, but also to protect the habitat of numerous species that rely on Milliken Creek to survive. What current research has been done to see the impacts of high density housing next to Milliken Creek? And if no research has been done, what research must be planned to ensure the health of the watershed?

I hope these concerns are considered and responded to as part of the selection process. My husband and I care about the Napa community, and agree that new homes need to be built to make home buying more affordable; however, building high density housing in the middle of the countryside feels irresponsible and inappropriate considering the lack of infrastructure, public transportation, ease of grocery access, potential watershed pollution, and danger the large population increase would pose to these new community members, and the current residents, in the event of a fire.

Thank you for your time.

Sincerely,

Ashley Sherwani

Trevor,

Please include my comments into the record for the 2022 Housing Element update:

I respectfully request that the “Bishop site” be removed from consideration for rezoning to RM from the 2022 housing update for a myriad of reasons including traffic, fire safety, Greenhouse gas emissions, flooding, biological resources, and the other concerns outlined in previous letters.

In addition to my prior concerns, there is the item of the Milliken Reservoir Dam and its potential danger to the proposed new residents on hedgeside avenue.

The Milliken Reservoir Dam was built in 1924 and was designed without a spillway. In 1998 it was brought to the attention of the Board of Supervisors by Dean Smith, an engineer at the Division of Dam Safety that severe damage to the upper portion of the structure would cause the Dam to fail in an earthquake, and under normal operation if the dam height was not lowered and capacity reduced.

The 2009 Safety Element of the general plan offers guidance for future projects (and the Bishop site clearly does not meet these requirements).

**Policy SAF-3:**

*The County shall evaluate all potential safety hazards when considering general plan amendments, rezoning, or other project approvals (including but not limited to new residential developments, roads, highways, etc)*

Does the Bishop site meet the requirements of Policy SAF-3? If so, how is this addressed in light of the flooding issue and potential dam breach?

Is the Bishop site in fact within the “inundation area” mapped by the County? Given that the site already floods from current normal rainfall, the inundation area must include this site. How would this project mitigate for this risk? Will there be a warning system? Will there be a dam breach action plan for this development, like a tsunami exit plan? Who will be there to remove disabled residents in the event of a flood or inundation in this low-lying area? Similar to our concerns with evacuation in floods and fires, a Dam breach would have mere minutes for safe evacuations, could this be achieved? If not, isn’t this a clear and present danger for a future large-scale development on this site?

**From the General Plan Safety Element:**

*The County supports and will promote intergovernmental cooperation among local, state and federal public agencies to reduce known hazards and further define uncertain hazards. In particular, the County will work to develop cooperative working relationships with agencies having responsibility for flood and fire protection. Individuals and businesses should have access to up-to-date information and be able to make informed decisions about potential safety hazards and the level of risk they are willing to accept.*

**Action Item SAF-2.1:**

*Participate in local, regional, and state education programs regarding fire, flood, and geologic hazards.*

*The County shall evaluate potential safety hazards when considering General Plan Amendments, rezonings, or other project approvals (including but not limited to new*

*residential developments, roads or highways, and all structures proposed to be open to the public and serving 50 persons or more) in areas characterized by:*

- 1) Slopes over 15 percent,*
- 2) Identified landslides,*
- 3) Floodplains,*
- 4) Medium or high fire hazard severity,*
- 5) Former marshlands, or*
- 6) Fault zones*

*Encourage intergovernmental and regional cooperation directed toward providing for a continuing high level of public services and coordination of services during a disaster.*

*The County shall cooperate with other local jurisdictions to develop intra-county evacuation routes to be used in the event of a disaster within Napa County.*

*Planning and outreach should recognize that Napa County may be cut off from surrounding areas following a natural disaster and may need to be self-sufficient in terms of providing emergency services, information, and support to residents and businesses.*

*The County supports and encourages the development of individual self-reliance in the wake of a disaster and supports and encourages individual, family, and community disaster plans.*

Putting so many new residents in harms way is counter to the Action Item SAF-2.1 and the items in the safety element. How would the DEIR address this? "Self-reliance" is not a tool that is appropriate when considering a site for such high-density housing with limited options for evacuation, especially in the face of all but imminent failure of the Milliken dam over the lifespan of this development. Did we not learn from the Oroville Dam incident and the evacuation of 200,000 people along the Feather River? Damage estimates were in the billions for that failure.

***From the Safety Element:***

*Promoting a flood safer community, promoting an earthquake safer community, promoting a fire safer community, promoting a technological and biological safer community, Reducing impacts from flooding.*

*Reducing impacts of earthquakes. Minimizing the task of wildfire at the urban interface.*

*Improving the County's ability to mitigate technological hazards and agricultural Threats.*

***Action Item SAF-38.1:***

*Provide staffing and other resources as necessary to regularly*

*update and implement the Napa Operational Area Hazard Mitigation Plan (NOAHMP).*

*Consider new information regarding climate change and the expected severity and/or frequency of weather events in updates to the NOAHMP.*

*The County supports the use of communication technologies to get information to other agencies and the public during emergencies, including:*

*Cellular telephone systems in Napa County should be designed to allow their use in emergency situations.*

Does the DEIR address how the Bishop site integrates with the NOAHMP?

When emergencies arise, cell phones typically do not work in our area (fires in 2017, 2020 for example), will buses be standing by for evacuations?

Putting a development in a flood plain, at below an aging and failing dam, does not integrate well with the goals of the safety element to "promote a flood safer community".

***From the Safety Element:***

*The review of new proposed projects in a floodway as mapped on the County's Flood Insurance Rate Maps (FIRM3 (Figure SAF-3) shall include an evaluation of the potential flood impacts that may result from the project. This review shall be conducted in accordance with the County's FEMA approved Flood Plain Management Ordinance, incorporated herein by reference, and at minimum include an evaluation of the project's potential to affect flood levels on the Napa River; the County shall seek to mitigate any such effects to ensure that freeboard on the Napa River in the area of the Napa River Flood Protection Project is maintained.*

How will future residents qualify for flood insurance? does this site conform to the goals of the FEMA flood plain management ordinance, if so, please highlight how this proposed project will mitigate for the flood and inundation risks?

**Policy SAF-26:**

*Development proposals shall be reviewed with reference to the dam failure inundation maps in order to determine evacuation routes.*

Where is the evacuation route for Hedgeside Avenue? As others have stated before, exiting west on Monticello Rd is not an option due to repeated flooding of Milliken Creek at 121, as well as the Napa River. Exits from Hedgeside are blocked at Milliken Creek during flooding, Vichy avenue is often closed at Sarco Creek during flooding, rockslides, landslides are all common during flood events on 121 headed towards Berryessa. In the event of dam inundation, residents in Silverado will be trapped as well as new residents along hedgeside avenue. Is this addressed in the DEIR? Putting so many new residents at risk is problematic and in violation of the goals of the general plan and more specifically the items in the safety element.

**Policy SAF-27:**

*Dam and levee maintenance is considered by the County to be the responsibility of the owner/operator of each dam and/or levee. The County will support other agencies in their efforts to ensure that proper maintenance and repairs are accomplished.*

What role will the County play in ensuring that proper upgrades to the Milliken Dam are carried out by the City of Napa? Will the City of Napa be liable in the event of a Dam failure? In the event of Injury, death, or property damage, will the County be liable for damages for approving this project in a known hazard area?

This nearly 100 year-old Dam should be seriously considered with regard to the proposed rezoning of this site. The People downstream of this dam chose their homes and workplaces without considering too carefully the consequences of a failure and breach of the Dam. We rarely have the luxury to make decisions with such esoteric priorities. Whether residents realize it or not, they put their trust in engineers, operators, regulators in charge of the dam to keep them safe and sound against disaster. This trust can be broken very easily, as the Oroville dam disaster in 2017 highlights perfectly; anyone who's work effects public safety has a responsibility to put that safety of residents and future residents above all else.

Please remove the Bishop site from the 2022 Housing element list of sites due to the overwhelming safety concerns.

Thank you for your consideration,

Garrett Buckland

1024 Hedgeside Ave.



Garr







Image of the Dam being topped in 2016, despite the “relief holes”. Under a very normal winter, the safeguards put in place did not achieve their goals. As climate change is predicted to increase rainfall amounts in atmospheric rivers, this will continue to occur very frequently, continuing to put the people downstream in jeopardy.

**From:** [Morrison, David](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** FW: Comment Letter - Draft Housing Element  
**Date:** Tuesday, July 26, 2022 11:16:07 AM  
**Attachments:** [image001.png](#)  
[Comment Ltr - County Hsg Element 072522.pdf](#)  
[image003.png](#)

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**From:** Vincent Smith <[vsmith@cityofnapa.org](mailto:vsmith@cityofnapa.org)>  
**Sent:** Tuesday, July 26, 2022 11:14 AM  
**To:** Morrison, David <[David.Morrison@countyofnapa.org](mailto:David.Morrison@countyofnapa.org)>  
**Subject:** Comment Letter - Draft Housing Element

[External Email - Use Caution]

David,

Attached are the City of Napa Commnets on the Draft Napa County Housing Element.

Thanks!

**Vin Smith**

**Community Development Director**

**Interim Parks & Recreation Director**

Community Development Department, City of Napa  
1600 First Street, Napa, CA 94559

**Phone** (707) 257-9530

**Email** [vsmith@cityofnapa.org](mailto:vsmith@cityofnapa.org)

**Website** [www.cityofnapa.org](http://www.cityofnapa.org)



## Community Development

July 25, 2022

David Morrison, Director of Napa County PBES

Mr. Morrison,

The City of Napa appreciates the opportunity to comment on the Draft Napa County Housing Element Update. We understand the difficulties placed on the County of Napa with regard to satisfying the Regional Housing Needs Allocations (RHNA); however, we are surprised at your site selections. Some of our concerns include: the location of a future housing site (Site 6) that is outside the City limits but within the City of Napa Sphere of Influence (SOI) and the City of Napa's 40+ year-old Rural/Urban Limit line (RUL); the reliance on currently unavailable public water and sanitary sewer; and, the reliance on other public services provided by the City of Napa including public safety services provided by Napa Fire and Police Departments. These issues are also described in the comment letter to the County from Napa LAFCO dated July 11, 2022.

Although we would have embraced earlier collaboration, we appreciate the recent contact made by the County in an effort to learn the City's concerns regarding the inclusion of Housing Site 6. The City explained its lack of support, noting that the site has been within the SOI and RUL for decades and that the County-identified site (Site 6), along with the land to the north, east and south is: a) identified for residential development at densities not normally permitted within the County; b) intended to be annexed to the City of Napa; and, c) included in the City of Napa 6<sup>th</sup> Cycle Housing Element currently underway. This final point is crucial to RHNA credits for the City of Napa; all sites within the SOI of the City of Napa will need to be included to account for the significantly increased RHNA requirement placed upon the City of Napa, including MTC's approval on March 17, 2022 of the RHNA transfer of 730 housing units from the County to the City.

Given the expressed desire of the County of Napa to continue a dialogue with the City of Napa about Housing Site 6 to attempt to reach an agreement about if, and if then how, this site is characterized in the Napa County 6<sup>th</sup> Cycle Housing Element, the City of Napa stands ready to continue the conversations. Again, because of the compressed timeline to provide comments on the current Draft Housing Element given the City of Napa, we provide the following comments for consideration:

### **Page 222, Constraints of Other Government Agencies**

Sites 2, 3, 4, and 5 are located outside the City's Jurisdictional Boundary and outside the SOI; and as such, extension of water service is governed by Government Code Section 56133 (56133). Under 56133, there are two options to extend water service to these sites: 1) seek an amendment from LAFCO to the SOI to include the parcel(s) being served; or, 2) Napa City Council must provide documentation to LAFCO that the extension of water service is to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory and request authorization from LAFCO to extend an outside service to the area. City of Napa Charter Section 180 requires a 4/5 vote of City Council to extend water service outside of the City's Jurisdictional Area. **The requirements/constraints of 56133, requirements for a 4/5 vote of City Council related to health and safety findings to extend water service, and the LAFCO process to secure water from the City of Napa are not mentioned in this**

section and need to be in order to accurately articulate the process and constraints of approvals from other government agencies.

#### Page 233, Infrastructure Availability

This section explains that evaluation of sites was constrained to those that have access to existing water and wastewater services. The constraint that potential housing sites must be served by existing water services (e.g. municipal supply from City of Napa) appears to stem from LAFCO policies identified on page 222. However, individual groundwater systems are a common water source for residential and commercial development in Napa County and other unincorporated areas. **Site selection should not be constrained by access to City of Napa water or other municipal water providers.** Sites that were rejected due to lack of access to a municipal water system should be re-examined and seriously considered as appropriate for affordable housing development.

#### Page 245

The sentence *"These sites are outside the City of Napa's Rural Urban Limit, and within the City of Napa's Water Service Area, where City water may be provided upon approval of the City Council."* is incorrect. The sites are not within the City's water service area, however, City of Napa water infrastructure is nearby. **The sentence should be deleted and replaced with language similar to that used on page 249 for Site 5 as follows: "The site is outside the City of Napa's Rural Urban Limit and Sphere of Influence. While water service is located nearby, obtaining water from the City of Napa would require approvals from the City and LAFCO and as such, extension of water services is governed by Government Code 56133."** Please refer to comments made for Page 222.

#### Page 249

Site 5 is located outside the City of Napa's Sphere of Influence. This fact is missing from this section. **The text in this section needs to be modified to state that the site is outside the City's Rural Urban Limit and outside the City's Sphere of Influence and as such, extension of water services is governed by Government Code 56133.**

#### Pages 246, 247, 248 and 250

In each of the Description of Sites and Factors Supporting Development for Sites 2, 3, 4 and 5 there is a presumptive statement that the site will obtain City of Napa water service. **This is not a valid assumption to support development of the site due to the constraints under Government Code 56133, the need for a 4/5 vote by City Council under City Charter Section 180 and the need for LAFCO approval.**

#### Page 251

As noted in the evaluation section of the County report, the County's General Plan requires parcels within the City's Rural Urban Limit line to be annexed to the City prior to development. This policy alone should be read, and understood to mean that any development application for land within the SOI would be processed through the City of Napa and would include annexation to the City as a component of the development application. On this point, the City of Napa and Napa County have recently discussed options for treating this site for the benefit of both the County and City's Draft 6<sup>th</sup> Cycle Housing Elements. These conversations are ongoing and hopeful that resolution will be achieved prior to certification of the respective Housing Elements.

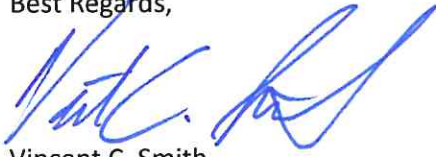


It should be noted that Site 6 is encumbered by a 20-foot wide water line easement adjacent to Foster Road. The City maintains a 36-inch water transmission main within the easement. **The easement and water line will likely impact the developable land available at this site and should be disclosed as part of the evaluation of this site.**

City of Napa staff stand ready to continue discussions about the selected sites within the Draft 6<sup>th</sup> Cycle Housing Element for the County of Napa. We are optimistic that we can reach agreement so that the County can confidently submit a Draft Housing Element to HCD that will be supported and ultimately certified.

If you have any questions regarding the information or comments provided in this letter, please do not hesitate to contact me at your earliest convenience.

Best Regards,



Vincent C. Smith

Community Development Director

**From:** [diana shawley](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Friday, July 29, 2022 2:46:26 PM

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[External Email - Use Caution]

Trevor,

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

I'm opposed to re-zoning the "Bishop Site" because as it is we don't have enough water for the housing that is here already, that means that new/more water lines would need to be put in, as would sewer lines.

Also, the fire danger in this area is particularly high.

Not to mention the traffic problems this would cause, Hedgside and Montecillo roads were not designed to take the heavy traffic this would cause.

Also if this is to be low income housing we don't have any public transportation out this way for people to get to work etc...

The ag-preserve was created to preserve open space and this high density housing goes against everything the ag-preserve was created for.

We have a 50ft set back restriction along Milliken creek and it's tributaries to preserve the health of the creek and water shed. Building this large amount of housing so close to the creek would endanger this water shed and the habitat it provides.

There are other spaces closer to town for this sort of development that won't have these issues as well as not needing any re-zoning to be done.

Diana Shawley, 22 year resident at:

1681 McKinley Road

Napa, CA 94558p

Thank you for listening and feel free to to contact me at this email or call (707)363-2883.

Sent from my iPad

**From:** [Robert Shawley Jr](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Wagenknecht, Brad](#); [Gregory, Ryan](#); [Dillon, Diane](#); [Ramos, Belia](#); [joellePC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [Dameron, Megan](#); [Info@savehedgeside.com](#)  
**Subject:** No to "Bishop Site" Comments on 2022 Housing Element Plan  
**Date:** Saturday, July 30, 2022 2:41:46 PM

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[External Email - Use Caution]

Trevor (and all),  
Please include my below comments for the 2022 Housing Element Update.

I'm opposed to re-zoning the "Bishop Site" because (#1) It sits in the floodplain for Milliken Creek! These are pictures of Hedgeside at Milliken Creek from the 2005 New Years Eve flood. I have more pictures of more of these so called "100 year floods" we've seen since the 1990s. I believe this was from after completion of the flood control project to protect downtown. This flooding of Milliken Creek frequently crosses above the bridge on Hedgeside and has taken out the road at times in two places. Hedgeside was shut down for weeks—maybe a month or so, before repairs were completed from the 2005 flood and the house to the right on these pictures (not shown) was nearly destroyed, with asphalt from the destroyed the road piled up in their yard. This is exactly where the Bishop property is being proposed.











I'm also opposed to the re-zoning of the the "Altamura" site as well, but mostly due to traffic/water/sewage concerns and cost to Napa taxpayers.

The Bishop site is just not appropriate for this kind of use. My parents (and now I) have been residents on McKinley Road (which intersects Hedgeside) since 1979. Traffic in this area has increased dramatically, especially in the last 10-15 years. More and more people use a shortcut from Silverado Trail to Hardman, then turning onto Estee and cutting over to Hedgeside to rejoin Monticello. Raising the speed limits recently to 45 MPH made things even more of a nightmare with the blind curve in the road near the Bishop property. We were able to get them to reduce the speed limit to 35 on McKinley (dead end road with a blind hill near the end), but that is still too fast.

This used to all be open fields and people who had horses, cattle, sheep and goats with wide grazing areas. Lately it being built up with many properties having multiple dwellings despite the lack of adequate water or areas for proper septic systems to handle the increasing use (city water and sewer bypass this area).

We moved here for the pastoral feeling, with people walking farm animals and riding or walking horses down McKinley and even Hedgeside. This used to be common. These days it's mostly people walking/running (often with dogs) and bicyclists that use McKinley—likely due to recommendations from Silverado Resort.

Several of the older residences surrounding our house are in the process of arranging for new wells to be drilled (ours included—probably costing us \$35,000-45,000 or more). Our 110' deep well, installed in the late 1950s, frequently pulls out only mud these days. While the drought has a role, much is due to increased usage and many new wells (3-7 times deeper) being drilled at some of the larger, newer

houses. Many of the new houses in the area are adding swimming pools and vineyards. I doubt we would be in this situation if the county paid more attention to available resources before “approving” this, but it appears like it's more like the wild west out here and probably a lot of money or influence changing hands that has allowed relatively unrestricted growth in this area. Permits for new construction don't seem to be required out here. All of this has driven out many long time residents as some just wanted to cash out and get away. We had to forego planting our vegetable garden beds this year due to the strain on our current well. Septic systems are also failing all throughout the neighborhood. Some are having them pumped out every 3 months.

Milliken Creek was once teeming with crayfish, frogs, fish and the occasional salmon run (still have pictures of the latter from ~10 years ago). Egrets, herons, kingfishers, pheasant and were abundant, as were jackrabbits. At least we still have some owls, but not nearly in the numbers we once had. Too many fences have been erected to keep out the nature many wanted to move here in the first place. Milliken Creek seems mostly dead these days. All that is proliferating is golf balls washed down from Silverado.

Increasing the population density in this area just seems a bit insane to me, but thank you for hearing me out.

Robert Shawley  
1681 McKinley  
707-363-2334  
rshawley@mac.com

**From:** [Renee Schomp](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Fwd: Napa County: Feedback on draft Housing Element  
**Date:** Tuesday, August 2, 2022 11:04:03 AM  
**Attachments:** [Jurisdictional Support for ADU Services Napa Sonoma ADU Center Apr 2022-Version 3.pdf](#)  
[Menu of incentives to invest in development of affordable ADUs Apr 2022.pdf](#)

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[External Email - Use Caution]

I sent this to the wrong folks -- so sharing with you now!

Hi Napa County Housing Element team!

I'm reaching out to provide input on your Housing Element process as you continue the iterative drafting process. Please don't hesitate to let me know if you have any questions whatsoever, or want to hop on the phone to chat more.

- When outlining ADU program plans in your HE for the beginning of the cycle versus two years into the cycle (if you're not hitting your ADU numbers) my recommendation is that you make a commitment from Day 1 to:
  - (1) collaborate with a local entity "such as the Napa Sonoma ADU Center or other organization providing ADU help to homeowners," and
  - (2) link to the [Standard Plans Program](#) from your website and offer expedited permit approval and/or capped permit fees for pre reviewed ADU plans (for example, [Cloverdale guarantees a 4 week ADU permit turnaround for pre reviewed plans and advertises that on their website here](#)). City of Napa is likely going to offer a cap on permit fees for use of a pre reviewed plan.
    - **Reminder:** *The [Napa Sonoma ADU Standard Plans Program](#) features 50 diverse ADU plans sets, half of which are pre reviewed based on input from YOU, our local jurisdictions -- and these plans help your city or county affirmatively further fair housing*, including housing that is specifically designed to be accessible.
- Then I recommend that in your Housing Element you indicate that if you are not hitting your target ADU numbers two years into the HE cycle, you plan to change your ADU ordinance to make it easier to build ADUs. Key changes I recommend are below my signature in this email. You can pick and choose just a couple that you prefer!

We have detailed [recommendations for how to include ADUs in your Housing Element effectively available here](#) plus attached are the two sets of recs we have for financial support of ADUs -- and I am available to answer any questions you may have at any time. We are here to support you!

PLUS - if you really want to incentivize affordable ADU development, reach out to me for info on the [San Diego model](#) that has contributed already to development of WAY more deed-restricted affordable ADUs. It stands out from the crowd.

Warmly,  
Renée

## **Adopt pro-ADU policies that go beyond state law**

State law sets the minimum standards, but many homeowners do not build ADUs because local standards are still too restrictive. In fact, the State's original intent was that jurisdictions go above and beyond the bare minimum that the state law sets out and enact local ADU ordinances that are more permissive than the state mandates. Successful options for adopting pro-ADU policies include:

- Allowing two-story ADUs (including with minimum setbacks)
- ADUs on corner lots (or specifically having a four feet setback on street-facing side)
- Front yard setbacks that match the main house
- Reduced side or rear yard setbacks
- No parking replacement required for any ADUs
- Larger ADUs
- Greater FAR
- Allow JADUs in an attached garage and define "attached" as "connected by a common wall, or by a common roof, covered walkway, carport or garage, not more than twenty feet (20') wide."
- Allow more ADUs than permitted by state law

## ***Some successful local examples of pro-ADU local ordinances include:***

- *Cloverdale - allows 2 ADUs per parcel*
- *Rohnert Park - no parking replacement is required*

- *American Canyon - allows 3 foot setbacks*
- *Sonoma County offers a Cottage Housing Development program that allows multiple detached units clustered around a common open space. These proposals can be approved by staff with no hearings if they meet the relevant standards.*
- *Sonoma County defines Junior ADUs as being allowed as a conversion of existing space in the primary home or an attached garage and defines “attached” as “connected by a common wall, or by a common roof, covered walkway, carport or garage, not more than twenty feet (20') wide.”*
- *Multiple local jurisdictions (but not all) allow electronic submissions & payment of fees electronically*
- *Multiple local jurisdictions (but not all) don’t charge homeowners for time meeting with the planning department or other agencies regarding ADU rules and processes*

Similarly, jurisdictions may want to eliminate other barriers where appropriate by reconsidering costly and/or challenging obstacles to building an ADU that may not need to be applied to every single project. **For example, many homeowners struggle with the cost and logistics of having a soils report or even a soils waiver** completed for their ADU build. Consider whether this or other requirements are necessary for all projects. In addition, soils waivers alone (just the WAIVER) still generally cost over \$1,000 and are challenging for some homeowners to obtain as VERY few professionals are willing to complete a soils waiver. To that end, jurisdictions may want to consider whether there is a soils waiver process that does not require the expense and challenge of hiring an outside professional.

Similarly, sewer connection fees, while generally waived for ADUs of less than 500 square feet, **remain a very significant financial impediment to some homeowners on ADU projects over 500 square feet.** Currently, Napa Sanitation District charges approximately \$1,000 per 100 square feet over 500 sf. Our recommendation is that this fee should be waived for ADUs that are less than 800 sf and lowered for ADUs over 800 sf.

--

**Renée J. Schomp, J.D.**

Director, Napa Sonoma ADU Center | [[she/her](#)]

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Donate [here](#) to our nonprofit, the Napa Sonoma ADU Center.

--

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## Jurisdictional Support for ADU Services

The Napa Sonoma ADU Center was launched as a three-year pilot in 2020 by Napa Valley Community Foundation, with support from Community Foundation Sonoma County, to catalyze ADU development across the 16 jurisdictions in Napa and Sonoma Counties. This pilot project was designed to identify and test services that would address the barriers that prevent homeowners and jurisdictions from ADU development. Funding during the pilot phase was provided mostly by philanthropy, with key initial support from a few jurisdictions. Planning has begun for continuation of the services to jurisdictions and homeowners that have proven most effective beyond the pilot period of 2020 - 2023. The intent of this nonprofit pilot project was that sustainability of these ADU services beyond the pilot phase would rely on financial support from jurisdictions that find such services useful.

This document covers three key topics:

1. How we've helped our local jurisdictions build ADUs so far
2. ADU services we envision continuing with your support
3. Potential funding structure to support ongoing ADU services

"Honestly, if it weren't for the Napa Sonoma ADU organization, I doubt this project would get off the ground. The feasibility report is such a vital stepping stone for everyday people confronting a complicated ADU world. Please keep doing this great work!" – *Local homeowner*

## How we've helped our local jurisdictions build ADUs so far

The nonprofit Napa Sonoma ADU Center provides technical assistance to homeowners on their ADU projects and also does significant proactive community outreach and education to ensure that local homeowners across all 16 jurisdictions in Napa and Sonoma Counties are aware of their local ADU rules, processes, and resources. It also serves as an innovative public/private partnership that bridges the government, philanthropic, nonprofit and private sectors in order to advance ADUs.

The Napa Sonoma ADU Center has a comprehensive [ADU website](#) with many ADU tools and resources available on it today, including an [ADU Workbook](#), [ADU Calculator](#) tool, frequent [ADU webinars](#), [ADU feasibility consults](#), [ADU Home Match](#), [ADU newsletter & blog](#), [spotlights](#) of Napa and Sonoma County neighbors who have built ADUs, forthcoming Napa Sonoma Standard ADU Plans program, and much more. Homeowners and jurisdictions can [Contact Us](#) for more information or help with ADU questions. **Our educational information for local homeowners helps reduce jurisdiction staff time expended on answering questions about the ADU permitting process.** One local building official recently commented, "If it wasn't for the Napa Sonoma ADU Center, my phone would be ringing off the hook!"



In collaboration with multiple Napa and Sonoma County jurisdictions, in May 2022 we will launch a comprehensive [Napa Sonoma Standard ADU Plans Program](#) (“pre-reviewed” plans program) with a gallery of diverse ADU plan sets available at low cost to homeowners. This program stands to **significantly reduce jurisdiction time and resources expended on the ADU permitting process**. Not only will your staff become more familiar with streamlined ADU plan sets submitted, we have also set up a relationship with a third party consulting firm that will be available to conduct the individual plan check review process for submittals on an as-desired basis for your jurisdiction.

As of April 2022, the Napa Sonoma ADU Center has helped over 400 unique homeowners across Napa and Sonoma counties with one-on-one assistance, and 180 homeowners have received a completed individualized ADU feasibility consultation (another 37 are currently in the pipeline, with more being added every day). A survey of 53 homeowners who have received ADU feasibility consultations in the 3-6 months prior to survey indicated that 70% of them were moving forward with their ADU projects.

**Applying this success rate to the total number of ADU consults we’ve conducted so far, that equates to over 125 potential new ADUs being built coming out of just the first 18 months of our pilot program.**

So far, the Napa Sonoma ADU Center has already supported our local jurisdictions with:

- [Housing Elements ADU Recommendations](#) including sample language
- Technical assistance on understanding complex new ADU state laws
- Technical assistance and development of webpage copy to educate local homeowners about your ADU planning, permitting and building process, including a customized:
  - ADU Process Map
  - ADU Building Checklist
  - Jurisdictions also routinely refer homeowners to the Napa Sonoma ADU Center to answer ADU questions and link directly to our web tools and resources such as our ADU Calculator tool
- Holding 20 webinars with 1,790 registrants to educate local residents about ADUs including:
  - How to Build an ADU in Napa & Sonoma Counties
  - ADUs 101 for Napa & Sonoma County Homeowners
  - How to Create an ADU Permit Application
  - How to Finance Your ADU
  - And many more – view our full [on-demand webinar library](#)
- A subscriber list of 1,640 individuals who receive our monthly educational ADU newsletter and blog

“If it weren’t for the Napa Sonoma ADU Center, my phone would be ringing off the hook!”  
– Local Building Official

## ADU services we envision continuing with your support

With funding support from local jurisdictions, as part of our planning for the next iteration of ADU services we are considering the following:

- Ongoing development & management of the Napa Sonoma ADU Standard Plans program (including “pre-reviewed” plans)
- Public education & community engagement in multiple languages with local homeowners on ADUs
- Continued provision of 1:1 assistance to homeowners via our ADU feasibility consults and ADU office hours
- Development of improved ADU educational & reference materials for your website
- Proactive education & community engagement to local residents about your ADU planning, permitting & building processes and the benefits of building ADUs
- Trainings for your staff on ADU laws and best practices
- Partnership in the rollout and maintenance of the Napa Sonoma ADU Standard Plans Program
- Support with improving your ADU processes & programs
- Support with interpretation of state laws applicable to ADUs
- Ongoing updates and improvements to our comprehensive toolkit of [ADU resources & information](#) for local residents

Nonprofits can be more nimble than local government and once formed can **help reduce the number of hours expended by jurisdiction staff on educating homeowners about local rules and the ADU permitting and building process**. Countless homeowners and other stakeholders recently interviewed about our services have stressed that the fact that we are a neutral third party resource separate from government or for-profit institutions is key for building trust in our services. Nonprofits are beneficial in that they serve as a neutral resource for local homeowners who may be mistrustful of local government agencies and housing professionals alike. We hope our local jurisdictions will join us to continue advancing our local RHNA targets for ADUs and create housing for our community.

“We received some very valuable feedback [from your ADU feasibility consult] and we DEFINITELY intend to proceed.” – *Local homeowner*

## Potential funding structure to support ongoing ADU services

Jurisdiction	Total Residential Parcels	Annual Funding Proposal
X Small Jurisdiction	750 - 1,500	\$5,000
Small Jurisdiction	1,500 - 3,000	\$10,000
Medium Jurisdiction	3,000 - 5,000	\$15,000
Large Jurisdiction	5,000 - 12,000	\$20,000
X Large Jurisdiction	12,000 - 30,000	\$30,000
XX Large Jurisdiction	30,000 - 50,000	\$40,000
<b>Total Annual Funding</b>		<b>\$300,000</b>

Please feel free to reach out to Renée J. Schomp, Director, Napa Sonoma ADU Center with any questions: [renee@napasonomaadu.org](mailto:renee@napasonomaadu.org).

## Menu of Ideas: Incentives to invest in the development of affordable ADUs

The goal of this document is to provide concrete ideas for local jurisdictions regarding how they can invest in the development of affordable ADUs. Some jurisdictions may be overwhelmed by the potential cost of investing in ADU development, and this menu of options illustrates a wide range of investments jurisdictions can make without having a large impact on budget, staff time or other resources.

The menu includes options ranging from an investment of as little as \$150 per ADU to as much as \$50,000 per ADU or more, with those funds going **directly** to the homeowner to incentivize ADU development. Each incentivization can be tied to an affordability restriction on the ADU that *matches* the level of incentive. Best practices for such affordability restrictions are discussed below.

The document covers the following:

1. Best practices for affordability restrictions on ADUs
2. Menu of incentives for development of affordable ADUs

### Best practices for affordability restrictions on ADUs

The menu of ideas below are all developed with a few crucial best practices in mind based lessons learned from prior ADU programs developed in CA. Those overarching best practices are:

- Avoid long term affordability restrictions – Homeowners do not want to make long-term, particularly multi-decade, commitments
- Offer an out for homeowners – Ensure they can pay back the loan and exit the system when desired
- Match the incentives to the requirements – If a jurisdiction wants to offer more restrictive conditions (e.g., renting to a Section 8 tenant, etc.), the incentives need to be large
- Reduce uncertainty in the process for the homeowner -- The more fixed costs and clarity in the permitting process, the better

For further background, we spoke with a prefab company recently that shared these thoughts, which resonate very much with what we've seen statewide:

- The simpler the better when it comes to a successful affordable ADU program. All of these conditions (must be rented to low income tenant, homeowner must be 80% of median income, etc.) are discouraging and confusing for homeowners, and that confusion prevents qualified homeowners from even applying to use it. So simpler and straightforward will generate more interest, and in addition more qualified usages.

- Grants have seen much more success than loans. The model is the recent changes to the CalHFA ADU grant. First version, almost no interest nor applications. Second version, everyone is sprinting and scrambling to get access to it, and people couldn't previously build an ADU now can.
- \$10k not only covers significant up front hard costs, but will also move the needle much more for customers than \$5k.

## Affordability requirement options to mix and match with the menu of incentive options

- Requirement to rent ADU to Sec 8 tenant
- Requirement to rent ADU to low-income tenant
- Requirement that homeowner be lower income

Characteristics to consider:

- Limit requirement timeline to 5 - 7 years
- Option to opt out of requirement by paying off loan or paying back grant
- Match the requirement to the incentive appropriately

With this in mind, below are some ideas we have (which may be mixed and matched).

## Menu of Affordable ADU Incentives:

### Incentive 1: Cover costs ancillary to the new RCU ADU loan product (~\$3,500 - \$4,500 per ADU)

Cover ancillary costs for the homeowner associated with [Redwood Credit Union's ADU construction loan product](#), which is designed to help homeowners who don't have sufficient income or equity in their existing home finance building an ADU. These costs are normally paid by the homeowner directly to RCU. These ancillary costs for the loan range from about \$3,500 - \$4,500 depending on the project. This total includes an origination/processing fee (\$120 fixed fee), lender fee paid to 3rd party (includes tax service contract & flood zone check)(\$60), title insurance (~\$500), notary fees (~\$150-200), government recording fee (~\$400), property appraisal (~\$1,000), RCU construction management & 3rd party inspection fees (\$1,500 fixed fee).

### Incentive 2: Fee waiver for use of [Napa Sonoma "pre-reviewed" ADU plan](#) (prefab or site built) (~\$5,000 - \$47,000 per ADU)

The fee waiver amount can vary but could include coverage of: Sewer district connection fees (can be ~\$5,000-\$12,000); impact fees (varies widely but could be up to ~\$30,000); school district fees (varies

but can be up to ~\$5,000). This has the added benefit of incentivizing homeowners to use "pre-reviewed" plans which will also save time and money for the jurisdiction itself (reduced staff time spent on ADU permit processing).

Incentive 3: Cover license fee for use of [Napa Sonoma "pre-reviewed" ADU plan](#) (prefab or site built) (~\$500 - \$2,000 per ADU)

This has the added benefit of incentivizing local homeowners to use "pre-reviewed" ADU plans which then saves the jurisdiction staff time and resources during the plan check process. The license fee is paid directly from the homeowner to the designer, architect or prefab company that created the plan so this can be a reimbursement from the jurisdiction to the homeowner.

Incentive 4: Free ADU Feasibility Consult (\$150 - \$500 per ADU)

At the moment, the Napa Sonoma ADU Center provides free [ADU feasibility consults](#) but soon we will be beginning to charge homeowners a flat fee of around \$150 to cover partial costs of the consults. The consults themselves cost our nonprofit around \$500 and costs can be higher as well depending on the consult. The jurisdiction could reimburse the fee paid by the homeowner directly to the homeowner.

Incentive 5: Capped ADU fees (~\$0 - \$42,000 per ADU)

One of the deterrents for homeowners to build ADUs is that it is often impossible for them to get concrete information from a jurisdiction upfront about the likely fees they'll have to pay for the ADU. If the jurisdiction could guarantee that ADU fees would be capped at ~\$5,000 and any additional fees would be waived or subsidized, that would be a significant help to homeowners by reducing uncertainty and risk in the ADU process.

Incentive 6: Grants to cover upfront costs of a prefab ADU (~\$1,000 - \$20,000 per ADU) (note that some prefab options may not fit on smaller city parcels, sloped properties, or properties with access barriers)

One of the key barriers for homeowners to build ADUs is the level of risk and uncertainty in terms of cost, timeline, complexity, and unforeseen obstacles that can arise during site built construction. As prefab ADU companies take off, we're seeing prefab options as a key way to overcome these barriers and thereby foment ADU development/increase innovation in construction practices. One of the best elements of prefab is that most companies offer a turnkey solution ("concierge service") that takes the time, cost and energy of construction management and getting through the permitting process off the shoulders of the homeowner. If the jurisdiction covered some of the upfront costs of prefab ADUs it could help incentivize homeowners to build ADUs:

- \$1,000 refundable charge for an estimate and proposal from the prefab company
- \$9,000 service charge for the prefab company to manage design and permit submittal

- \$5,000 - \$10,000 possible additional costs to submit permit e.g., soils report, survey, foundation engineering costs
- And then permit costs which can range up to \$47,000

I'll just note of course that prefab ADUs won't work on every lot -- e.g., they don't work well if there are challenges with site access or a slope. They also won't work on smaller lots -- more common in city limits where we really want to increase density from a climate resiliency standpoint -- because on smaller city lots we really should be building up, not out (e.g., above garage, 2 story units, etc.) For this reason, I think it makes most sense to apply financial assistance to [any pre-reviewed plans in the Napa Sonoma ADU Standard ADU Plans Program](#) since this includes both prefab and pre-reviewed site built plans.

Incentive 7: ADU Rescue Program & fee waivers or grants for unpermitted ADUs (~\$500 - \$80,000 per ADU)

As we know there are a number of unpermitted ADUs that need to be brought up to code in order to be permitted. Sonoma County recently instituted a new "ADU Rescue Program" which allows homeowners to submit a request for a 5 year stay of enforcement on their unpermitted unit (based on the Jan 2020 state law that states a homeowner can be granted a 5 year stay of enforcement on an unpermitted ADU if the jurisdiction determines there is no health & safety issue with the unit). Sonoma County's program allows the homeowner to hire a licensed professional (architect, contractor or engineer) to conduct a 3rd party assessment of the unit for habitability and submit a form to the county requesting the state of enforcement. Other jurisdictions could institute a similar program, with the added benefit of (1) reimbursing the cost of the 3rd party professional to conduct the habitability assessment & submit the required form; and/or (2) covering the costs of the fees to get the ADU permitted (~\$5,000 - \$47,000); and/or (3) covering the cost of the architect/designer to draw up plans and submit the ADU Permit Application required to get the unit permitted (~\$5,000 - \$20,000). Note that none of these options includes the cost of any other professionals required to do the work to actually bring the unit up to code, which can include plumbers, electricians, GC, structural engineers, etc. (I bring this up to note the extremely high cost of getting an ADU permitted for some projects.)

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Please feel free to reach out to Renée J. Schomp, Director, Napa Sonoma ADU Center with any questions: [renee@napasonomaadu.org](mailto:renee@napasonomaadu.org).

# WRITTEN COMMENTS ON HCD REVIEW DRAFT HEU

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The following comment letters were received by Napa County specifically since the HCD Review Draft 2023-2031 Housing Element was submitted on August 9, 2022.



Dan Hurst, a resident of McKinley Rd. since 1994

August 12, 2022

To the attention of the HEAC members

Subject: 2022 Housing Element Update/potential sites

Members of the HEAC,

Thanks for notifying the citizens of Napa County about this meeting. I have visited the sites on the list and I have also researched available information including the HCD Draft Review. Please consider my findings.

I have found that there are some possible sites that seem to a better fit for additional housing and yet didn't make the final list of 6. I know that I might have missed details that kept these sites off of the list but they seem to have location, infrastructure, distance from burn zones and lack of flooding concerns in common. Some are also closer to major roads and public transit than some of the locations on the list:

- The Red Hen site north of the City of Napa: there was a fully functioning restaurant there for years so I assume that there is availability of water and sewer (or septic) service; it's close to Hwy. 29 so commuting to jobs and traveling to shopping etc. would be easy; it's far from a burn zone and is low fire risk; there's a dedicated bike/walking path across from the site; it's been vacant for many years so it should be available and relatively inexpensive to purchase.

- The future jail site: Close to shopping and services; close to jobs; close to major roads for ease of commuting; infrastructure in place; low fire and flood risk.

- Napa Pipe: there was a huge manufacturing facility there so infrastructure should be in place; close to major roads; ripe for

development with room for not only residences but for services also. There would probably be no objections to this site being used for high density housing. Why hasn't this resource been utilized?

- The Eagle & Rose Hotel on Lodi Ln. in St. Helena: Infrastructure in place; existing buildings could be converted economically; Close to services; easy conversion.

- Open areas around the City of American Canyon: Was this area even considered? It seems a little strange that the 6 sites are all clustered around the City of Napa, it's a big county let's widen the search if possible.

- Vacant land around Napa Valley College: this area should be easily developed and available; also very close to shopping, jobs, major thoroughfares and public transit.

Regarding the sites on the list I have some thoughts:

The Bishop site: Referencing page 19 of the report there are definitely viable concerns about fire (the WUI map shows the site as extremely high fire risk) and traffic concerns (Hedgeside is narrow with a narrow bridge over Milliken creek and it has some challenging elevation changes and curves). There is no availability of public transit near the site and I believe that it has a walkability score of "0".

When considering this site flooding must be noted as a serious concern. If you drive across Hedgeside you can't help but notice that the proposed site is at the bottom of a "bowl", it is at one of the lowest areas of the entire neighborhood and is bordered by Milliken Creek, those who are familiar with the area have seen Milliken Creek flood in the extreme. These issues will affect the safety and comfort of future residents in the development and this should be a primary concern.

The paving of 5 acres will prevent rainwater from percolating into the aquifer and this is a water deficient area so this a serious concern for the health of wells in the area. Considering the number of public comments objecting to this site and the viable concerns expressed it seems that the draft housing element for HCD is deficient in its discussion of the public comments received.

The Altamura site: Better than the Bishop site with direct access to major roads but still close to a burn zone and a distance to services.

The Skyline site: I am a huge fan of preserving Skyline Park but I must say that after visiting the area proposed for housing I see it as a near perfect place for affordable housing with a very low impact on the rest of the park. It's close to public transit, close to schools, close to South Napa Marketplace and there is a bike/walking path that is being considered that will offer access to amenities. The state is apparently going ahead with housing in the near future so why not work with them and get credit for the housing.

Foster Road: I see this as the most attractive site because it is close to the City of Napa and infrastructure and services. There is also a large open area all the way down to Golden Gate Dr. It might be a good idea to consider a portion of the larger property that abuts Golden Gate Dr. which would make entry/exit easier and would allow a shorter route to Hwy 29 and the Sonoma Hwy. The City will annex this area eventually so why not work with the city and get it done?

Spanish Flat: A great place for needed housing if resort development goes forward. The resorts will need employees and if housing need is not anticipated and planned for it will be necessary for these employees to commute from Napa, Fairfield, Vacaville or ?. Maybe it's time for the Berryessa area to realize its potential and forward thinking will be a wise move.

Big Ranch Rd.: I learned that the owner of this site was never interested in developing the site for housing. How did it get on the list? Now we have only 5 sites, I think that at least one more site is needed to replace this lost opportunity.

Thank you all for your hard work and for reading another in a long line of communications from the public.

Best,

Dan Hurst

Cell: 707-738-3976



## PLANNING DIVISION COMMENTS & GENERAL PLAN CONSISTENCY DETERMINATION

**To:** Trevor Hawkes, Napa County Planning, Building and Environmental Services Department

**From:** Permit Sonoma Planning Division

**Date:** 06 October 2022

**Project Name and File Number(s):** General Plan Consistency Determination and comments regarding updates to the Sixth Cycle Housing Element Update and revised Safety Element – PPR22-0016

**Project Location/APN #:** Napa County - Countywide

**Project Description:** Napa County Sixth Cycle Housing Element Update and revised Safety Element

**General Plan Consistency Determination:** Consistent

### Discussion

On 15 September 2022 the Sonoma County Planning Division received a request to comment on the public review drafts of the Housing Element update and revised Safety Element of the Napa County General Plan. This document reviews Napa's public review drafts for general alignment with Sonoma County's goals for housing and safety, and for consistency with specific policies in the Sonoma County General Plan 2020 that pertain to Napa County and the greater North Bay region.

While noting that the jurisdictions are separate and distinct, the issues that the Housing and Safety Elements work to address go beyond county borders. The work that each county does to address these problems will affect the broader region and thus it is appropriate and necessary to evaluate for consistency and provide comment on the policies that will affect the North Bay region. It is common to learn from our neighbors' legislations and policies so that we might better serve our own communities. For example, several of Napa's programs for farmworker housing and wine grape growers served to inform Sonoma County's own Housing Element 2020 programs. Sonoma County is eager to continue discourse with its neighbors on these critical topics and has provided comments on Napa's draft Housing and Safety Elements below.

## **Napa County Draft Housing Element**

### **General Comments on Select Goals, Policies, and Objectives**

**Policy H-4g:** Establish preferences for local workers in new affordable housing projects and provide similar “proximity” preferences for multifamily market rate housing to the extent permitted by law. As funds are available, provide assistance to households with local workers.

**Comments:** *Sonoma County finds that this policy is an effective tool to support local housing development at all affordability levels while working to minimize commutes and reliance on personal vehicles in a large rural county similar in make-up to Sonoma County. This policy should help to meet state greenhouse gas reduction goals while promoting housing development.*

**Objective H-2g:** For AH sites established for 5th Housing Element Cycle or earlier, evaluate and modify the AH requirements to reduce the amount of affordable housing that must be provided for development under the AH provisions as a way to better incentivize the development of housing on these sites.

**Comments:** *Reducing the number of required affordable housing units per development may encourage development of AH sites; however, additional sites should be added to maintain the same number of planned affordable units countywide. A reduction of available affordable housing stock may force prospective renters and buyers who work within the county outside of the county’s boundaries resulting in greater vehicle miles traveled and greenhouse gas production. This policy may directly conflict with Policy H4-g and Program H-2h.*

**Program H-2h:** Continue to implement the County’s worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 20 miles of their place of employment, by providing local down payment assistance.

**Comments:** *This policy should help to meet state greenhouse gas reduction goals while promoting first time home ownership opportunities. However, a 20-mile radius does cover much of the county, and this policy could be revised to encourage density in areas with access to transit or job centers.*

**Program H-2i:** Study vacancy tax on housing units not used for permanent residences, to be directed to Affordable Housing Fund to determine effectiveness and feasibility of such a tax and determine whether to place on ballot in 2026.

**Comments:** *Sonoma County faces many of the same issues regarding vacant units and short-term rentals that also affect Napa County and finds that this may be an effective tool to help fund affordable housing options while discouraging the proliferation of vacant homes and short-term rentals.*

**Program H-3d:** To the extent permitted by law, continue to require a preference for local workers, including farmworker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farmworker households in at least 10 percent of the units assisted with Affordable Housing Fund money and seniors in at least 10 percent of units assisted with Affordable Housing Fund money. The County will monitor the

percentage of farmworker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.

**Comments:** *Sonoma County faces many of the same issues regarding lack of farmworker housing in a large, relatively rural county. This program may work to ensure that farmworker housing is available and adequately distributed throughout the county wherein any affordable housing development opportunities may arise.*

#### Applicable Sonoma County General Plan Policies:

##### **Open space and Resource Conservation Element**

**OSRC-17d:** The trails on Figure OSRC-3 make up the County's designated plan for trails. Trail locations are approximate and are described below. Roadways may be used where access cannot be obtained through private property.

- ***Hood Mountain Trail North. The proposed trail links Hood Mountain County Park to a 240 acre Bureau of Land Management holding to the east at the Sonoma/Napa county line.***
- ***Valley of the Moon Trail. The proposed trail traverses the Valley of the Moon between Jack London State Park and the Sonoma/Napa County line and links Sonoma Valley Regional Park to the Glen Ellen community.***

Classify potential trails as follows:

- (2) Hiking and Equestrian Trails. Locate a trail system along the Sonoma County/Napa County boundary. Link existing and proposed State and County parks adjacent to urban areas.***

**Comments:** *As one of two policies that explicitly reference Napa County within the Sonoma County General Plan, it is worth discussing how our shared trail systems and scenic resources remain important in providing equitable access to the outdoors across all affordability levels of housing. Access to the outdoors has been proven to provide physical and mental health benefits, and Sonoma County addresses proximity to valuable outdoor assets by encouraging limited recreation and visitor-serving uses in and around Residential Zones, preserving housing stock while increasing access to recreation and to tourist-based job opportunities. While not addressed in the updated Housing Element, this could be an opportunity for Napa County to expand equitable access to scenic resources across all income levels while creating local sources of employment. This was requested by participants in Napa County's outreach; however, it does not appear to have been addressed in the updated Housing Element.*

##### **Circulation and Transit Element**

**CT-7dd:** Coordinate with the City of Petaluma to improve and maintain Highway 116 and Frates Road as the primary east/west routes connecting the Highway 101 corridor to the Sonoma

Valley. Expand and maintain the Highway 37, Lakeville Highway, Highway 116 corridor as the primary east/west route connecting the City and Highway 101/SMART rail corridor to Napa County and points east.

**Comments:** *In its updated Housing Element, Napa County has continued its commitment to prioritizing public transit opportunities, and infill development, that reduce commutes, greenhouse gases, and improves environmental quality for its residents. Proposed policies H-2h and H-4g prioritize low- and moderate-income homebuyers to purchase a home near places of employment. Policies H-4a, H-6a, and Program H-4j encourage denser development near transit options, mixed-use occupancies, and help to alleviate dependency on a personal vehicle. These options align with Sonoma County's own goals for reducing vehicle miles traveled and greenhouse gas emissions while supporting development of mass transit. The cumulative effect of Napa and Sonoma Counties' efforts will work to improve the quality of life throughout the region. Sonoma County hopes to continue development of transit options across county borders in the future to further this goal.*

### Determination

While under a separate jurisdiction, the proposed Housing Element for Napa County is consistent with goals, objectives, and policies laid out in the Sonoma County General Plan 2020. The proposed updates to the Housing Element of Napa County seek to address many of the issues that affect the region as a whole and are faced by all the jurisdictions therein. Its policies effectively advance on the groundwork they had laid in previous Housing Elements while adapting for current conditions. The Housing Element policies and programs help meet the housing and environmental goals of the region and is largely similar to those being employed by Sonoma County.

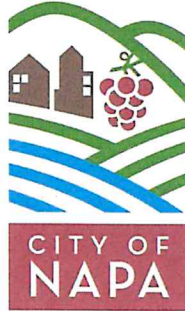
### Napa County Draft Safety Element

#### General Comments and Consistency Determination

Napa County is vulnerable to similar hazards affecting Sonoma County including wildfire and flooding in particular. The draft Napa County Safety Element update emphasizes emergency preparedness for hazard events or disasters through technological strategies, community outreach and education, and intergovernmental cooperation. The County of Sonoma supports continued and enhanced coordination between our local governments and agencies responsible for fire protection, as described in the draft Safety Element policies SAF-1.1, SAF-1.4, and SAF-1.5. There are no consistency issues between Napa's draft Safety Element and the Sonoma County General Plan.

Sonoma County is embarking on an update to its General Plan Safety Element this winter. Katrina Braehmer, project manager for this effort, can be contacted at [Katrina.Braehmer@sonoma-county.org](mailto:Katrina.Braehmer@sonoma-county.org) or (707) 565-1903 with any questions.





October 28, 2022

Trevor Hawkes, Project Planner  
Napa County Planning, Building & Environmental Services Department  
Via Email

RE: Request for Public Water System Information Associated with Request for Comments on  
Draft Housing Element Amendment

Dear Mr. Hawkes,

In response to your request for information regarding the City of Napa's public water system (pursuant to Government Code (GC) Section 65352.5), the City of Napa is providing the enclosed information (Attachment 1).

The City submitted a comment letter on the Draft Housing Element on October 21, 2022 (Attachment 2) noting that the Housing Element Draft needs to be updated to accurately reflect the City's authority and limitations under GC 56133 and City of Napa Charter Section 180 and clarify that GC 65589.7 does not supersede or restrict the City Council's authority related to authorizing water supply to proposed developments outside the City's jurisdictional boundaries and sphere of influence.

If you need additional information, contact Joy Eldredge, Deputy Utilities Director at (707) 257-9319 or [JEldredge@cityofnapa.org](mailto:JEldredge@cityofnapa.org).

Sincerely,

Philip Brun  
Utilities Director

Attachment 1 – Information on City of Napa Public Water System  
Attachment 2 – City of Napa comment letter on Draft Housing Element dated October 21, 2022

## ATTACHMENT 1

### City of Napa Public Water System Response to Request for Information for Napa County Housing Element

***1. The current version of your agency's urban water management plan, adopted pursuant to Water Code Section 10610, et seq (Urban Water Management Planning Act)***

The City adopted the 2020 Urban Water Management Plan (2020 UWMP) on December 21, 2021. Links can be found at [cityofnapa.org/water](http://cityofnapa.org/water) and as follows: [Napa Final 2020 UWMP January 2022 \(cityofnapa.org\)](#) and [Napa - 2020 UWMP - Final - January 2022 - Appendices \(cityofnapa.org\)](#)

***2. The current version of your agency's capital improvement program or plan, as reported pursuant to Water Code Section 31144.73***

The City's adopted budget can be found at [FY23 Adopted Budget \(cityofnapa.org\)](#) See pages 200-201 for a listing of Water Enterprise Fund Capital Improvement Projects. Water Enterprise Projects can be found on pages 72-127 of [City of Napa CIP](#)

***3. A description of the source or sources of the total water supply currently available to your agency by water right or contract, taking into account historical data concerning wet, normal, and dry runoff years***

See Chapter 6 in the 2020 UWMP for a description of the City's water sources. See Table 7-6, 7-7 and 7-8 in the 2020 UWMP for projected supplies available to the City in normal, single dry and multiple dry years.

***4. A description of the quantity of surface water that was purveyed by your agency in each of the previous five (5) years***

	Water Purveyed by City of Napa (AF)				
	2017	2018	2019	2020	2021
Inside City	10,716	10,509	10,788	11,466	10,130
Outside City	2,820	2,939	3,298	3,217	2,861
Total	13,536	13,448	14,086	14,683	12,991

Outside City volumes also include wholesale water exported to other Napa County cities and Water Districts.

***5. A description of the quantity of groundwater that was purveyed by your agency in each of the previous five (5) years***

N/A. No groundwater is purveyed by the City.

**6. A description of all proposed additional sources of water supplies for your agency, including the estimated dates by which these additional sources should be available and the quantities of additional water supplies that are being proposed**

See Section 6.9 in 2020 UWMP.

**7. A description of the total number of customers served by your agency, as identified by category (agricultural, commercial, industrial and residential) and by the amount of water served to each category**

Data for the most recent completed calendar year (2021):

	Number of Customers Served, by Category					
	Residential	Commercial/ Industrial/ Institutional	Landscape Irrigation	Agriculture	Other Agencies	TOTAL
<b>Inside City</b>	21,128	1,609	439	0	0	23,176
<b>Outside City</b>	2,017	56	63	28	5	2,169
<b>Total</b>	23,145	1,665	502	28	5	<b>25,345</b>

	Amount of Water Served, by Customer Category (AF)					
	Residential	Commercial/ Industrial/ Institutional	Landscape Irrigation	Agriculture	Other Agencies	TOTAL
<b>Inside City</b>	6,696	2,146	725	0	0	9,567
<b>Outside City</b>	701	600	121	158	1,122	2,702
<b>Total</b>	7,397	2,746	846	158	1,122	<b>12,269</b>

**8. Qualification of the expected reduction in total water demand, identified by each customer category, associated with future implementation of water use reduction measures identified in your agency's urban water management plan**

See Table 4-3 in 2020 UWMP for projected water use for each customer category. See Appendix J, Tables 3 and 4 in 2020 UWMP for reduction goals based on shortage level.

***9. Additional information relevant to determining the adequacy of existing and planned future water supplies to meet existing and planned future demands on these water supplies.***

The City submitted a comment letter on the Draft Housing Element on October 21, 2022 noting that the Housing Element Draft needs to be updated to accurately reflect the City's authority and limitations under GC 56133 and City of Napa Charter Section 180 and clarify that GC 65589.7 does not supersede or restrict the City Council's authority related to authorizing water supply to proposed developments outside the City's jurisdictional boundaries and sphere of influence



October 21, 2022

Trevor Hawkes  
Project Planner  
Planning, Building & Environmental Services Department  
Napa County  
Via Email

RE: Draft Housing Element Comment Letter

Dear Mr. Hawkes,

In response to Napa County's updated General Plan Housing Element Draft, the City of Napa is providing the enclosed comments for consideration by the Board of Supervisors under Government Code Section 65352. At their October 18, 2022 Council Meeting, the City Council authorized me to provide the enclosed comments.

On July 25, 2022, Community Development Director Vin Smith submitted a letter on behalf of the City of Napa that included comments on the Draft Napa County Housing Element Update (Attachment A). These comments were acknowledged within the updated Housing Element draft released on August 9, 2022 and some portions of the comments were addressed with edits.

Additionally, the City provided comments for incorporation and response on the County's Draft Environmental Impact Report (DEIR) (Attachment B). These comments are also applicable to the Housing Element Draft. We appreciate this opportunity to provide additional comments on the updated Housing Element Draft.

While the County's August 9, 2022 Housing Element Draft acknowledges the City's previous comments and addressed portions of the comments, the updated draft fails to fully account for the concerns brought forward in our comments.

While the August Housing Element Draft acknowledges the selected housing sites are outside the City's SOI and would require a 4/5 vote of City Council under City Charter Section 180 and LAFCo approval prior to receiving City water, it also includes the following language (p227): "State law (Government Code Section 65589.7) **requires** [emphasis added] water and sewer agencies to grant priority to projects containing lower income housing and does not allow a public agency that provides water or sewer services to deny water or sewer to a proposed development that contains housing affordable to lower incomes households unless the agency is under a compliance order forbidding new connections...". Similarly, GC 65589.7 is referenced in Program H-4k with the following language (p45): "...they will be subject to the provisions of Government



Code 65589.7, which grants priority to projects containing lower income housing and **requires** [emphasis added] public agencies to provide water service...".

These statements regarding GC 65589.7 appear to suggest that GC 65589.7 governs and requires Napa to provide water supply. This is incorrect. The Housing Element Draft ignores GC 65589(c) which provides "Nothing in this article (including GC 65589.7) shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government with respect to measures that may be undertaken or required by a local government to be undertaken to implement the housing element of the local general plan." Section 65589.7 does not negate or supersede any of the other laws and regulations applicable to providing water service, including limitations imposed by GC 56133 and Napa City Charter Section 180.

The Housing Element Draft needs to be updated to accurately reflect the City's authority and limitations under GC 56133 and Napa Charter Section 180 and clarify that GC 65589.7 does not supersede or restrict the City Council's authority related to authorizing water supply to the developments proposed.

The August Draft is also incomplete in its recitation of section 65589.7(c)(5), which states that a public agency may also reject an application for water service if:

The applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from the public agency or private entity, including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed pursuant to Section 66013.

Finally, discussions continue between our agencies on the treatment of the Foster Road site currently within the City's SOI. However, the August Draft incompletely states that the site would annex to the City prior to occupancy but should more affirmatively state that any development application would be processed through the City of Napa and would include annexation to the City as a component of the development application.

The City requests the Board of Supervisors consider the concerns raised within this letter prior to taking action on the proposed Housing Element update and direct staff to make changes as appropriate.

We look forward to a continued partnership that results in a responsible approach to addressing housing concerns in our community.

Sincerely,



Steve Potter  
City Manager  
City of Napa  
955 School Street  
Napa, CA 94559



## Community Development

July 25, 2022

David Morrison, Director of Napa County PBES

Mr. Morrison,

The City of Napa appreciates the opportunity to comment on the Draft Napa County Housing Element Update. We understand the difficulties placed on the County of Napa with regard to satisfying the Regional Housing Needs Allocations (RHNA); however, we are surprised at your site selections. Some of our concerns include: the location of a future housing site (Site 6) that is outside the City limits but within the City of Napa Sphere of Influence (SOI) and the City of Napa's 40+ year-old Rural/Urban Limit line (RUL); the reliance on currently unavailable public water and sanitary sewer; and, the reliance on other public services provided by the City of Napa including public safety services provided by Napa Fire and Police Departments. These issues are also described in the comment letter to the County from Napa LAFCO dated July 11, 2022.

Although we would have embraced earlier collaboration, we appreciate the recent contact made by the County in an effort to learn the City's concerns regarding the inclusion of Housing Site 6. The City explained its lack of support, noting that the site has been within the SOI and RUL for decades and that the County-identified site (Site 6), along with the land to the north, east and south is: a) identified for residential development at densities not normally permitted within the County; b) intended to be annexed to the City of Napa; and, c) included in the City of Napa 6<sup>th</sup> Cycle Housing Element currently underway. This final point is crucial to RHNA credits for the City of Napa; all sites within the SOI of the City of Napa will need to be included to account for the significantly increased RHNA requirement placed upon the City of Napa, including MTC's approval on March 17, 2022 of the RHNA transfer of 730 housing units from the County to the City.

Given the expressed desire of the County of Napa to continue a dialogue with the City of Napa about Housing Site 6 to attempt to reach an agreement about if, and if then how, this site is characterized in the Napa County 6<sup>th</sup> Cycle Housing Element, the City of Napa stands ready to continue the conversations. Again, because of the compressed timeline to provide comments on the current Draft Housing Element given the City of Napa, we provide the following comments for consideration:

### **Page 222, Constraints of Other Government Agencies**

Sites 2, 3, 4, and 5 are located outside the City's Jurisdictional Boundary and outside the SOI; and as such, extension of water service is governed by Government Code Section 56133 (56133). Under 56133, there are two options to extend water service to these sites: 1) seek an amendment from LAFCO to the SOI to include the parcel(s) being served; or, 2) Napa City Council must provide documentation to LAFCO that the extension of water service is to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory and request authorization from LAFCO to extend an outside service to the area. City of Napa Charter Section 180 requires a 4/5 vote of City Council to extend water service outside of the City's Jurisdictional Area. **The requirements/constraints of 56133, requirements for a 4/5 vote of City Council related to health and safety findings to extend water service, and the LAFCO process to secure water from the City of Napa are not mentioned in this**



section and need to be in order to accurately articulate the process and constraints of approvals from other government agencies.

#### Page 233, Infrastructure Availability

This section explains that evaluation of sites was constrained to those that have access to existing water and wastewater services. The constraint that potential housing sites must be served by existing water services (e.g. municipal supply from City of Napa) appears to stem from LAFCO policies identified on page 222. However, individual groundwater systems are a common water source for residential and commercial development in Napa County and other unincorporated areas. **Site selection should not be constrained by access to City of Napa water or other municipal water providers.** Sites that were rejected due to lack of access to a municipal water system should be re-examined and seriously considered as appropriate for affordable housing development.

#### Page 245

The sentence *"These sites are outside the City of Napa's Rural Urban Limit, and within the City of Napa's Water Service Area, where City water may be provided upon approval of the City Council."* is incorrect. The sites are not within the City's water service area, however, City of Napa water infrastructure is nearby. **The sentence should be deleted and replaced with language similar to that used on page 249 for Site 5 as follows: "The site is outside the City of Napa's Rural Urban Limit and Sphere of Influence. While water service is located nearby, obtaining water from the City of Napa would require approvals from the City and LAFCO and as such, extension of water services is governed by Government Code 56133."** Please refer to comments made for Page 222.

#### Page 249

Site 5 is located outside the City of Napa's Sphere of Influence. This fact is missing from this section. **The text in this section needs to be modified to state that the site is outside the City's Rural Urban Limit and outside the City's Sphere of Influence and as such, extension of water services is governed by Government Code 56133.**

#### Pages 246, 247, 248 and 250

In each of the Description of Sites and Factors Supporting Development for Sites 2, 3, 4 and 5 there is a presumptive statement that the site will obtain City of Napa water service. **This is not a valid assumption to support development of the site due to the constraints under Government Code 56133, the need for a 4/5 vote by City Council under City Charter Section 180 and the need for LAFCO approval.**

#### Page 251

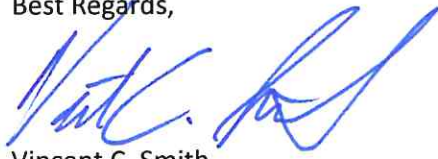
As noted in the evaluation section of the County report, the County's General Plan requires parcels within the City's Rural Urban Limit line to be annexed to the City prior to development. This policy alone should be read, and understood to mean that any development application for land within the SOI would be processed through the City of Napa and would include annexation to the City as a component of the development application. On this point, the City of Napa and Napa County have recently discussed options for treating this site for the benefit of both the County and City's Draft 6<sup>th</sup> Cycle Housing Elements. These conversations are ongoing and hopeful that resolution will be achieved prior to certification of the respective Housing Elements.

It should be noted that Site 6 is encumbered by a 20-foot wide water line easement adjacent to Foster Road. The City maintains a 36-inch water transmission main within the easement. **The easement and water line will likely impact the developable land available at this site and should be disclosed as part of the evaluation of this site.**

City of Napa staff stand ready to continue discussions about the selected sites within the Draft 6<sup>th</sup> Cycle Housing Element for the County of Napa. We are optimistic that we can reach agreement so that the County can confidently submit a Draft Housing Element to HCD that will be supported and ultimately certified.

If you have any questions regarding the information or comments provided in this letter, please do not hesitate to contact me at your earliest convenience.

Best Regards,



Vincent C. Smith

Community Development Director



October 6, 2022

Trevor Hawkes  
Project Planner  
Planning, Building & Environmental Services Department  
Napa County  
Via Email

RE: Housing Element/Safety Element DEIR Comment

Dear Mr. Hawkes,

In response to your Notice of Availability/Notice of Completion of a Draft EIR For the Napa County General Plan Housing Element Amendment, the City of Napa is providing the enclosed comments for incorporation and response.

On July 25, 2022, Community Development Director Vin Smith submitted a letter on behalf of the City of Napa that included comments on the Draft Napa County Housing Element Update (Attachment A). These comments were acknowledged within the updated Housing Element draft released on August 9, 2022 and some portions of the comments were addressed with edits.

The City's July 25<sup>th</sup> letter primarily focused on the underlying assumptions used by the County in selecting proposed housing sites without adequate consideration of the legal limitations on the City's authority to provide water service outside the City's jurisdictional boundary. Specifically, sites identified as 2 (Bishop), 3 (Altamura), and 4 (Imola) in Napa County's Draft Housing Element were included without full consideration of processes governed by Government Code Section (GC) 56133 and Napa City Charter Section 180, which limit the City's legal authority to provide water outside the boundaries of the City limits, its sphere of influence, and the rural urban limit (RUL) line, as more completely described in Attachment A. Although the Housing Element Draft argues that GC 65589.7 requires the City to provide water service to those identified sites, that argument ignores GC 65589(c) which provides "Nothing in this article (including GC 65589.7) shall be construed to be a grant of authority or a repeal of any authority which may exist of a local government with respect to measures that may be undertaken or required by a local government to be undertaken to implement the housing element of the local general plan." Thus, GC 65589(c) does not supersede the limitations imposed by CG 56133 and Napa City Charter Section 180.

Like the initial Housing Element Draft, the Draft EIR for the Housing Element Update did not adequately analyze the possibility that these sites would not receive water service from the City of Napa, and the Draft EIR does not adequately analyze alternative sources of water such as ground water. Instead, the Draft EIR inaccurately assumes the City will provide water service outside the City limits, outside the City's sphere of influence, and outside the RUL. The evaluation



of the environmental impacts therefore fails to address the potential that water service by the City of Napa is not ultimately provided to the selected sites. Based on this, the Draft EIR is insufficient in its evaluation of impacts and proposed mitigation measures related to the provision of water.

In addition to this significant concern, the City provides the following comments on several specific areas within the Draft EIR requiring Napa County response.

Draft EIR Chapter or Section/Page Number	City of Napa Comment
Chapter 3 Project Description – pg. 3-14	The description of the Imola Avenue Site states that the development would plan for connections to City water without reference to overriding approval processes regulated by G.C. 56133
Chapter 4 Environmental Setting, Impacts, and Mitigation Measures – pg. 4.6-15	<p>The description of 5 of the 6 housing sites being adjacent to the City of Napa and already developed residential neighborhoods does not accurately reflect increase in VMT created by the proposed developments.</p> <p>Later reference in the document to SB 375 consistency and <i>Plan Bay Area 2040</i> does note that the VMT traveled would exceed the regional average and be inconsistent with SB 375 and <i>Plan Bay Area 2040</i> limits and standards.</p>
Chapter 4 Environmental Setting, Impacts, and Mitigation Measures – pg. 4.8-31	Reference to the City of Napa’s ability to meet requirements of Senate Bill X7-7 do not accurately reflect the process for determination of providing water in the first place.
Section 4.10 Environmental Setting, Impacts, and Mitigation Measures – Hydrology and Water Quality pg. 4.10-6	<p>The description of City of Napa water services outside the City limits and SOI in the second paragraph do not accurately reflect the process by governed by G.C 56133 to extend service area.</p> <p>Additional language describing the process governed by G.C. 56133 should be included under the City of Napa Water section.</p>
Section 4.10 Environmental Setting, Impacts, and Mitigation Measures – Hydrology and Water Quality pg. 4.10-27	Presumption of provision of water service by the City of Napa is inaccurate and the resulting finding that impacts would be less than significant on groundwater sustainability is not supported with the possibility of City of Napa water service being denied for these sites.
Section 4.11 Environmental Setting, Impacts, and Mitigation Measures – Land Use and Planning pg. 4.11-3	The description of the Imola Avenue Site states that the development would plan for connections to City water without reference to overriding approval processes regulated by G.C. 56133
Section 4.14 Environmental Setting, Impacts, and Mitigation Measures – Public Services and Recreation pg. 4.14-16 through 4.14-17	The report details the increase in population as a result of the HEU and the generation of emergency service calls as a result. It further details the resulting detrimental impact on Napa Fire Department Services (NFD) as well as the likely need for additional police personnel, vehicles, etc. but categorizes the impact as less than significant for both. The basis for this finding needs to be re-evaluated and appropriate mitigations set forth.

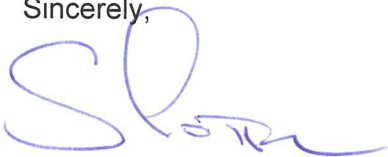
Section 4.15 Environmental Settings, Impacts, and Mitigation Measures – Transportation pg. 4.15-3 to 4.15-4, Arterials and Collectors	Two of the proposed geographic areas under consideration for multifamily housing would take access from either Foster Road or Imola Avenue. The list of Arterial and Collectors roadways included in this DEIR does not include Foster Road and Imola Ave. Both roadways are listed as collector roadways in the vicinity of the proposed housing sites in the County of Napa General Plan Circulation Element Figure CIR-1. In addition to providing direct access to the proposed housing sites, both roadways also provide direct connection into the City of Napa and should be referenced in the DEIR as collector roadways.
Section 4.15 Environmental Settings, Impacts, and Mitigation Measures – Transportation Pg. 4.15-22 to 4.15-23, Impact TRA-1:	Most of the proposed geographic areas under consideration for multifamily housing are located in close proximity to the City of Napa's city limits, and the Foster Road site is located within the City of Napa's sphere of influence. Due to the proximity of the proposed housing sites to the City of Napa and the potential for annexation of some areas into the City of Napa, the DEIR should include reference to the City of Napa General Plan and specify coordination with the City of Napa to analyze the adequacy of the circulation network and to mitigate potential impacts of future developments to the City of Napa's circulation network.
Section 4.15 Environmental Settings, Impacts, and Mitigation Measures – Transportation pg. 4.15-23 to 4.15-29, Impact TRA-2:	Due to the proximity of the proposed housing sites to the City of Napa and the potential for increased Vehicle Miles Traveled (VMT) within the City of Napa's traffic analysis zones (TAZs), the resulting mitigation measure should include reference to coordination with the City of Napa for VMT mitigation reduction strategies. Reduction strategies should include as an option, provision of active transportation and complete streets improvements connecting City and County circulation network facilities.
Section 4.15 Environmental Settings, Impacts, and Mitigation Measures – Transportation pg. 4.15-29, Impact TRA 3:	Due to the proximity of the proposed housing sites to the City of Napa, the DEIR should state that developments will require City of Napa encroachment permits for any detours, traffic control, and/or off-site construction activities that extend into the City limits.
Section 4.15 Environmental Settings, Impacts, and Mitigation Measures – Transportation pg. 4.15-30, Impact TRA 4:	Due to the proximity of the proposed housing sites to the City of Napa, the DEIR should state that developments will require City of Napa encroachment permits for any detours, traffic control, and/or off-site construction activities that extend into the City limits.
Chapter 4 Environmental Setting, Impacts, and Mitigation Measures – Utilities and Service Systems pg. 4.16-3	<p>Additional language describing the process governed by G.C. 56133 should be included under the City of Napa Water section.</p> <p>The Draft EIR should include the updated language now included in the Napa County Draft Housing Element as recommended by the City of Napa:</p> <p><i>Sites 2, 3, and 4 are located outside the City's Jurisdictional Boundary and outside the City's Sphere of Influence (SOI); and as such, extension of water service is governed by Government Code Section 56133 (56133). Under 56133,</i></p>



	<i>there are two options to extend water service to these sites: 1) seek an amendment from LAFCO to the SOI to include the parcel(s) being served, or 2) Napa City Council must provide documentation to LAFCO that the extension of water service is to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory and request authorization from LAFCO to extend an outside service to the area. City of Napa Charter Section 180 requires a 4/5 vote of City Council to extend water service outside of the City's Jurisdictional Area</i>
Chapter 4 Environmental Setting, Impacts, and Mitigation Measures – Utilities and Service Systems pg. 4.16-3	The last sentence of the second paragraph of the City of Napa Water Section incorrectly states that the Napa State Hospital is outside the SOI. This was incorrectly stated in the City's Urban Water Management Plan. The Napa State Hospital is inside the City of Napa's SOI.
Chapter 4 Environmental Setting, Impacts, and Mitigation Measures – Utilities and Service Systems pg. 4.16-5	Given that Program H-4k has been added to the revised Draft Housing Element and includes the potential for groundwater to be used to support the proposed housing sites, an assessment of groundwater is required in the DEIR.
Chapter 4 Environmental Setting, Impacts, and Mitigation Measures – Utilities and Service Systems pg. 4.16-20	Water Distribution, City of Napa Water – While City of Napa water infrastructure is located nearby the proposed housing sites, no analysis has been performed to determine the adequacy or capacity of this infrastructure.
Chapter 4 Environmental Setting, Impacts, and Mitigation Measures – Utilities and Service Systems pg. 4.16-20, Footnote 7	Per the References section the 165 gallons per unit per day was taken from the 2013 <i>Revised Water Supply Assessment for the Napa Pipe Project</i> . The Napa Pipe Project proposed recycled water for all outdoor irrigation uses and therefore the 165 gallons per unit per day accounted for only indoor use. The DEIR does not identify outdoor use to be recycled water. The DEIR needs to add outdoor water use in order to determine an accurate estimate of water demands for the proposed sites.

The City requests the County update the Draft EIR for the Napa County Housing Element Update to address the issues summarized in this letter

Sincerely,



Steve Potter  
City Manager  
City of Napa  
955 School Street  
Napa, CA 94559

December 29, 2022

County of Napa ("County")  
Attn: Trevor Hawkes, Supervising Planner  
1195 Third Street, Room 210  
Napa, CA 94559

**RE: Letter of Interest for Spanish Flat (Site 1) for Multifamily Residential Uses**

Dear Mr. Hawkes,

Thank you and all of County staff for the thoughtful time and consideration in the evaluation of the County's needs during this Housing Element update cycle. We acknowledge it is no small task for the County to undertake in planning for the next several years of current and future needs for the County and would like to commend you and everyone involved for everyone's diligent efforts. As requested, please accept this as the Letter of Interest on behalf of the property owners for Site 1 in the Housing Element update for the property in question in the Spanish Flat area of Lake Berryessa to develop the property for multi-family residential uses.

Ever since the Bureau of Reclamation forced the closure of most of the marinas at Lake Berryessa, and as a result the primary source of economic activity for this region, it has proven to be immensely challenging, if not impossible, for any viable commercial uses (e.g., restaurants, general stores, other commercial services, etc.) to remain in existence with the lost economic vitality the former marinas provided. Resultantly, all the previous commercial tenants that once occupied Site 1 have had to close their operations and terminate leases, with there not being any other viable business prospects to backfill the now vacant and fallow commercial center.

Resultantly, the property owners have explored other possible uses for the property, including developing the property to create multi-family housing opportunities. New housing not only to serve immediate needs with a large-scale housing crisis not only in Napa County, and the greater Bay Area at large, but to also create accessible workforce housing that would house future workforce in need of a place to live for any future economic growth in the Lake Berryessa region (e.g., the marina redevelopment activities the County is engaged in with the Bureau of Reclamation and prospective marina developers through the ongoing RFQ/RFP process). Site 1 is also poised to be redeveloped due to the fact there is already existing roadway infrastructure and the water and sewer infrastructure available to the Spanish Flat region.

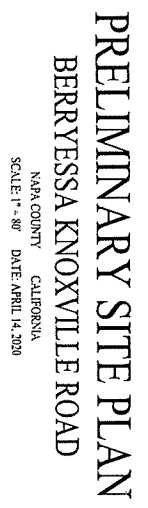


Thank you again for everyone's thoughtful time and consideration. Please do not hesitate to contact me with any questions or comments as it relates to Site 1 while the Housing Element continues to progress towards being finalized. We look forward to further discussions and collaborations with County Staff; attached with this letter is a conceptual site plan to illustrate early vision for housing redevelopment on Site 1.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Sanson', with a stylized, sweeping flourish extending to the right.

Trent Sanson  
Meadow Creek Group, LLC  
Phone: (925) 852-0541  
E-mail: [trent@denovahomes.com](mailto:trent@denovahomes.com)



# APPENDIX C: IMPLEMENTATION STATUS OF 5TH CYCLE HOUSING ELEMENT PROGRAMS

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-1a: Continue to inspect housing in response to complaints, and work with property owners to bring units up to current housing code standards.	Objective H-1a: Through code enforcement efforts and funding assistance, the County will seek to facilitate the rehabilitation of 19 housing units in fair or dilapidated condition in the County or in the Cities that are occupied by low- (7 units), very low- (8 units), or extremely low income (4 units) households during the planning period.	Ongoing	Partially Complete and Ongoing - Code Enforcement Division diligently responds to complaints and pursues abatement of all violations. Through a contract with Habitat for Humanity, two mobilehome units in poor condition occupied by very low-income households were replaced.	Continue
Program H-1b: To the extent permitted by law, implement a program to enable non-profit organizations to apply for the use of up to 10 percent of new funds annually to fund projects and programs designed to correct health and safety hazards in owner-occupied and renter-occupied housing that is reserved for low-, very low-, or extremely low-income households.	Objective H-1b: The County will seek to make available up to 10 percent of new Affordable Housing Fund money annually to leverage federal, state, and other public and private housing rehabilitation funds.	December 31, 2016	In 2014, the County released a NOFA for small grants (\$20,000) for this purpose. All funds were used. Although the objective of this program was to establish a more robust program following the creation of the County's Department of Housing and Homeless Services in 2019, the pandemic and related shifts in focus to address non-congregate shelter, isolation and quarantine, and other emergency housing needs took priority for the cycle. The County intends to re-initiate and establish a rehab program early in the 6th Cycle.	Continue
Program H-1c: In addition to the priorities identified in Policy AG/LU-118, assign high priority to abatement of illegal vacation rentals, ensuring that existing dwelling units are used as residences, rather than tourist accommodations.	Objective H-1a: (see above)	Ongoing	Completed and Ongoing - Code Enforcement Division diligently respond to complaints and pursue abatement of all violations.	Continue
Program H-2a: Prioritize the use of funds for development of Affordable Housing Combination District (AHCD) sites and Napa Pipe, and continue to work with interested parties to encourage their development of the sites under the AHCD provisions. The County will seek to work with a developer to process a development application on at least one AHCD site during the planning period.	Objective H-2a: The County will seek to facilitate the development of lower income units by prioritizing its Affordable Housing Fund monies to assist affordable housing development on Affordable Housing (:AH) Combination District sites and supporting affordable housing on the Napa Pipe site, with the objective of permitting and assisting development of at least 113 affordable units during the planning period (32 moderate, 30 low-, and 51 very low-income units, with a goal of half of the very low-income units serving the extremely low-income level)	Ongoing	The Napa Pipe project site has been fully annexed into the City of Napa, who will oversee and permit future development, including 140 affordable units. Up to 80% of County Affordable Housing Funds will be used to assist development of the affordable units. The County has provided \$750,000 of Affordable Housing Fund monies to Mid-Peninsula Housing for the predevelopment phase of the affordable housing project. Additional funding agreements will be made in the future as project phases move forward.	Continue

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-2b: Continue to encourage greater provision of affordable housing units in conjunction with market rate projects by implementing the Affordable Housing Ordinance, which requires an inclusionary percentage of 17 to 20 percent in for-sale projects, allows the payment of housing impact fees in for-sale housing projects only for developments of four or fewer units, and requires new rental developments to pay a housing impact fee. The County will conduct a nexus study during the Housing Element planning period to verify the residential fee amounts and inclusionary percentages.	Objective H-2a: (see above)	Ongoing	Completed and Ongoing - The Residential Impact fees were updated in 2010 and the Commercial Fees were updated in 2014. Both sets of fees used a phase-in approach over three years to get to the maximum fee level.	Continue; add rental inclusionary component; update nexus and in-lieu fee calculations.
Program H-2c: Conduct a nexus study to verify the commercial housing impact fee during the Housing Element planning period.	Objective H-2a: (see above)	Ongoing, each Housing Element Update Cycle	Completed and Ongoing - The Commercial Impact Fees were updated in 2014.	Continue; update nexus analysis and fee schedule
Program H-2d: Through a Notice of Funds Availability (NOFA) process, notify the public of available special assistance programs in coordination with the cities and other public and private agencies, using brochures and news releases.	Objective H-2a: (see above)	Annually	Completed and Ongoing - A NOFA was issued in 2010 and left open for other projects to apply. Since the initial 2010 NOFA, the County has funded 190 additional units both rental and for sale.	Continue
Program H-2e: Continue program of exempting all secondary residential units from the Growth Management System (GMS).	Objective H-2b: The County will seek to facilitate the development of second units with the objective of permitting development of at least 25 second units in zoning districts where they are allowed during the planning period.	Ongoing	Completed - 5 to 15 second unit permits are issued per year by right.	Continue
Program H-2f: Continue to require new affordable housing development projects receiving Affordable Housing Fund monies or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions that will require affordability of assisted low- and very low-income units for a minimum of 40 years.	Objective H-2a: (see above)	Ongoing	Completed and Ongoing - Application of deed restrictions is a prerequisite for Board of Supervisors funding authorization.	Continue

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-2g: Continue to use the Affordable Housing (:AH) Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations, as described in Appendix H-1.	Objective H-2a: (see above)	Ongoing	Completed and Ongoing - 12 Affordable Housing sites are designated with a combined potential realistic unit count of 427 units (Table H-F: Summary of Housing Sites Inventory). As the County has seen limited interest to date in developing under the :AH guidelines, the 6th Cycle Housing Element contains a program to review the affordable housing requirements for :AH sites designated in the 5th Cycle and earlier to better incentivize the development of these sites for housing. The 6th Cycle Housing Element does not rely on 5th Cycle or earlier :AH sites to accommodate the current RHNA.	Continue, with modifications to increase attractiveness of developing :AH sites.
Program H-2h: Continue to implement the County's worker proximity housing program that encourages low- and moderate-income homebuyers, to purchase a home within 15 miles of their place of employment, by providing local down payment assistance.	Objective H-2a: (see above)	Ongoing	Completed and Ongoing - Demand for the program is strong with the Board committing \$950,000 in new funds in FY 18-19.	Continue
Program H-2i: Continue to offer financial assistance to property owners who are interested in building second units that would be deed restricted for use by very low- or low-income residents.	Objective H-2b: (see above)	Ongoing	Ongoing - The County created a funding process for the JADU program and is looking at a similar process for stand alone ADUs to meet public interest.	Continue; expand to include stand-alone ADUs in addition to JADUs
Program H-2j: Maintain the affordable housing provided in existing mobile home parks to the extent permitted by State law. Existing mobile home parks may be redeveloped, including adding up to 25 percent more units than the number of units allowed by their Planned Development (PD) zoning, provided that the adverse impact of such redevelopment on existing residents, including impact to housing affordability and displacement, is fully analyzed and mitigated. Consider adopting a comprehensive mobile home park conversion ordinance to require the assessment of impacts, public hearings and relocation assistance before a mobile home park can be redeveloped or converted to another use.	Objective H-2a: (see above)	Conversion density bonus – Ongoing; Consideration of comprehensive mobile home park conversion ordinance.	Density bonuses are allowed under existing mobile home park zoning provisions. Consideration of potential updates to mobile home park conversion regulations is under review.	Continue; modify to focus on strengthening land use controls to preserve parks.



Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
<p>Program H-2k: Continue to allow infrastructure improvements as an eligible cost under the Affordable Housing Ordinance, and work with affected agencies to pursue grant money to improve water and sewer infrastructure on the Angwin, Moskowitz Corner, and Spanish Flat sites to facilitate affordable housing development.</p>	<p>Objective H-2a: (see above)</p>	<p>Ongoing</p>	<p>Completed and Ongoing Infrastructure improvements are an eligible cost and grant applications can be pursued at the time the projects move forward in :AH districts. Funds to be made available for water and sewer agencies to apply for upgrades in Angwin, Moskowitz Corner and Spanish Flat. To date, nobody has requested funds to assist with developing :AH sites. Related to this finding, the status of Program H-2g notes that the 6th Cycle Housing Element includes a program to modify the :AH affordability requirements to better incentivize the development of those sites. Further, the 6th Cycle Housing Element is not relying on any of the :AH sites designated in the 5th Cycle or earlier to accommodate its 6th Cycle RHNA.</p>	<p>Continue; modify to reflect any new :AH designations established for 6th Cycle</p>
<p>Program H-2l: Analyze the County's inventory of vacant and/or underutilized County-owned properties and identify those that would be suitable to support affordable housing development. If at least one appropriate site is identified, select one site and issue an RFP to solicit proposals from affordable housing developers to develop the site in partnership with the County.</p>	<p>Objective H-2a: (see above)</p>	<p>Ongoing</p>	<p>The County has completed its inventory of surplus land. All available sites suitable for affordable housing are located within the cities, who have authority over future land use of the properties. The County's old Health and Human Services building was sold in an agreement with the City of Napa for affordable housing development. The number of affordable housing units is pending at this time.</p>	<p>Continue; modify to reflect inclusion of County's Spanish Flat corp yard site in 6th Cycle Housing Element.</p>
<p>Program H-2m: If the City of Napa does not commit by June 30, 2015 to provide water service to the Napa Pipe site, Napa County will pursue other water sources for the project. The County will consider all possible water sources and purveyors in order to secure a water supply for the project.</p>	<p>Objective H-2a: (see above)</p>	<p>Initiate by July 1, 2015, if necessary, and seek to secure an alternate water source by June 30, 2016</p>	<p>Completed - Development Agreement with City of Napa that included water entitlement was executed January 26, 2015.</p>	<p>Delete; no longer relevant</p>

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-3a: Continue the County's program of inspecting migrant farm labor housing to ensure compliance with state standards. Efforts will be made to seek compliance to avoid closure of such facilities.	Objective H-3a: Work to maintain occupancy of publicly-run farm worker centers to a year-round average of 75% or more.	Annually	Completed and Ongoing - Public farm labor housing is routinely inspected under the ongoing County work program. Private facilities are inspected by Environmental Management.	Continue
Program H-3b: Continue to contract with Fair Housing Napa Valley or another capable organization that will review housing discrimination complaints, attempt to facilitate equitable resolution of complaints and, where necessary, refer complainants to the appropriate County, State, or Federal authorities for further investigation and action. The County's contract with Fair Housing Napa Valley (FHNV) will call for increased public outreach about housing discrimination, including dissemination of informational brochures about available assistance, targeted to vulnerable populations, such as farmworkers. Napa County will amend the agreement with FHNV to call for regular and ongoing distribution of fair housing information, including increasing general public awareness of fair housing laws as well as publicizing availability of assistance for people who believe they are victims of unfair housing practices. The agreement will call for actions such as, but not limited to: public service announcements on radio, TV, and in newspapers; presentations and distribution of literature to key real estate organizations such as Realtors and residential property manager groups; presentations and distribution of literature to community groups associated with populations vulnerable to housing discrimination; and posting of notices publicizing fair housing resources in public locations likely to be visible to vulnerable populations. At a minimum, materials and announcements will be provided in English and Spanish.	Objective H-3b: Provide Affordable Housing Fund resources for the development and operation of emergency shelter and transitional housing facilities for eight homeless families in a partnership between the County Department of Health and Human Services and a non-profit. (December 31, 2014)	Revise agreement with FHNV by July 1, 2015; outreach activities Ongoing	Completed and Ongoing - The contract with Fair Housing Napa Valley was revised in 2014, and the non-profit organization continues to provide the services mandated by this program.	Continue; modify objectives to include more specific outreach and education commitments to be included in FHNV contract at renewal.
Program H-3c: Continue to contribute towards the annual operating costs of local emergency shelters and transitional housing where such funds are available and their use legally permissible.	Objective H-3b: Provide Affordable Housing Fund resources for the development and operation of emergency shelter and transitional housing facilities for eight homeless families in a partnership between the County Department of Health and Human Services and a non-profit. (December 31, 2014)	Ongoing	Completed and Ongoing - The AHF continues funding for programs, including funding 8 homeless families in 2019.	Continue

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-3d: To the extent permitted by law, continue to require a preference for local workers, including farmworker households, in affordable housing developments assisted with Affordable Housing Fund monies, with a goal of including farmworker households in at least 10 percent of the units assisted with Affordable Housing Fund money. The County will monitor the percentage of farmworker households occupying housing units assisted with Affordable Housing Fund money in conjunction with income eligibility monitoring for affordable housing units.	Objective H-3c: Encourage and facilitate development of six new farm labor dwellings on agriculturally-zoned properties and encourage and facilitate development of one new multifamily housing complex targeted to families within the County.	Ongoing	Completed and Ongoing - Permanent affordable housing projects receiving county funds include occupancy by farmworkers and their families.	Continue
Program H-3e: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities serving six or more individuals when private owners are no longer able or willing to do so. The County will approach farmworker housing owners at the time it becomes aware of a potential closure of a private farmworker housing facility. The County's Division of Environmental Health monitors the status of private farmworker housing facilities serving six or more individuals on an annual basis and will evaluate the efficacy of the program in helping to preserve existing units, and propose modifications to the program if units are lost.	Objective H-3c: (see above)	Ongoing	Completed and Ongoing - Farm worker housing continues to be monitored by the Environmental Health Division and the handful of approved housing has remained steady.	Continue; modify to include assistance for mobilehome park preservation as well as farmworker housing.
Program H-3f: Continue to monitor the need for farm worker housing throughout the harvest season.	Objective H-3c: (see above)	Ongoing	Completed and Ongoing – In 2021 Napa County obtained competitive REAP grant funds through ABAG to explore further opportunities for the establishment of Farm Worker housing projects. Discussions are currently underway about the possible development of a 4th farmworker housing center. To advance this effort in the 6th Cycle, the County will utilize its REAP grant funding to conduct a Farmworker Housing and Service Needs Assessment.	Continue: modify to reflect current structure of the program.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-3g: Work to identify a site and funding for a new farmworker family housing development and prioritize use of resources available to support new farmworker housing accordingly.	Objective H-3c: (see above)	December 31, 2018	Staff has actively been searching for a suitable site for family farmworker housing leveraging recent State Housing bonds. Napa County is partnering with the City of Napa in the development of a new project (Heritage House/Valle Verde) located in the City of Napa that will produce 27 units of affordable (20-60% of AMI) housing designated for farmworkers. Napa County has invested \$2.3 million in the project and also sponsored the No Place Like Home grant application that received \$7.8 million of funding, combined with \$2.2 million from the City of Napa.	Continue
Program H-3h: Conduct an analysis to identify sites within the unincorporated area where up to 12 units of onsite farmworker housing could be developed, which are near cities and in locations where schools, transit, services, and shopping are relatively easily accessible. The County will provide owners of identified properties with information about opportunities to build farmworker housing on their sites, including potential County assistance.	Objective H-3c: (see above)	Conduct study and outreach to owners by January 31, 2016	Site analysis occurred prior to January 31, 2016. Several potential housing sites meeting program criteria have been identified. Staff is looking for additional sites and funding options with the State Department of Housing and Community Development.	Continue: modify to focus on outreach to owners of qualified properties.
Program H-3i: In soliciting developer requests for Affordable Housing Fund monies, encourage developers to propose projects that can address unmet needs for housing with supportive services for the disabled (including the developmentally disabled).	Objective H-3b: (see above)	Ongoing	Completed and Ongoing - An MOU Agreement has been executed for one project currently under construction with another three projects willing to include permanent supportive units in their developments.	Continue: modify to include emphasis on Affirmatively Furthering Fair Housing via funding criteria.
Program H-3j: Review the Zoning Ordinance and amend as necessary to ensure compliance with California Health and Safety Code Sections 17021.5 and 17021.6 regarding provisions for farmworker and employee housing in zones that currently include agriculture and/or housing as allowable uses.	Objective H-3c: (see above)	Review and amend ordinance by January 31, 2017	Ordinance amended with the last Housing Element update. Additional updates to be considered with Sixth Cycle Housing Element Update.	Delete; one-time action completed.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-4a: Consistent with Conservation Element Policy CON-66 continue the program of providing local worker or "proximity" preferences to new affordable housing projects and continue providing assistance to local workers who buy homes in market rate projects.	Objective H-4a: Make available permits for construction of up to 105 new dwelling units each year, exclusive of permits for secondary residential units, and exclusive of permits for "carryover" affordable housing units. Permits for non-affordable housing units not issued in one year may be issued in any of the following three years, thereby allowing the number of permits issued to exceed 105 in a given year when unused permits are available from prior years. The County will set aside a minimum of 16 permits each year for affordable housing units, as defined in the County's Growth Management System, in addition to 630 such permits that the County projects will be available in 2014 for issuance for units affordable to lower and	Ongoing	Completed and Ongoing - Workforce proximity housing program is an ongoing program available to purchasers of deed restricted affordable property where the housing unit is within 20 miles of the worker's employment site.	Continue
Program H-4b: Continue to allocate Affordable Housing Fund monies to affordable housing developments in the cities when funds are available and such allocation is consistent with the Affordable Housing Ordinance and criteria. The County will continue to work with the cities to establish and update a list of criteria that will be used to evaluate proposals for use of Affordable Housing Fund monies, with priority for projects that serve extremely low income households. The County will use a NOFA process to solicit applications on an annual basis.	Objective	Annually	Completed and Ongoing. In 2017/2018 the County helped to fund 190 new units and secure 105 RHNA transfer credits for the sixth cycle.	Continue: modify to include emphasis on Affirmatively Furthering Fair Housing via funding criteria.
Program H-4c: Consistent with Agriculture and Land Use Policy AG/LU-15.5, staff of the County Department of Planning, Building and Environmental Services will review and recommend to the Planning Commission and the Board of Supervisors appropriate changes to planning and zoning standards that minimize any conflicts between housing and agriculture.	Objective H-4a: (see above)	Ongoing	Completed and Ongoing - Zoning text and map amendments are evaluated for conflicts between housing and agriculture as part of review process.	Continue
Program H-4d: Continue to allow accessory residential units in commercial zones where compatible with neighboring land uses, and where infrastructure is available to support the residential units.	Objective H-4a: (see above)	Ongoing	Completed and Ongoing - Zoning regulations allow accessory dwelling units in commercial zoning districts.	Continue

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-4e: When requested by Mid-Peninsula Housing, the designated developer for affordable housing at Napa Pipe, Napa County will assist in identifying and securing funding for the 140 low- and very low-income housing units that are contemplated as part of the Napa Pipe Development Agreement. This will include providing information and other assistance in the preparation of applications to third parties for funding assistance. The County also anticipates that the development agreement for the Napa Pipe property will specify that a significant portion of affordable housing impact fees paid by development at Napa Pipe will be dedicated to assisting affordable housing onsite. Finally, consistent with Program H-2a, the County's Affordable Housing Ordinance gives funding priority for all available housing trust fund monies to projects located in the unincorporated area.	Objective H-4a: (see above)	Ongoing	The first of two affordable housing developments at Napa Pipe is in the pre-development phase for a total of 140 new units. SB235 (2019) implemented to address RHNA credit between County and Napa City.	Delete; one-time action completed.
Program H-4f: Continue to allow development of Single Room Occupancy (SRO) Units in all zones that allow multifamily housing.	Objective H-4a: (see above)	Ongoing	Completed and Ongoing - Zoning regulations permit SRO units in all districts where multifamily housing is permitted.	Continue
Program H-5a: Continue to provide fee waivers for nonprofit affordable housing developers.	Removal of Government Constraints	Ongoing	Completed and Ongoing - Fee waivers are available for qualifying projects.	Continue
Program H-5b: Expedite permit processing for housing projects that will serve very low-, low-, and moderate income households when such projects provide adequate assurances of long-term affordability.	Removal of Government Constraints	Ongoing	Completed and Ongoing - Expedited processing is available for qualifying projects.	Continue
Program H-5c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.	Removal of Government Constraints	Ongoing	Completed and Ongoing - Zoning regulations permit affordable housing on all PD properties.	Continue



Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	Status in 6th Cycle HE
Program H-5d: Continue to implement the Growth Management System by (i) continuing the practice of accumulating unused Category 4 (affordable) permits indefinitely; (ii) continuing the practice of accumulating unused permits in other categories for three years; (iii) consolidating implementation of Category 1-3 permits except when a lottery is required; and (iv) simplifying periodic updates to the permit limit. Updates to the permit limit may occur on an annual basis, but in no case less frequently than this Housing Element is updated, and shall be calculated based on the population in unincorporated Napa County times one percent (0.01), divided by the estimated household size and adjusted to reflect the average annual growth rate of the nine Bay Area counties over the last 5-7 years (if less than 1%). In no instance shall the new permit limit be lower than the previous permit limit if the units are required to meet the County's Regional Housing Needs Allocation, except as needed to adjust for annexations within the planning period. (Also see Policy Ag/LU-119 in the Agricultural Preservation and Land Use Element.)	Removal of Government Constraints	Annually	Completed and Ongoing - Residential permit activity is evaluated annually for compliance with the Growth Management System including carryover provisions for affordable housing units.	Continue
Program H-5e: Staff will report to the Board of Supervisors on the status of housing entitlement processing, including Napa Pipe and other priority sites and, if necessary, recommend changes in policies and regulations as appropriate to promote their development.	Removal of Government Constraints	Annually	Completed and Ongoing - General Plan and Housing Annual Report is prepared in the first quarter of every fiscal year and provided to Board of Supervisors for review, comment and direction.	Continue
Program H-6a: As part of the development review process for major projects, encourage mixed-use development, such as Napa Pipe, where appropriate.	Objective	Ongoing	Completed and Ongoing - Development proposals are evaluated for mixed- use potential where appropriate.	Continue
Program H-6c: Continue to enforce current state mandated standards governing the use of energy efficient construction, and continue to implement green building standards in building code.	Objective H-6a: (see above)	Ongoing	Completed and Ongoing - Building Division evaluates permits applications for compliance with energy and green building standards.	Continue
Program H-6d: Establish a Property Assessed Clean Energy (PACE) program to assist homeowners with financing to make sustainable energy improvements to their homes.	Objective H-6a: (see above)	April, 2014	Completed and Ongoing - Public Works Department implemented 4 separate PACE programs all prior to April 2014, which are ongoing.	Delete; one-time action completed

# APPENDIX D: RHNA TRANSFER MATERIALS



375 Beale Street  
Suite 700  
San Francisco, California  
94105

## Meeting Agenda - Final

### ABAG Executive Board

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Thursday, March 17, 2022

5:30 PM

REMOTE (In person option available)

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#### Association of Bay Area Governments Executive Board Meeting No. 469

The ABAG Executive Board is scheduled to meet on Thursday, March 17, 2022, at 5:30 p.m., or immediately following the preceding ACFA meeting, in the Bay Area Metro Center (Remotely).

In light of Governor Newsom's State of Emergency declaration regarding COVID-19 and in accordance with Assembly Bill 361's (Rivas) provisions allowing remote meetings, this meeting will be accessible via webcast, teleconference, and Zoom for all participants.

A Zoom panelist link for meeting participants will be sent separately to committee, commission, or board members.

The meeting webcast will be available at: <https://abag.ca.gov/meetings-events/live-webcasts>

Meeting attendees may opt to attend in person for public comment and observation at 375 Beale Street, Board Room (1st Floor).

In-person attendees must pass required health screenings and adhere to posted public health protocols while in the building.

Members of the public are encouraged to participate remotely via Zoom at the following link or phone number:

Please click the link below to join the webinar:

<https://bayareametro.zoom.us/j/81009290493>

Or One tap mobile :

US: +13462487799,,81009290493# or +12532158782,,81009290493#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 253 215 8782 or +1 408 638 0968 or +1 669 900 6833 or +1 301 715 8592  
or +1 312 626 6799 or +1 646 876 9923 or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or  
833 548 0282 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 810 0929 0493

Detailed instructions on participating via Zoom are available at:

<https://abag.ca.gov/zoom-information>

Committee members and members of the public participating by Zoom wishing to speak should use the "raise hand" feature or dial "\*9".

In order to get the full Zoom experience, please make sure your application is up to date.

Members of the public may participate by phone or Zoom or may submit comments by email at [info@bayareametro.gov](mailto:info@bayareametro.gov) by 5:00 p.m. the day before the scheduled meeting date. Please include the committee or board meeting name in the subject line. Due to the current circumstances there may be limited opportunity to address comments during the meeting. All comments received will be submitted into the record.

The ABAG Executive Board may act on any item on the agenda.  
The meeting is scheduled to begin at 5:30 p.m., or immediately following the preceding ACFA meeting.

Agenda, roster and webcast available at <https://abag.ca.gov>  
For information, contact Clerk of the Board at (415) 820-7913.

**Roster**

Susan Adams, Candace Andersen, Jesse Arreguin, Nikki Fortunato Bas, London Breed,  
Tom Butt, David Canepa, Pat Eklund, Susan Ellenberg, Maya Esparza, Carroll Fife,  
Neysa Fligor, Leon Garcia, Liz Gibbons, Giselle Hale, Barbara Halliday, David Haubert,  
Rich Hillis, Dave Hudson, Otto Lee, Matthew Mahan, Rafael Mandelman, Gordon Mar,  
Nathan Miley, Karen Mitchoff, Stephanie Moulton-Peters, Raul Peralez, David Rabbitt,  
Belia Ramos, Carlos Romero, James Spring, Loren Taylor, Lori Wilson

**1. Call to Order / Roll Call / Confirm Quorum**

*Quorum is a majority of ABAG Executive Board members present.*

**2. Public Comment**

*Information*

**3. Executive Board Announcements**

*Information*

**4. President's Report**

- 4.a. [22-0456](#) ABAG President's Report for March 17, 2022

**Action:** Information

**Presenter:** Jesse Arreguin

**5. Executive Director's Report**

- 5.a. [22-0457](#) Executive Director's Report for March 17, 2022

**Action:** Information

**Presenter:** Therese McMillan

**Attachments:** [ED Report- ABAG March 2022.pdf](#)

**6. Executive Board Consent Calendar**

- 6.a. [22-0458](#) Approval of ABAG Executive Board Minutes of January 14, 2022; January 20, 2022; February 11, 2022
- Action:** Approval
- Presenter:** Clerk of the Board
- Attachments:** [06a 1 EB Minutes 20220114 465 Draft.pdf](#)  
[06a 2 EB Minutes 20220120 466 Draft.pdf](#)  
[06a 3 EB Minutes 20220211 467 Draft.pdf](#)
- 6.b. [22-0459](#) Napa County Request for Regional Housing Needs Allocation (RHNA) Transfers
- Consistent with Government Code Section 65584.07(a), approval of a request from Napa County to transfer RHNA units to City of Napa, City of American Canyon, and City of St. Helena.
- Action:** Approval
- Presenter:** Gillian Adams
- Attachments:** [06b 1 Summary Sheet Napa County RHNA Transfers.pdf](#)  
[06b 2 Attachment A - Napa County RHNA Transfer Request.pdf](#)
- 6.c. [22-0460](#) Adoption of Resolution No. 04-2022 Regarding Remote Meetings Pursuant to AB 361
- Action:** Approval
- Presenter:** Kathleen Kane
- Attachments:** [06c 1 Summary Sheet Findings Pursuant to AB 361 v1.pdf](#)  
[06c 2 ABAG Resolution No 04 2022 Findings Pursuant to AB 361 to Continue V](#)
- 6.d. [22-0470](#) Contract Amendment - Agency Website Support Services: Peak Digital, LLC (\$50,000)
- Action:** Approval
- Presenter:** Alysha Nachtigall
- Attachments:** [06d 1 Summary Sheet Peak Digital LLC v2.pdf](#)  
[06d 2 Summary Approval Peak Digital LLC.pdf](#)

- 6.e. [22-0485](#) Adoption of Resolution No. 05-2022 authorizing application for 2021 Urban and Multibenefit Drought Relief Program Grant funding, and authorization to amend an existing funding agreement with the California Department of Water Resources and to contract with Daily Acts for up to \$4,600,000 to implement the Petaluma River Watershed: Land Resilience Partnership Project

**Action:** Approval

**Presenter:** Caitlin Sweeney

**Attachments:** [06e 1 SFEP Summary Sheet 2021 State Urban Multibenefit Drought Grant.pdf](#)  
[06e 2 EB Summary Approval Sheet 2021 State Urban Multibenefit Drought Grant.pdf](#)  
[06e 3 ABAG Resolution No 05 2022 Urban and Multibenefit Drought Relief Project.pdf](#)

## 7. ABAG Administrative Committee

- 7.a. [22-0461](#) Report on ABAG Administrative Committee Meetings of February 11, 2022 and March 11, 2022

**Action:** Information

**Presenter:** Jesse Arreguin

## 8. Joint MTC ABAG Legislation Committee

- 8.a. [22-0462](#) Report on Joint MTC ABAG Legislation Committee Meetings of February 11, 2022 and March 11, 2022

**Action:** Information

**Presenter:** Jesse Arreguin

- 8.b. [22-0514](#) Assembly Bill 1944 (Lee): Brown Act Reform

Modifies current law related to teleconferencing by board members and remote participation for local public meetings.

**Action:** Support and Seek Amendments

**Presenter:** Rebecca Long

**Attachments:** [08b 1 Summary Sheet AB 1944 Lee Brown Act Reform.pdf](#)  
[08b 2 Attachment Joint Legislation 2c AB 1944 Lee.pdf](#)



- 8.c. [22-0515](#) Assembly Bill 2336 (Friedman): Pilot Program to Test and Deploy Speed Safety Cameras
- Revised version of legislation MTC supported in 2021 (Assembly Bill 550 (Chiu)) to create a five-year pilot program for cities to use speed cameras, under specific circumstances. Modifications include equity-driven restrictions related to fines and requirements that cities work with advocacy groups representing disadvantaged communities on the placement of cameras.
- Action:** Support
- Presenter:** Rebecca Long
- Attachments:** [08c 1 Summary Sheet AB 2336 Friedman Pilot Program Spped Safety Cameras](#)  
[08c 2 Attachment Joint Legislation 2d AB 2336 Friedman.pdf](#)

## 9. ABAG Finance Committee

- 9.a. [22-0465](#) Report on ABAG Finance Committee Meeting of March 17, 2022
- Action:** Information
- Presenter:** Karen Mitchoff

## 10. ABAG Housing Committee

- 10.a. [22-0466](#) Report on ABAG Housing Committee Meeting of January 24, 2022
- Action:** Information
- Presenter:** Lori Wilson

## 11. MTC's Draft Transit Oriented Communities (TOC) Policy

- 11.a. [22-0467](#) Presentation on MTC's draft Transit Oriented Communities Policy
- Action:** Information
- Presenter:** Kara Vuicich
- Attachments:** [11a 1 Summary Sheet TOC Policy v2.pdf](#)  
[11a 2 Presentation Regional TOC Policy v2.pdf](#)

## 12. Regional Housing Needs Allocation (RHNA)

**12.a. [22-0468](#)** Reflecting on the Regional Housing Needs Allocation (RHNA) Process

Discussion of the Regional Housing Needs Allocation (RHNA) Cycle 6 process conducted between 2019 and 2021, as well as next steps for ABAG and local jurisdictions.

**Action:** Information

**Presenter:** Gillian Adams

**Attachments:** [12a 1 Summary Sheet RHNA Discussion.pdf](#)  
[12a 2 Attachment A Discussion Topics from RHNA Appeal Hearing.pdf](#)  
[12a 3 Attachment B Reflections on RHNA.pdf](#)  
[12a 4 Attachment C Presentation Reflections on RHNA v2.pdf](#)

**13. Adjournment / Next Meeting**

*The next regular meeting of the ABAG Executive Board is on May 19, 2022.*

**Public Comment:** The public is encouraged to comment on agenda items at Committee meetings by completing a request-to-speak card (available from staff) and passing it to the Committee secretary. Public comment may be limited by any of the procedures set forth in Section 3.09 of MTC's Procedures Manual (Resolution No. 1058, Revised) if, in the chair's judgment, it is necessary to maintain the orderly flow of business.

**Meeting Conduct:** If this meeting is willfully interrupted or disrupted by one or more persons rendering orderly conduct of the meeting unfeasible, the Chair may order the removal of individuals who are willfully disrupting the meeting. Such individuals may be arrested. If order cannot be restored by such removal, the members of the Committee may direct that the meeting room be cleared (except for representatives of the press or other news media not participating in the disturbance), and the session may continue.

**Record of Meeting:** Committee meetings are recorded. Copies of recordings are available at a nominal charge, or recordings may be listened to at MTC offices by appointment. Audiocasts are maintained on MTC's Web site ([mtc.ca.gov](http://mtc.ca.gov)) for public review for at least one year.

**Accessibility and Title VI:** MTC provides services/accommodations upon request to persons with disabilities and individuals who are limited-English proficient who wish to address Commission matters. For accommodations or translations assistance, please call 415.778.6757 or 415.778.6769 for TDD/TTY. We require three working days' notice to accommodate your request.

**可及性和法令第六章:** MTC 根據要求向希望來委員會討論有關事宜的殘疾人士及英語有限者提供服務/方便。需要便利設施或翻譯協助者, 請致電 415.778.6757 或 415.778.6769 TDD / TTY。我們要求您在三個工作日前告知, 以滿足您的要求。

**Acceso y el Titulo VI:** La MTC puede proveer asistencia/facilitar la comunicación a las personas discapacitadas y los individuos con conocimiento limitado del inglés quienes quieran dirigirse a la Comisión. Para solicitar asistencia, por favor llame al número 415.778.6757 o al 415.778.6769 para TDD/TTY. Requerimos que solicite asistencia con tres días hábiles de anticipación para poderle proveer asistencia.

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Attachments are sent to Committee members, key staff and others as appropriate. Copies will be available at the meeting.

All items on the agenda are subject to action and/or change by the Committee. Actions recommended by staff are subject to change by the Committee.

## Association of Bay Area Governments

### Executive Board

March 17, 2022

Agenda Item 6.b.

#### Napa County Request for Regional Housing Needs Allocation (RHNA) Transfers

#### Subject:

Request from Napa County to transfer a portion of its Regional Housing Needs Allocation (RHNA) to the City of Napa, City of American Canyon, and City of St. Helena.

#### Background:

[Government Code Section 65584.07\(a\)](#) allows an unincorporated county and one or more jurisdictions in that county to voluntarily agree on a transfer of units from the county to the city or town. Voluntary transfers can be completed during the period between adoption of the Final RHNA (December 16, 2021) and the Housing Element due date (January 31, 2023). The statute stipulates that the county's share of low-income and very low-income housing shall be reduced only in proportion to the amount by which the county's share of moderate- and above moderate-income housing is reduced. The jurisdictions proposing the transfer must submit an analysis of the factors and circumstances, with all supporting data, justifying the revision to ABAG. By statute, ABAG shall approve the proposed transfer if the conditions identified above have been satisfied.

#### Issues:

On February 4, 2022, the County of Napa submitted a letter to ABAG (Attachment A) requesting the transfer of RHNA units to several cities within the county. Table 1 shows the number of units to be transferred to each city by income category.

**Table 1: Requested Transfers from Napa County to the Cities of Napa, American Canyon, and St. Helena**

Jurisdiction	Very Low	Low	Moderate	Above Moderate	Total
City of Napa	266	153	86	225	730
American Canyon	57	44	20	55	176
St. Helena	1	0	0	1	2
<b>Total Transfers</b>	<b>324</b>	<b>197</b>	<b>106</b>	<b>281</b>	<b>908</b>

ABAG-MTC staff has reviewed Napa County's submittal and determined that the County has provided the necessary documentation to meet the statutory requirements. Napa County demonstrated the transfers were voluntary agreements with jurisdictions within the county by providing copies of executed agreements for RHNA transfers to Napa, American Canyon, and St. Helena. For all three cities, the number of units the County is requesting to transfer is lower than or equal to the number authorized in the agreements. These agreements are summarized below:

## Association of Bay Area Governments

### Executive Board

March 17, 2022

Agenda Item 6.b.

#### Napa County Request for Regional Housing Needs Allocation (RHNA) Transfers

##### City of Napa

- December 17, 2019: agreement provides for annexation and phased development of Napa Pipe site in the City of Napa. The City of Napa agrees to accept up to 80% of Napa County's 6th Cycle RHNA, or up to **811 units**.

##### City of American Canyon

- May 25, 2010: agreement provides for annexation of the Town Center/Lower Watson Area. American Canyon agrees to accept up to **168 units** in the 6th RHNA Cycle.
- May 2, 2017: agreement provides County affordable housing funds to support Valley View Senior Homes. American Canyon agrees to accept up to **30 units** in the 6th RHNA Cycle.

##### City of St. Helena

- June 26, 2017: agreement provides County affordable housing funds to support Turley Flats affordable housing. St. Helena agrees to accept up to **2 units** in the 6th RHNA.

The County's transfer request also shows that the transfers of very low- and low-income units are proportional to the transfers of moderate- and above moderate-income units (see Table 2, Attachment A). The submittal includes an analysis of the factors justifying the transfer, which include preservation of agricultural land, city control within Spheres of Influence, and county financial support for affordable developments within city limits. In addition to meeting these statutory requirements, Napa County also included the analysis of how the transfers are consistent with furthering the RHNA objectives identified in Government Code Section 65584(d), as requested by ABAG.

#### Recommended Action:

The Executive Board is requested to approve Napa County's request for the transfer of RHNA units to the Cities of Napa, American Canyon, and St. Helena, as described in Table 1 (above).

#### Attachments:

A. Napa County Request for RHNA Transfers

#### Reviewed:



Therese W. McMillan



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

February 4, 2022

Gillian Adams, Senior Planner  
Association of Bay Area Governments (ABAG) Executive Board  
Bay Area Metro Center  
375 Beale Street, Suite 800  
San Francisco, CA 94105-2066

RE: Request for RHNA Transfers per California Government Code Section 65584.07

Dear Gillian,

Napa County congratulates ABAG on its December 16, 2021, adoption of the *Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031*, and is writing to request ABAG's approval of RHNA Transfers between the County and the cities of Napa, American Canyon, and St. Helena pursuant to Government Code Section 65584.07.

As ABAG staff and board members are aware, Section 65584.07 states that council of governments shall reduce the RHNA of unincorporated counties if one or more cities within the county agree to increase their shares by an equivalent amount. These RHNA "transfers" are to occur between adoption of the final RHNA (in this case December 2021) and the due date of the housing element (in this case January 2023) and were called out specifically in ABAG's staff reports on appeals submitted by unincorporated counties (Contra Costa, Sonoma, Marin, and Santa Clara) as a way to address concerns about accommodating RHNA in a way that fosters efficient infill and protection of agricultural and environmental resources.

Napa County and cities within the county have long shared a commitment to urban centered growth and agricultural preservation, and with this letter and attachments, the County is providing specifics of three requested transfers, which are based on signed agreements between the County and the three cities of Napa, American Canyon, and St. Helena. We also explain the factors and circumstances justifying the transfers and provide supporting documentation. Although not required by the statute, we have also included a discussion of the RHNA objectives in Government Code Section 65584(d).

Importantly, with approval of the transfer requests, the County would retain a RHNA allocation and continue to fulfill its obligation to provide affordable housing in the unincorporated area.

We would welcome an opportunity to discuss any questions you have regarding our request, the transfers, or the information and analysis provided with this letter, and invite you to contact me at [david.morrison@countyofnapa.org](mailto:david.morrison@countyofnapa.org). As noted in Section 65584.07(b)(1), the County and the cities involved in the transfers will need to use the RHNA as revised by the transfers to complete our respective housing element updates, and we therefore feel some urgency to conclude this step in the process.

Respectfully,  
David Morrison, Director



**Request for RHNA Transfers Between Napa County  
and the Cities of Napa, American Canyon, and St. Helena**

**I. Request for Transfer**

In accordance with Government Code Section 65584.07(a), Napa County requests ABAG approval of revised RHNA's for the County, the City of Napa, the City of American Canyon, and the City of St. Helena. In each instance, the County and the city have executed one or more agreements wherein the city has agreed to increase its RHNA in an amount equivalent to a reduction that would be experienced by the County.

These "transfer agreements" are included as an attachment and support the request for transfers summarized in Table 1, below. In all instances other than the agreement with the City of St. Helena (which provides for a transfer of two units), the requested transfers are somewhat less than the maximums allowed by the executed agreements. This ensures that the County's RHNA is reduced but not eliminated, as shown in Table 2, so that the County will continue to fulfill its obligation to plan for development of affordable housing in the unincorporated area and meet other requirements of the law.

**Table 1. Requested Transfers from the County to the Cities of Napa, American Canyon, and St. Helena**

	<b>Very Low Income Units</b>	<b>Low Income Units</b>	<b>Moderate Income Units</b>	<b>Above Mod Income Units</b>	<b>Total Units transferred to the City(s)</b>
<b>Transfer Request #1 (City of Napa)<sup>1</sup></b>	266	153	86	225	730
<b>Transfer Request #2 (City of American Canyon)<sup>1</sup></b>	57	44	20	55	176
<b>Transfer Request #3 (City of St. Helena)</b>	1	0	0	1	2
<b>Total of Transfers 1+2+3</b>	324	197	106	281	908
<b>Notes:</b> <sup>1</sup> The proposed transfers to the City of Napa and City of American Canyon are somewhat less than the maximum permitted under the terms of agreements executed by the County and the cities. In each case, the distribution of units by income category has been crafted to ensure the County's compliance with Government Code Section 65584.07(a)(3).					

**Table 2. Napa County RHNA Before and After the Requested Transfers**

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Mod Income Units	Total Units
County's RHNA as of Dec. 2021	369	213	120	312	1,014
Total of VLI+LI and Mod+Above Mod	582		432		1,014
% of total	57%		43%		100%
Total of Transfers 1+2+3 from Table 1 <sup>1</sup>	324	197	106	281	908
Total of VLI+LI and Mod+Above Mod	521		387		908
% of total	57%		43%		100%
County's Revised RHNA	45	16	14	31	106
Total of VLI+LI and Mod+Above Mod	61		45		106
% of total	57%		43%		100%
% Reduction btw RHNA as of Dec. 2021 and Revised RHNA	90%		90%		90%
Notes: <sup>1</sup> The transfers of lower income units are proportional to the transfers of moderate + above moderate units as required by Government Code Section 65584.07(a)(3). As shown in the last row, the combination of very low and low income units would be reduced by 90% (521 out of 582 very low and low income units), and the combination of moderate and above moderate units would also be reduced by 90% (387 out of 432 moderate and above -moderate units).					

## **II. Compliance with Requirements of Section 65584.07(a)**

Government Code Section 65584.07(a) provides a process whereby unincorporated counties may reduce their share of regional housing needs by transferring units to one or more of the cities within the county. This section of the law has remained essentially unchanged since its

adoption in 2004 despite the recent flurry of housing legislation and serves to recognize the challenges faced by unincorporated jurisdictions, which often steward agricultural and environmental resources and are not broadly served by municipal utilities.

As stated in Section 65584.07(a)(4), the council of governments “*shall approve the proposed reduction if it determines that conditions set forth in paragraphs (1), (2), and (3) have been satisfied.*”

- a. The condition in Section 65584.07(a)(1) states: “*One or more cities within the county agree to increase its share or their shares in an amount equivalent to the reduction.*” As explained above, and as demonstrated by the agreements attached to this report, the Cities of Napa, American Canyon, and St. Helena have each agreed to an increase in their RHNA that is equivalent to the County’s decrease.
- b. The condition in Section 65584.07(a)(2) states: “*The transfer of shares shall only occur between a county and cities within that county.*” As explained above, and as demonstrated by the agreements attached to this report, the requested transfers would only be between the County and three cities within the County: Napa, American Canyon, and St. Helena.
- c. The condition in Section 65584.07(a)(3) states: “*The county’s share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county’s share of moderate- and above-moderate income housing is reduced.*” The requested transfers would reduce the County’s lower income units (i.e., very low + low income units) in proportion to the reduction in moderate + above market units. Specifically:
  - The transfer to the City of Napa would reduce the County’ RHNA for lower income units (very low + low income units) by 72% and would reduce the County’s RHNA for moderate plus above moderate units by 72%.
  - The transfer to the City of American Canyon would reduce County’s RHNA for lower income units (very low + low income units) by 17% and would reduce the County’s RHNA for moderate plus above moderate units by 17%.
  - The transfer to the City of St. Helena would reduce the County’s RHNA for lower income units (very low + low income units) by one unit and would reduce the County’s RHNA for moderate plus above moderate units by one unit.
  - As shown in Table 2, all three transfers combined would reduce the County’s RHNA for lower income units (very low + low income units) by 90% and would reduce the County’s RHNA for moderate plus above moderate units by 90%.

### **III. Factors and Circumstances Justifying this Request**

Section 65584.07(a)(4) further requires that “the county and city or cities proposing the transfer shall submit an analysis of the factors and circumstances, with all supporting data, justifying the revision.” Each of the city-county agreements attached to this request describes the factors and circumstances justifying the revision, summarized here as follows:

Preservation of Agricultural Land. Napa County and its incorporated jurisdictions have long shared a common interest in agricultural preservation and in maintaining the vibrant agricultural economy that is Napa County's economic base. This has resulted in strong policies to protect agricultural lands from conversion to non-agricultural uses, and in policies to support urban centered growth. Examples include the County's Measure P, adopted by the voters in November 2008 to preserve agricultural lands, and the urban growth boundaries (called Rural Urban Limit or Urban Limit Lines) established by the cities of Napa, American Canyon, and St. Helena.

These shared commitments seek to ensure that non-agricultural uses are located within incorporated jurisdictions where they will not conflict with agricultural uses, and also serve to encourage non-agricultural uses in areas (i.e., within city limits) where there are urban services, including water and wastewater utilities, frequent transit service, schools, groceries, health care, and all other needed services. The vast majority of unincorporated Napa County does not have access to water and wastewater utilities or convenient access to other urban services.

City Control within Spheres of Influence. Cities also wish to control development at their boundaries, so developable land that is available in the unincorporated area has often been annexed to the cities. A recent example involved the 154-acre Napa Pipe site, a former industrial site south of the City of Napa where the County approved a mixed-use development with 945 housing units that was identified in the County's housing element for 2014-2022. The City of Napa wished to annex the site to control its phased development, and in exchange, agreed to accommodate 80 percent of the County's RHNA via use of Section 65584.07.<sup>1</sup> In turn, the County agreed to provide 80 percent of its affordable housing funds to projects within the City of Napa. A similar agreement facilitated annexation of the 320-acre Town Center/Lower Watson area to the City of American Canyon. While these annexations are consistent with the principles shared by the County and the cities, they also had the effect of reducing developable lands in the County that could be planned for multifamily housing.

County Financial Support for Affordable Developments within City Limits. The County provides significant financial support for affordable housing development without regard to jurisdictional boundaries. In the fifth housing element planning cycle, it has supported projects in American Canyon, Napa, St. Helena, providing in part: \$2.25 million to the 70-unit Valley View project in American Canyon; \$650,000 to the 8-unit Turley Flat project in St. Helena; and a total of at least \$7.3 million to four projects in the City of Napa providing 154 affordable units. All of these projects were far more feasible within city limits than in the unincorporated area. The County has committed to providing the City of Napa with 80 percent of its affordable housing funds in the sixth housing element cycle. In recognition of the enhanced feasibility of affordable housing within city limits, the cities involved agreed to accommodate a portion of the County's RHNA.

The four agreements between the County and the cities that form the basis of this request under Section 65584.07(a) are summarized in Table 3 below. A copy of each agreement is also provided as an attachment to this request.

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<sup>1</sup> Annexation occurred in December 2019. Legislation passed in 2020 allows the County to claim credit on its Annual Performance Reports for lower income housing at this site after annexation. See Government Code Section 65584.08.

**Table 3. Summary of Executed Transfer Agreements between the County and Cities<sup>a</sup>**

Jurisdiction and Date of Agreement	Units by Income Group <sup>b</sup>				Total Units
	Very Low	Low	Moderate	Above Moderate	
City of Napa (December 17, 2019)	295	170	96	250	811
	(Agreement provides for annexation and phased development of the 154-acre Napa Pipe site in the City of Napa in exchange for the City's agreement to accept 80% of the County's RHNA in the 6 <sup>th</sup> and subsequent housing cycles. The County had previously approved 945 housing units on the site.)				
City of American Canyon (May 25, 2010)	46	38	46	56	168 <sup>c</sup>
	(Agreement provides for annexation of the approximately 320 acres comprising the Town Center/Lower Watson Area which will accommodate 1,200 homes in exchange for the City's agreement to accept a specified quantity of the County's RHNA in the 5 <sup>th</sup> and 6 <sup>th</sup> housing cycles.)				
City of American Canyon (May 2, 2017)	11	6	4	9	30
	(Agreement provides for \$2.25 M in County affordable housing funds to support development of the 70-unit Valley View Senior Homes project in exchange for the City's agreement to accept a specified quantity of the County's RHNA in the 6 <sup>th</sup> housing cycle.)				
City of St. Helena (June 26, 2017)	1	0	0	1	2
	(Agreement provides for \$650K in County affordable housing funds to support development of the Turley Flats affordable housing project in exchange for the City's agreement to accept a specified quantity of the County's RHNA in the 6 <sup>th</sup> housing cycle.)				
Notes: <sup>a</sup> The County's January 2022 request for ABAG approval seeks transfers that are less than the maximum allowed under the agreements with the City of Napa and American Canyon.					
<sup>b</sup> Unit distribution by income group is only specified in the May 25, 2010, City of American Canyon agreement. For all other agreements, the distribution by income group shown here is based on the distribution within County's December 16, 2021, RHNA.					
<sup>c</sup> Units distributed by income group in the May 25, 2010 agreement add up to 186, but the agreement specifically references 168 units.					

The requested transfers would advance the principles of agricultural preservation and urban centered growth by ensuring that additional housing is planned and developed within the cities. In addition, the transfers will result in *more* housing being developed because water and waste water utilities and access to other urban services are available in the cities rather than in the unincorporated County.

Importantly, despite the requested reduction in its RHNA, the County will retain a share of the regional housing need and will plan for affordable housing – especially farmworker housing – within the unincorporated area. The County will also meet all other housing element requirements related to affirmatively furthering fair housing (AFFH), emergency shelters, multifamily development, single room occupancies, transitional and supportive housing, and reducing constraints.

#### **IV. Conformance with RHNA Objectives in Section 65584(d)**

ABAG has asked that the transfer request demonstrate conformance with the RHNA objectives in Section 65584(d), although this is not a requirement for a transfer. Nonetheless, the requested transfers would conform to the RHNA Objectives in Government Code Section 65584(d), as outlined below.

- **65584(d)(1):** *Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.*

The RHNA transfers will not change the total amount or type of housing that must be accommodated in Napa County but rather will place that housing on sites with available public utilities and access to urban services. The unincorporated properties with the greatest housing development potential have been annexed to the cities. The requested transfers will likely result in greater increases in housing supply generally and affordable housing in particular than would occur in the County because of the services available in the incorporated areas; access to services is required to obtain tax credits and other affordable housing funds. The transfers will also ensure that the County retains its agricultural economic base, which provides the basis for a majority of the jobs and other economic activity in the County.

The County will be required to meet all other housing element requirements, including providing a mix of housing types, tenure, and affordability. Although the approved agreements provide for the transfer of the County's total RHNA, under this request the County would retain an allocation of 61 units for low- and very low income households following approval of the requested transfer.

The County will also continue to offer financial support for affordable housing developments in the cities as well as in the unincorporated area, with 80 percent of the County's affordable housing funds provided to the City of Napa. (As noted in the previous section, the County has provided over \$10M of affordable housing funding to the Cities of American Canyon, Napa, and St. Helena during the fifth cycle planning period.) The County also provides a broad array of services to city residents, especially lower income residents, including child welfare services, public health services, mental



health services, self-sufficiency services, and services for older adults. See information available on the County's website here: <https://www.countyofnapa.org/159/Programs-Services>.

- **65584(d)(2):** *Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.*

ABAG encouraged counties that appealed their Draft RHNA (Contra Costa, Sonoma, Marin, Santa Clara) to pursue transfer agreements with their cities to “foster efficient infill and protection of agricultural and environmental resources.”<sup>2</sup>

The requested transfers would promote infill development and other listed objectives by encouraging development within urbanized areas, rather than in agricultural zones, where parcel sizes are considerably larger, development is more dispersed, and fewer urban services (including utilities) are available. While residents of the cities who work in the unincorporated area will have to travel to their jobs, most jobs in the county are located within the cities, and the cities are where employees go for most urban services like groceries, hospitals, schools, etc. The cities also have more frequent transit service. All this means that development of infill housing in the cities would result in fewer and shorter auto trips and fewer emissions than housing in the unincorporated area.

- **65584(d)(3):** *Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.*

The County and the cities within Napa County have long agreed that urban services and non-agricultural development belong in urbanized areas and have viewed preserving Napa County's agricultural economy (and supporting related employment) as a joint responsibility. ABAG's Projections 2040 data for the County as a whole currently indicates 71,905 jobs and 50,365 households in the year 2020, or 1.43 jobs per household. The requested transfers would not change this, although by encouraging additional units in the cities where development of housing is more likely, they could incrementally improve the balance between jobs and housing.

The County also recognizes that there are – primarily agricultural – uses within the unincorporated area that involve employment. Farmworkers, winery employees, and similar workers must travel from the cities to their job sites unless they can find housing closer to their employment. As a result, the County supports operation of three farmworker centers (i.e., group housing) in the unincorporated area and permits development of up to 12 units of farmworker housing or 36 beds on any agriculturally zoned parcel. County staff is exploring ways that the housing element update can expand use of this code provision and otherwise promote development of farmworker housing and is actively participating in ABAG's Farmworker Collaborative.

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<sup>2</sup> See ABAG staff reports regarding Contra Costa County Appeal, Sonoma County Appeal, Marin County Appeal, and Santa Clara County Appeal at this location: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/2023-2031-rhna-appeals-process>.

- **65584(d)(4):** *Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.*

The requested transfers comply with State law, which requires lower income (very low income + low income) units to be transferred proportionately to moderate + above moderate units. In other words, the County is not seeking to transfer away only its lower-income units and cannot adjust the proportion of lower income units versus moderate + above moderate units based on current household characteristics in the County or the cities.

Approximately 35% of the households in the County as a whole (unincorporated and incorporated jurisdictions) have incomes less than 80% of area median income (AMI). This compares to 36% of the households in the City of Napa, 34% of the households in the City of American Canyon, and 38% of the households in the City of St. Helena.<sup>3</sup> This data suggest that most jurisdictions have comparable proportions of lower income households compared to the County as a whole and that the proposed transfers would not materially affect a jurisdiction with a disproportionate share of lower income households.

- **65584(d)(5):** *Affirmatively furthering fair housing. (Based on Section 65584(e), “affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.)*

Again, the requested transfers comply with State law, which requires lower income (very low income + low income) units to be transferred proportionately to moderate + above moderate units. In other words, the County is not seeking to transfer away only its lower-income units, and cannot adjust the proportion of lower income units versus moderate + above moderate units based on current household characteristics in the County or the cities. The cities participating in the transfer would be receiving a balance of lower income (very low income + low income) units and moderate + above moderate income units. See above for a discussion of each jurisdiction’s existing share of households by income category. Also, consistent with State law and HCD guidance, the County and each of the cities will have to conduct detailed AFFH assessments as part of their housing element updates.

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<sup>3</sup> 2014-2018 American Community Survey (ACS) data. The County as a whole includes 17,185 households <80% of AMI out of a total of 49,030. The City of American Canyon includes 1,870 households <80% AMI out of 5440 total. The City of Napa includes 10,310 households <80% AMI out of a total of 28,455. The City of St. Helena includes 995 households <80% of AMI out of a total of 2,600. Survey data for the unincorporated area is not available.

## **V. Supporting Information**

The four executed transfer agreements with the cities of Napa, American Canyon, and St. Helena that form the foundation for the County's transfer request are included here as an attachment and provide evidence of the commitment to the RHNA transfers by all jurisdictions involved.

**MEMORANDUM OF AGREEMENT  
 BETWEEN THE CITY OF NAPA AND NAPA COUNTY  
 REGARDING REGIONAL HOUSING NEEDS ALLOCATIONS FOR FUTURE  
 HOUSING ELEMENT PLANNING PERIODS**

This Memorandum of Agreement ("**Agreement**") between the City of Napa ("**City**") and Napa County ("**County**") is dated August 25, 2015, to reflect the first date upon which it is executed by both the City and the County, as shown by the signatures of their authorized representatives below, and, subject to the terms set forth herein, shall be binding upon the City and County from the date of its complete execution. The City and County each may be referred to herein as a "Party" and together may be referred to herein as the "Parties."

**RECITALS**

A. The City and County have entered into a Memorandum of Understanding ("**MOU**") regarding the future development of two parcels of land in unincorporated Napa County comprising approximately 154 acres and commonly referred to as the Napa Pipe site (APNs 046-400-030 and 046-412-005, as and hereafter, the "**Property**"). The Property is depicted in greater particularity on Exhibit A hereto.

B. The County Board of Supervisors has adopted various land use approvals for the development of the Property (the "**Project**"), which approvals include Resolution No. 2014-139, approved by the Board of Supervisors on November 25, 2014, approving a Tentative Map for the Project; Ordinance No. 1393, approved by the Board on December 16, 2014, approving a Development Plan for the Napa Pipe Zoning District portion of the Property; Ordinance No. 1394, approved by the Board on December 16, 2014, approving a Development Agreement for the Napa Pipe Zoning District portion of the Property; and Ordinance No. 1397, approved by the Board on February 10, 2015, approving the Design Guidelines for the Napa Pipe Zoning District portion of the Property.

C. The County desires to rely on housing proposed as part of the Project to meet certain affordable housing obligations imposed on the County by state law. Pursuant to Article 10.6 (the "**Housing Element Law**") (Government Code sections 65580 - 65589.8) of Chapter 3 of the Planning And Zoning Law, the Association of Bay Area Governments ("**ABAG**") periodically adopts a Regional Housing Needs Allocation ("**RHNA**") for each county and city in the greater San Francisco Bay Area, including Napa County and the City of Napa. Under the Housing Element Law, each city and county must periodically revise the housing element of its general plan utilizing the latest RHNA adopted by ABAG. The current revision to the housing elements of the City and County is designated as the fifth required revision by Government Code Section 65588, and is identified by ABAG as the 2014-2022 planning period.

D. The MOU between the City and County provides in Section 2.3(e) that the City and County may enter into a RHNA agreement as allowed under Government Code Section 65584.07 or any successor statute ("**Section 65584.07**") providing for the transfer to the City of eighty percent (80%) of the County's RHNA obligation for each housing element planning period commencing with the sixth and subsequent revisions (as defined in Government

Code 65588), during such time as the County's Measure P (as approved by the voters in November 2008, and as may be extended by subsequent voter approval) remains in effect, provided that certain requirements of the MOU are satisfied. This Agreement is intended by the County and the City to serve as the RHNA agreement contemplated by Section 2.3(e) of the MOU.

E. Approval of the Project and successful implementation of the MOU will allow the County to meet its RHNA for the 2014-2022 housing element planning period (fifth revision) and obtain a certified housing element. This Agreement provides for RHNA transfers from the County to the City in the sixth and subsequent housing element planning periods, so long as the County's Measure P remains in effect, for the benefit of both the City and the County and in furtherance of City and County policies to preserve agricultural lands in Napa County so as to maintain a viable agriculture-based economy, prevent urban sprawl, direct growth and development into existing cities, and promote infill and smart growth.

F. In addition to this Agreement, the City and County have entered into that certain Memorandum of Agreement Between the City of Napa and Napa County Regarding the City of Napa's Sphere of Influence and the Napa Pipe Property (the "**SOI Agreement**"), as provided by California Government Code Section 56428. As described in the SOI Agreement, the City Council has, by resolution dated July 21, 2015, authorized the City Manager to approve, subject to the satisfaction of certain conditions set forth in such resolution, the submittal of an application (the "**LAFCO Application**") to the Napa County Local Agency Formation Commission ("**LAFCO**") to (i) update the City's Sphere of Influence ("**SOI**") boundary to bring the Property within the City's SOI, (ii) extend City services, including water and other required municipal services in accordance with that certain Memorandum of Agreement Between the City of Napa and Napa County Regarding the Provision of Municipal Services for the Napa Pipe Development Project (the "**Municipal Services Agreement**") and that certain Annexation Consent, Protest Waiver and Water Service Agreement By and Between the City of Napa and Napa Redevelopment Partners (the "**Water Agreement**"), and (iii) annex the Property to the City in two steps in accordance with the SOI Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein, the Parties hereto mutually agree as follows:

## TERMS

1. The County has identified the specific portion of the Property zoned NP-MUR-W:AC (the "**Housing Site**"), as an available housing site in its fifth Housing Element revision, and intends to issue, upon application, residential building permits for construction of housing on the Housing Site during the 2014 -2022 housing element cycle, while the Housing Site remains in the County's jurisdiction, in order to satisfy the County's RHNA obligation for the fifth revision.

2. Starting with the sixth revision of the housing element (currently 2023-2030, or as that planning period may be adjusted by ABAG, the Department of Housing and Community Development, or statute) and for all subsequent revisions for the life of the County's Measure P (as approved by the voters in November 2008, and as may be extended by subsequent voter

approval), upon ABAG's adoption of a final RHNA, the County and City shall jointly apply to ABAG to reduce the County's RHNA allocation by 80% and to increase the City's RHNA allocation by 80% of the County's original allocation, as provided for and in conformance with the requirements of Government Code section 65584.07. Accordingly, upon ABAG's approval, the City's share of the RHNA will increase by 80% of the County's original allocation and the County's RHNA shall decrease by 80% of the County's original allocation, as allowed under Government Code section 65584.07.

3. ABAG may determine the City and County's RHNA for the sixth and subsequent revisions of the housing element in one of two ways. ABAG may make the determination based on its methodology adopted under Government Code Section 65584.04. Alternatively, the parties and other cities or counties may form a subregional entity under Government Code Section 65584.03 or any successor statute for purposes of allocating the RHNA among members of the subregional entity. If the parties are members of such a subregional entity, the RHNA prepared by the subregional entity and submitted to ABAG shall be made without reference to the contemplated 80% transfer. Upon ABAG's adoption of a final RHNA, the County and City shall jointly apply to ABAG to reduce the County's RHNA allocation by 80% and to increase the City's RHNA allocation by 80% of the County's original allocation as described in Paragraph 2 above.

4. At all times following the transfers of the County's RHNA allocations described in Sections 2 and 3 above, the County shall prioritize eighty (80%) of the County's Non-Residential Affordable Housing Impact Fees and other funds in the County's affordable housing fund generated County-wide to finance affordable housing projects within the City of Napa in recognition of the City's agreement to assume the County's ongoing RHNA obligation. Notwithstanding the foregoing, County's use of Non-Residential Affordable Housing Impact Fees and other funds in the County's affordable housing fund generated from the Project shall be used in accordance with Section 5.3 of the Affordable Housing Plan attached as Exhibit C to that certain Development Agreement entered into between the County and Napa Redevelopment Partners, LLC, dated as of January 13, 2015.

5. At all times while the modifications to the City's and the County's RHNA obligations described herein remain in effect, the County shall limit land uses to governmental uses or uses consistent with applicable zoning in effect on October 8, 2013, as provided in the MOU (unless changes to the zoning and Specific Plan are mutually agreed to by the City and the County) for all properties generally located south of the City of Napa and north of the City of American Canyon, as depicted in the South County Industrial Areas map attached as Exhibit B to the MOU (also attached hereto as Exhibit B), including (a) the Napa County Airport Industrial Area (b) all unincorporated land to the south of the City limits, including but not limited to the Syar Properties, and (c) unincorporated land north of the City of American Canyon generally on the east side of Highway 29 between South Kelly Road and Napa Junction.

6. All other provisions of this Agreement to the contrary notwithstanding, this Agreement shall have no force or effect unless and until all of the following conditions have been satisfied:

- a. the City and the NRP shall have executed the Water Agreement described in Recital F above;
- b. the County and NRP shall have executed an amendment to the Development Agreement consistent with the terms of the Water Agreement, as described in Recital F above;
- c. the Napa County LAFCO shall have approved the City's requests to (i) expand its SOI to include the Property, and (ii) extend municipal services to the Property, as set forth in the City's LAFCO Application described in Recital F above; and
- d. at all times since October 8, 2013, the County shall have fully and without exception enforced the limitation on land uses described in Section 5 above.

Provided that the preceding conditions have been satisfied, then upon the effective date of LAFCO's approval of the City's requests to expand its SOI and extend municipal services to the Property, as provided by Government Code section 56428(e), the City and County shall become unconditionally obligated to comply with the terms and conditions of this Agreement.

7. The City and County shall take all steps reasonably necessary to comply with the Government Code section 65584.07 and such other transfer statutes, as applicable, to implement this Agreement, including but not limited to, providing the appropriate documentation to ABAG or any other agency, as required. The parties agree to work together to obtain ABAG and any other approval where required to effectuate this Agreement. City further agrees that it will utilize the revised RHNA that includes the transfer of RHNA contemplated by this Agreement in preparing the City's sixth and subsequent housing element revisions, as applicable.

8. The County shall indemnify, defend, and hold the City and its respective elected and appointed councils, boards, commissions, officers, agents, employees, volunteers, and representatives, harmless from all loss, fines, penalties, forfeitures, costs, damages and other liabilities of any type (whether in contract, tort or strict liability), including but not limited to personal injury, death or property damage (including inverse condemnation) (collectively, "**Liabilities**"), and from any and all claims, demands and actions in law or equity (including attorneys' fees and litigation expenses) directly or indirectly arising out of or alleged to have arisen out of or in any way related to this Agreement (collectively, "**Claims**"), asserted against or incurred by the City to the extent arising from any action of the County or of any employees of the County in their performance of any of the terms, covenants or conditions of this Agreement during the term hereof. The City shall indemnify, defend, and hold the County and its respective elected and appointed councils, boards, commissions, officers, agents, employees, volunteers, and representatives, harmless from any and all Liabilities and Claims (as those terms are defined above) asserted against or incurred by the County to the extent arising from any action of the City or of any employees of the City in their performance of any of the terms, covenants or



conditions of this Agreement during the term hereof. The Parties shall cooperate in the defense of any third party legal action challenging this Agreement.

IN WITNESS WHEREOF, this Agreement has been entered into by, and shall be binding upon, the County and the City as of the date it has been executed by both Parties as shown by the signatures below.

COUNTY:  
COUNTY OF NAPA

By:   
DIANE DILLON, CHAIR of the BOARD OF SUPERVISORS

On: August 25, 2015

APPROVED AS TO FORM:

By:  8/20/15  
MINH TRAN, COUNTY COUNSEL

CITY:  
CITY OF NAPA

By:   
CITY MANAGER

On: 8-16-15

APPROVED AS TO FORM:


By:   
CITY ATTORNEY

ATTEST:

By:   
Deputy CITY CLERK Lisa Blackmon, Deputy City Clerk

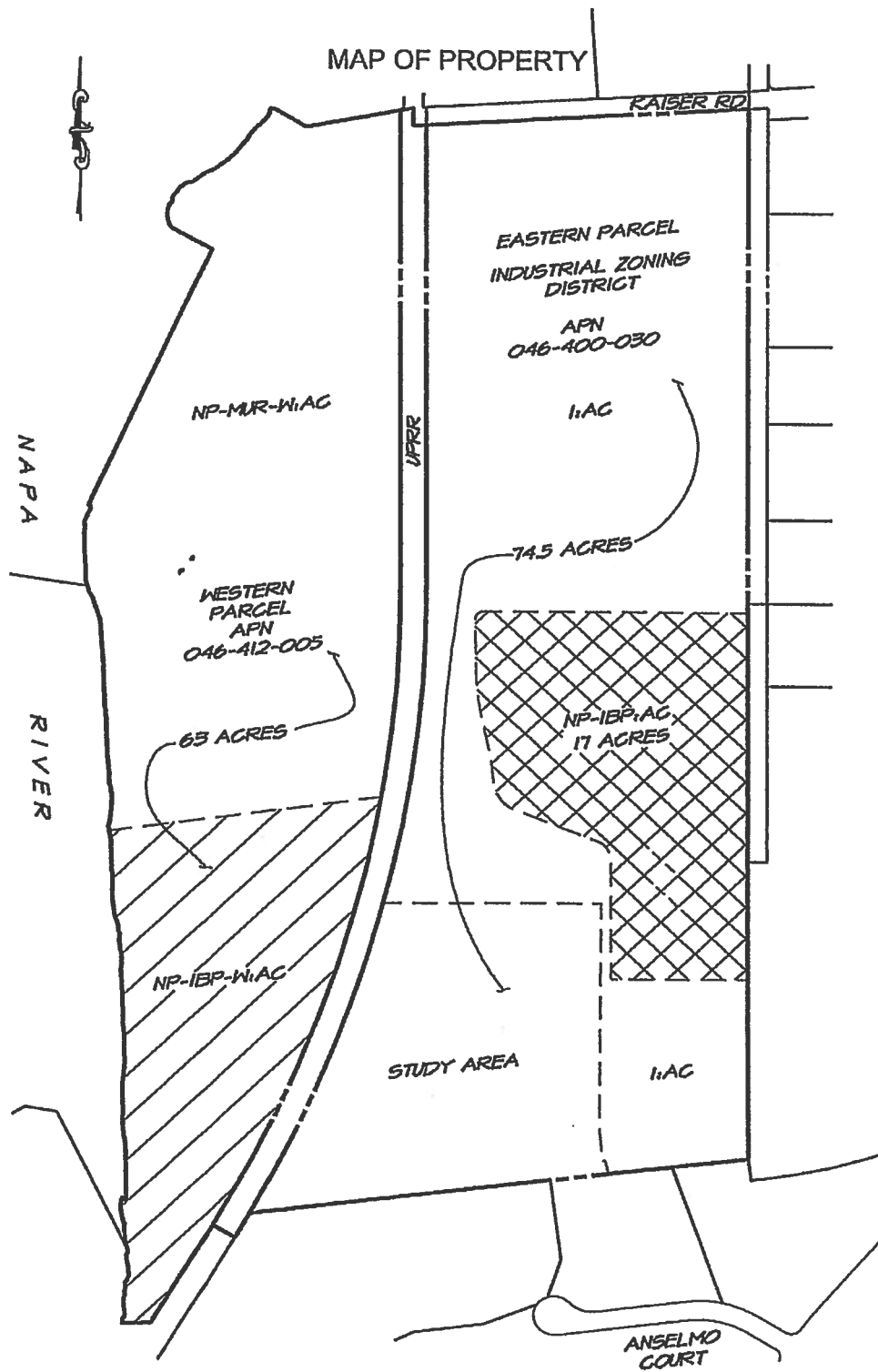
ATTEST: GLADYS I. COIL  
Clerk of the Board of Supervisors

By: 

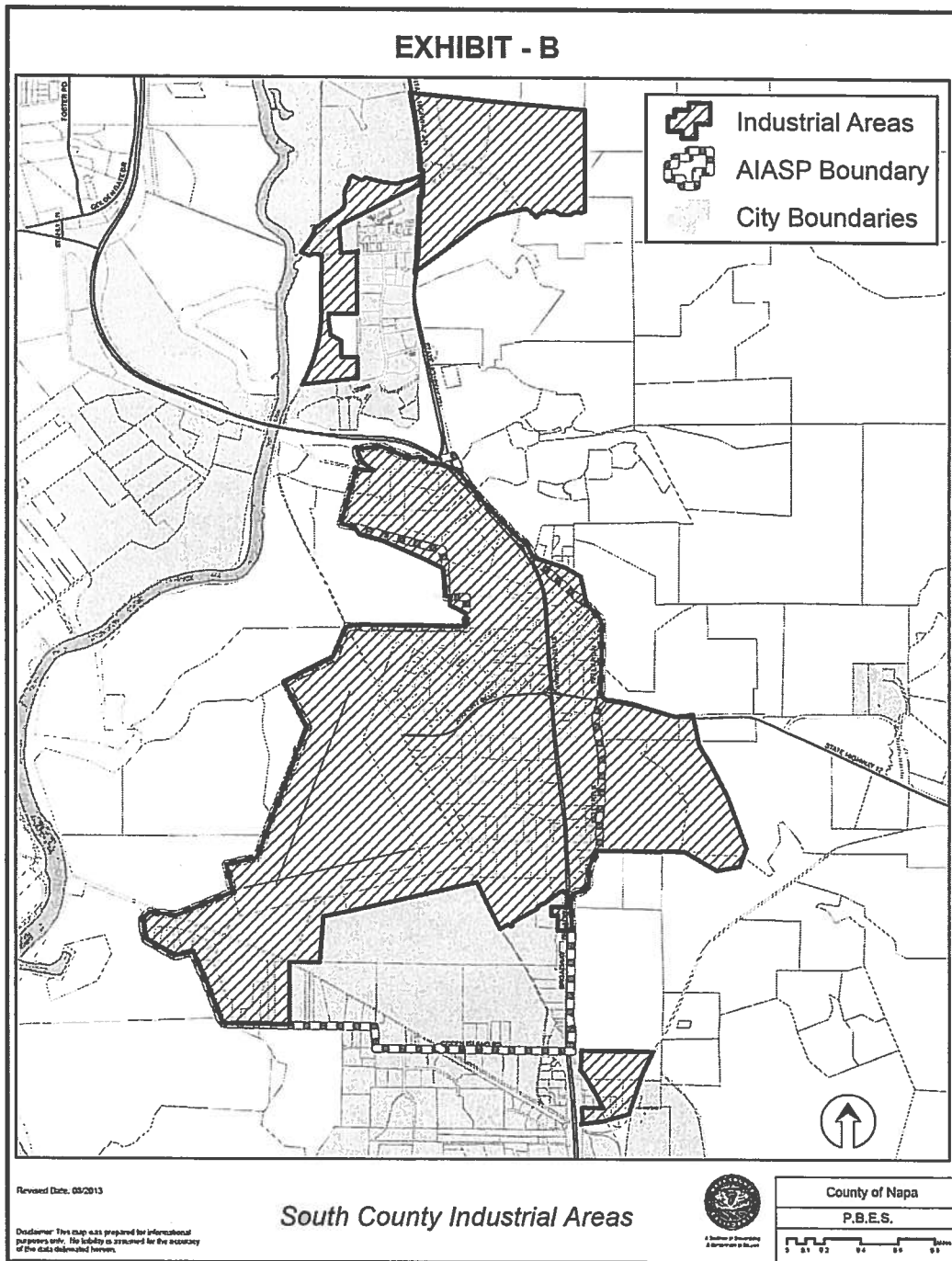
APPROVED 8/25/15  
BOARD OF SUPERVISORS  
COUNTY OF NAPA  
GLADYS I. COIL  
CLERK OF THE BOARD  
BY  Deputy

MOU re RHNA for Napa Pipe property

**EXHIBIT A**  
(Property Description)



**EXHIBIT B**  
(South County Industrial Areas Map)



**FIRST AMENDED AND RESTATED MEMORANDUM OF AGREEMENT  
BETWEEN THE CITY OF NAPA AND NAPA COUNTY  
REGARDING REGIONAL HOUSING NEEDS ALLOCATIONS FOR FUTURE  
HOUSING ELEMENT PLANNING PERIODS**

This Amended and Restated Memorandum of Agreement between the City of Napa ("**City**") and Napa County ("**County**") regarding Regional Housing Needs Allocations for Future Housing Element Planning Periods ("**Agreement**") is dated, for reference purposes, December 17, 2019, to reflect the first date upon which it is executed by both the City and the County, as shown by the signatures of their authorized representatives below. This Agreement amends and restates the Memorandum of Agreement between the City of Napa and Napa County regarding Regional Housing Needs Allocations for Future Housing Element Planning Periods entered into by the City and County on August 25, 2015 (the "**RHNA Agreement**") to reflect the intended annexation of the entire Property to the City. The City and County each may be referred to herein as a "**Party**" and together may be referred to herein as "the **Parties**."

**RECITALS**

A. On October 8, 2013, City and County entered into a Memorandum of Understanding ("**MOU**") regarding the future development of four parcels of land in unincorporated Napa County comprising approximately 154 acres and commonly referred to as the Napa Pipe site (APNs 046-412-006, 046-412-007, 046-400-054 and 046-400-055, hereafter, "the **Property**"). The Property is depicted in greater particularity on Exhibit A hereto.

B. The County Board of Supervisors has adopted various land use approvals for the development of the Property (the "**Project**"), which approvals include Resolution No. 2014-139, approved by the Board of Supervisors on November 25, 2014, approving a Tentative Map for the Project; Ordinance No. 1393, approved by the Board on December 16, 2014, approving a Development Plan for the Napa Pipe Zoning District portion of the Property; Ordinance No. 1394, approved by the Board on December 16, 2014, approving a Development Agreement for the Napa Pipe Zoning District portion of the Property; and Ordinance No. 1397, approved by the Board on February 10, 2015, approving the Design Guidelines for the Napa Pipe Zoning District portion of the Property. The County and Napa Redevelopment Partners, LLC ("**Landowner**"), and the City, following annexation to the City of a portion of the Property, are each a party to that certain Development Agreement By and Between Napa County and Napa Redevelopment Partners, LLC, which carries Napa County Agreement Number 8264 and was recorded in the official records of the County of Napa on January 26, 2015, as Document Number 2015-0002281, as amended by that certain First Amendment to Development Agreement (County Agreement No. 8264) By and Between Napa County and Napa Redevelopment Partners, LLC, which was recorded in the official records of the County of Napa on September 23, 2015, as Document Number 2015-0024296 (as amended, the "**DA**").

C. The County's Housing Element of the General Plan relies on housing proposed as part of the Project to meet certain affordable housing obligations imposed on the County by state law. Pursuant to Article 10.6 (the "**Housing Element Law**") (Government Code Sections 65580 - 65589.8) of Chapter 3 of the Planning and Zoning Law, the Association of Bay Area Governments ("**ABAG**") or a subregional entity that includes the Parties and is formed under

Government Code Section 65584.03 or any successor statute ("**Subregion**") periodically adopts a Regional Housing Needs Allocation ("**RHNA**") for Napa County and the City of Napa. Under the Housing Element Law, each city and county must periodically revise the housing element of its general plan utilizing the latest adopted RHNA. The current revision to the housing elements of the City and County is designated as the fifth required revision by Government Code Section 65588 for the 2015-2022 planning period.

D. The MOU between the City and County provides in Section 2.3(e) that the City and County may enter into a RHNA agreement as allowed under Government Code Section 65584.07 or any successor statute ("**Section 65584.07**") providing for the transfer to the City of eighty percent (80%) of the County's RHNA obligation for each housing element planning period commencing with the sixth and subsequent revisions (as defined in Government Code Section 65588), during such time as the County's Measure P (as approved by the voters in November 2008, and as may be extended by subsequent voter approval) remains in effect, provided that certain requirements of the MOU are satisfied. The RHNA Agreement entered into by the Parties was intended by the County and the City to serve as the RHNA agreement contemplated by Section 2.3(e) of the MOU and became binding upon the City and County from the date of its complete execution on August 25, 2015.

E. Approval of the Project and successful implementation of the MOU was intended to allow the County to meet its RHNA for the 2014-2022 housing element planning period (fifth revision) and obtain a certified housing element. Under the terms of the DA, the parties thereto anticipated that the residential portions of the Project would be developed in phases, and as building permits were issued for each phase, the portions of the Property that had been developed would be annexed to the City.

F. However, in January 2018, Landowner notified the City and the County that Landowner desired to redesign the Project and accelerate construction of housing on the Property, including the required Affordable Homes (as defined in the Napa Pipe Affordable Housing Plan attached to the DA). Landowner's proposed redesign of the Project requires several amendments to its existing entitlements, including amendments to the DA. The City and Landowner initiated the annexation of the remainder of the Project site to the City, including the proposed residential portions of the Project, thereby allowing Landowner to process all required amendments to its entitlements in the City. On November 18, 2019 the Local Agency Formation Commission of Napa County ("**LAFCO**") approved the annexation of the entire Property to the City, conditioned in part on the execution of a mutually acceptable amendment to the RHNA Agreement. Execution of this Agreement by the Parties will satisfy that condition to the annexation of the Property.

G. This Agreement provides for RHNA transfers from the County to the City in the sixth and subsequent housing element planning periods, so long as the County's Measure P remains in effect, for the benefit of both the City and the County and in furtherance of City and County policies to preserve agricultural lands in Napa County so as to maintain a viable agriculture-based economy, prevent urban sprawl, direct growth and development into existing cities, and promote infill and smart growth.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein, the Parties hereto mutually agree as follows:

## TERMS

1. The Preamble, Recitals, Exhibits, and all defined terms set forth therein are hereby incorporated into this Agreement as if set forth herein in full.

2. Starting with the sixth revision of the housing element (currently 2022-2030, or as that planning period may be adjusted by ABAG, the Department of Housing and Community Development, or statute) and for all subsequent revisions for the life of the County's Measure P (as approved by the voters in November 2008, and as may be extended by subsequent voter approval), upon ABAG's or the Subregion's adoption of a final RHNA, the County and City shall jointly apply to ABAG or the Subregion, as appropriate, to reduce the County's RHNA allocation by 80% and to increase the City's RHNA allocation by 80% of the County's original allocation, as provided for and in conformance with the requirements of Government Code Section 65584.07. Accordingly, upon ABAG's or the Subregion's approval, the City's share of the RHNA will increase by 80% of the County's original allocation and the County's RHNA shall decrease by 80% of the County's original allocation, as allowed under Government Code section 65584.07 or successor statute.

3. At all times following the transfers of the County's RHNA allocations described in Section 2 above, the County shall prioritize eighty (80%) of the County's Non-Residential Affordable Housing Impact Fees and other funds in the County's affordable housing fund generated County-wide to finance affordable housing projects within the City of Napa in recognition of the City's agreement to assume the County's ongoing RHNA obligation.

4. At all times while the modifications to the City's and the County's RHNA obligations described herein remain in effect, the County shall limit land uses to governmental uses or uses consistent with applicable zoning in effect on October 8, 2013, as provided in the MOU (unless changes to the zoning and Specific Plan are mutually agreed to by the City and the County) for all properties generally located south of the City of Napa and north of the City of American Canyon, as depicted in the South County Industrial Areas map attached as Exhibit B to the MOU (also attached hereto as Exhibit B), including (a) the Napa County Airport Industrial Area (b) all unincorporated land to the south of the City limits, including but not limited to the Syar Properties, and (c) unincorporated land north of the City of American Canyon generally on the east side of Highway 29 between South Kelly Road and Napa Junction.

5. All conditions contained in Section 6 of the RHNA Agreement have been satisfied, and on September 22, 2015, which was the effective date of LAFCO's approval of the City's requests to expand its Sphere of Influence and extend municipal services to the Property, as provided by Government Code Section 56428(e) and LAFCO Resolution No. 2015-11, the City and County became unconditionally obligated to comply with the terms and conditions of the RHNA Agreement, and that unconditional obligation is incorporated into this Agreement.

6. The City and County shall take all steps reasonably necessary to comply with Government Code Section 65584.07 and such other transfer statutes, as applicable, to implement this Agreement, including but not limited to, providing the appropriate documentation to ABAG, the Subregion, or any other agency, as required. The Parties agree to work together to obtain ABAG, Subregion, or any other approval where required to effectuate this Agreement. City further

agrees that it will utilize the revised RHNA that includes the transfer of RHNA contemplated by this Agreement in preparing the City's sixth and subsequent housing element revisions, as applicable.

7. The County shall indemnify, defend, and hold the City and its respective elected and appointed councils, boards, commissions, officers, agents, employees, volunteers, and representatives, harmless from all loss, fines, penalties, forfeitures, costs, damages and other liabilities of any type (whether in contract, tort or strict liability), including but not limited to personal injury, death or property damage (including inverse condemnation) (collectively, "**Liabilities**"), and from any and all claims, demands and actions in law or equity (including attorneys' fees and litigation expenses) directly or indirectly arising out of or alleged to have arisen out of or in any way related to this Agreement (collectively, "**Claims**"), asserted against or incurred by the City to the extent arising from any action of the County or of any employees of the County in their performance of any of the terms, covenants or conditions of this Agreement during the term hereof. The City shall indemnify, defend, and hold the County and its respective elected and appointed councils, boards, commissions, officers, agents, employees, volunteers, and representatives, harmless from any and all Liabilities and Claims (as those terms are defined above) asserted against or incurred by the County to the extent arising from any action of the City or of any employees of the City in their performance of any of the terms, covenants or conditions of this Agreement during the term hereof. The Parties shall cooperate in the defense of any third party legal action challenging this Agreement.

8. The sole and exclusive judicial remedy for any Party in the event of a dispute between the Parties arising from or relating to this Agreement shall be an action in mandamus, specific performance, or other injunctive or declaratory relief. The Parties hereby expressly agree that neither Party, nor any of its elected and appointed councils, boards, commissions, officers, agents, employees, volunteers and representatives, shall be liable for any monetary damage for any breach of or default under, arising out of, or relating to this Agreement, and each Party hereby expressly waives any such monetary damages against the other Party.

9. If any term of this Agreement (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, the Agreement will be construed as not containing that term, and the remainder of this Agreement will remain in full force and effect; provided, however, this section will not be applied to the extent that it would result in a frustration of the Parties' mutual intent under this Agreement.

10. This Agreement may not be amended or modified orally. No amendment or modification of this Agreement is binding unless it is in a writing signed by both Parties.

11. No waiver of a breach, default, or duty under this Agreement will be effective unless it is in writing and signed by the Party waiving the breach, default, or duty. Waiver of a breach, default, or duty under this Agreement will not constitute a continuing waiver or a waiver of any subsequent breach, default, or duty under this Agreement.

12. This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the Parties concerning the subject matter hereof. This Agreement supersedes all prior negotiations, agreements, and understandings



regarding this matter, whether written or oral. The documents incorporated by reference into this Agreement are complementary; what is called for in one is binding as if called for in all.

13. Each Party to this Agreement has had an opportunity to review the Agreement, and to consult with its respective legal counsel regarding the meaning of the Agreement. Accordingly, Civil Code Section 1654 will not apply to interpret any uncertainty in the meaning of the Agreement.

14. This Agreement may be executed in counterparts, each one of which is deemed an original, but all of which together constitute a single instrument.

15. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the County and the City.

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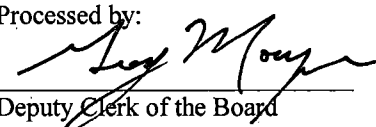
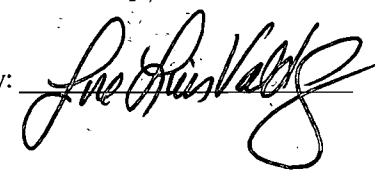
IN WITNESS WHEREOF, this Agreement has been entered into by, and shall be binding upon, the County and the City as of the date it has been executed by both Parties as shown by the signatures below.

**COUNTY:**

COUNTY OF NAPA

By:   
RYAN GREGORY, CHAIR  
NAPA COUNTY BOARD OF SUPERVISORS

On: 12/17/2019

<b>APPROVED AS TO FORM</b> Office of County Counsel  By: S. Darbinian Deputy County Counsel  Date: 12/13/19	<b>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</b>  Date: <u>12/17/2019</u> Processed by: <u></u> Deputy Clerk of the Board	<b>ATTEST: JOSE LUIS VALDEZ</b> Clerk of the Board of Supervisors  By: <u></u>
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**CITY:**

CITY OF NAPA

By:   
CITY MANAGER

On: 12/18/2019

APPROVED AS TO FORM:

By:  Sabrina S. Wolfson, Deputy City Attorney  
CITY ATTORNEY

ATTEST:

By:   
CITY CLERK

COUNTERSIGNED:

  
CITY AUDITOR

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

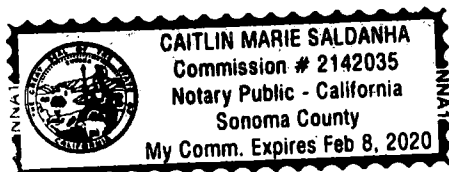
County of Napa

On December 18, 2019 before me, Caitlin Marie Saldanha, notary public  
Date Here Insert Name and Title of the Officer

personally appeared Steve Potter

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Caitlin Marie Saldanha

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

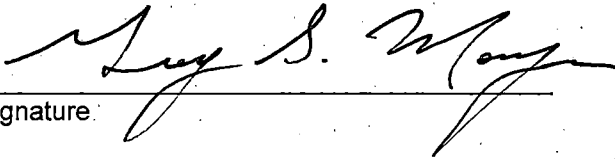
State of California

County of Napa} ss.

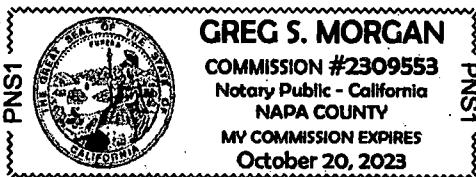
On December 17, 2019 before me, Greg S. Morgan, Notary Public, personally appeared Ryan Gregory, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

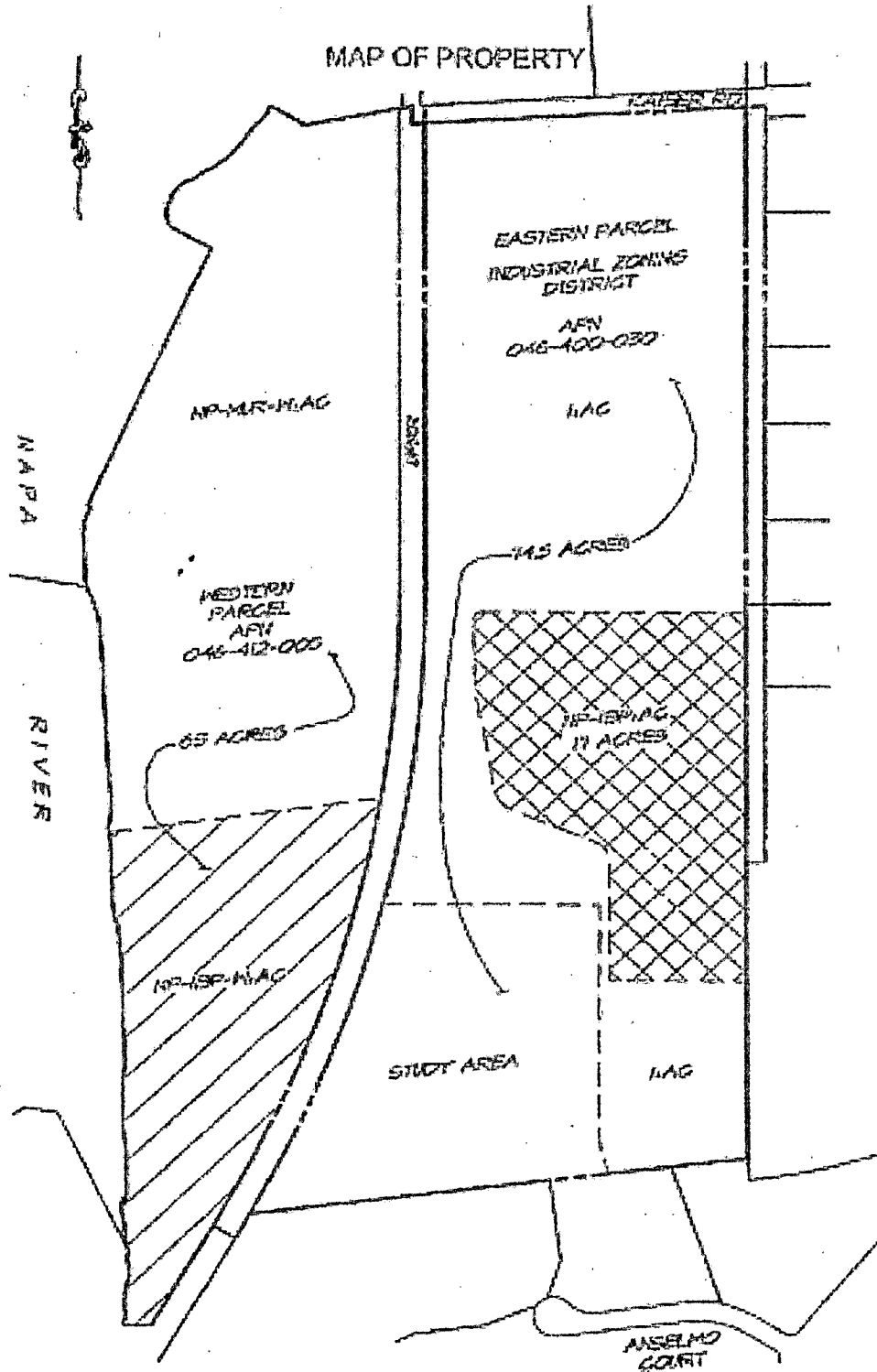
WITNESS my hand and official seal.

  
Signature

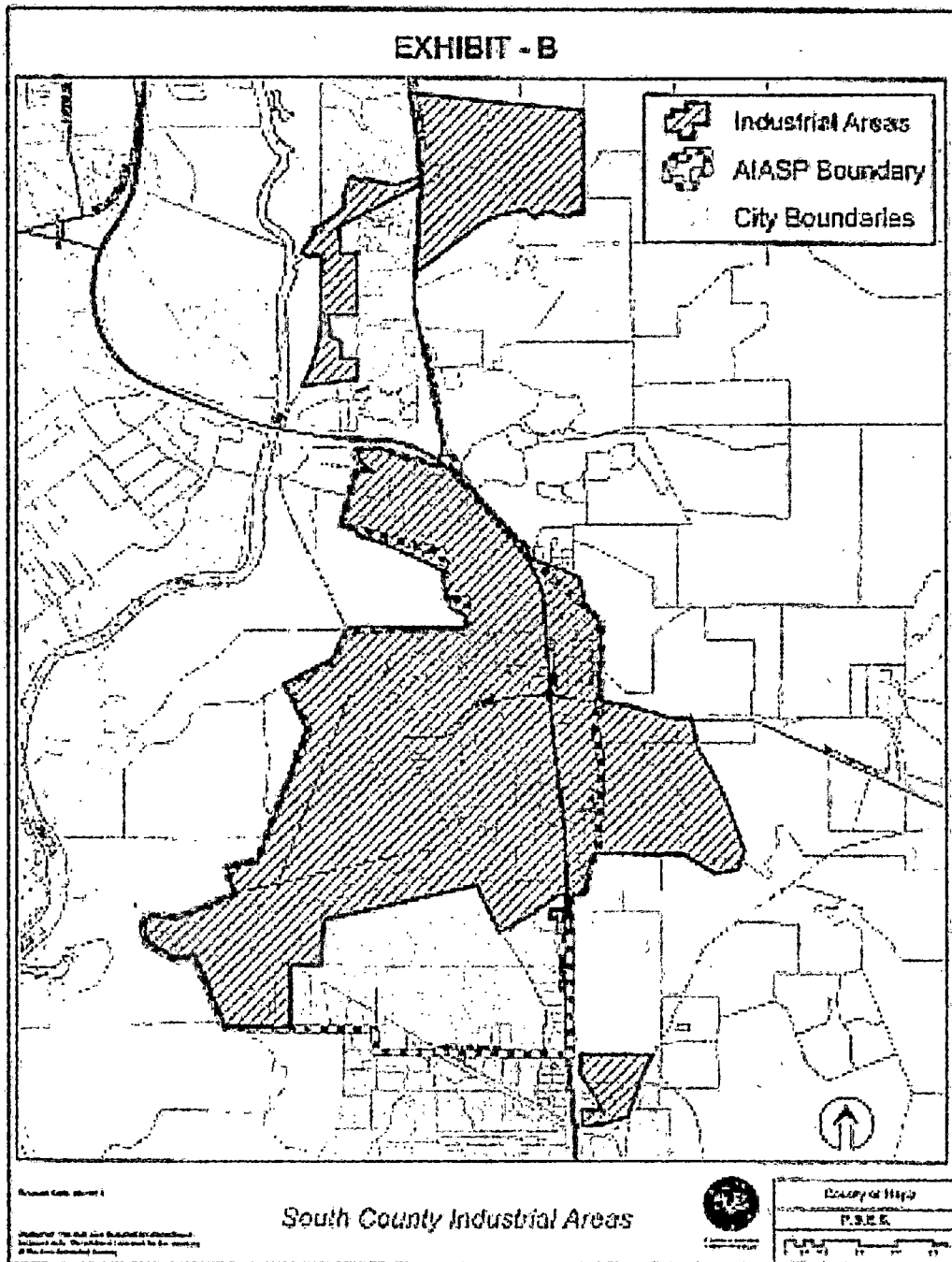
GREG S. MORGAN  
Commission #2309553  
Notary Public – California  
Napa County  
My Commission Expires October 20, 2023  
Work Phone: 707-299-1515



**EXHIBIT A**  
(Property Description)



**EXHIBIT B**  
(South County Industrial Areas Map)



RECEIVED

Napa County Agreement No. 7466

JUL 15 2010

City of American Canyon Agreement No. 2010-67

American Canyon Fire Protection District Agreement No. \_\_\_\_\_

COUNTY OF NAPA  
EXECUTIVE OFFICE

A large, diagonal, stylized stamp that reads "COPY" with a small icon of a document and a magnifying glass.

**RHNA TRANSFER AGREEMENT AND PROPERTY TAX  
REVENUE SHARING AGREEMENT REGARDING  
ADJUSTMENTS IN THE ALLOCATION OF PROPERTY AND  
SALES TAXES AS A RESULT OF THE ANNEXATION OF  
CERTAIN PARCELS (COMMONLY KNOWN AS THE TOWN  
CENTER/LOWER WATSON PARCELS) CURRENTLY IN THE  
UNINCORPORATED AREA OF NAPA COUNTY TO THE CITY  
OF AMERICAN CANYON AND THE AMERICAN CANYON FIRE  
PROTECTION DISTRICT**

This Agreement is made and entered into as of 5/25, 2010 by and between the County of Napa, a political subdivision of the state of California ("County"), the City of American Canyon, a municipal corporation ("City"), and the American Canyon Fire Protection District ("District").

**WHEREAS**, the District is a special district which was reorganized as a subsidiary district of the City as a part of the incorporation of the City of American Canyon effective July 1, 1992; and

**WHEREAS**, on July 3, 2008, City and County entered into County Agreement No. 7070/City Agreement No. 2008-93 relating to City's urban growth boundary and other matters of mutual interest in the South County area; and

**WHEREAS**, the City's urban growth boundary includes the property commonly known as the Town Center/Lower Watson Area as more particularly described in Exhibit B attached hereto and incorporated here by reference; and

**WHEREAS**, the City would like to annex the Town Center/Lower Watson Area and would like the County's support of such annexation; and

**WHEREAS**, the City of American Canyon agrees to accept a significant allocation of the County's Regional Housing Needs Allocation ("RHNA") in return for the County's support of the annexation of the Town Center/Lower Watson Area; and

**WHEREAS**, section 99 of the Revenue and Taxation Code provides that negotiations be entered into between the County, the City and the District regarding adjustments in the allocation of property taxes whenever a "jurisdictional change" involving annexations are proposed; and

**WHEREAS**, Revenue and Taxation Code section 99(b)(6) provides that the LAFCO Executive Officer shall not issue a Certificate of Filing pursuant to section 56828 of the Government Code until the City and County included in the property tax revenue exchange negotiation present resolutions adopted by each entity whereby each entity agrees to accept the exchange of property tax revenues; and



**WHEREAS**, the parties will comply with the technical requirements of Revenue and Taxation Code section 99 and adopt the required resolutions whenever that section becomes applicable.

**NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:**

**PART I. AGREEMENT DEFINITIONS**

When used in this Agreement, the following words or phrases shall have the following meanings unless the context clearly indicates otherwise:

"Property Tax Share" shall mean the City receives forty-seven and a half percent (47.5%) of the County share of the one percent (1%) property tax rate increment applicable to the annexed lands; and five percent (5%) of the County share shall be reallocated to the District. The remaining forty-seven and a half percent (47.5%) of the preexisting County share shall be retained by County. One hundred percent (100%) of the County's Structural Fire tax base and increment shall be transferred to the District upon annexation of the lands to the District.

"City" shall mean the City of American Canyon.

"County" shall mean the County of Napa.

"District" shall mean the American Canyon Fire Protection District, a subsidiary district of the City of American Canyon.

"LAFCO" shall mean the Napa County Local Agency Formation Commission.

"County RHNA Transfer" shall mean a transfer of a portion of the County's Regional Housing Needs Allocation to the City of American Canyon pursuant to Government Code section 65584.07 and its successor statute and in accordance with Exhibit A in return for the County's written support of the annexation of the Town Center/Lower Watson Area.

"Project Dwelling Units" shall mean the total number of dwelling units approved for the Town Center Specific Plan.

"Sphere of Influence" shall mean the LAFCO-approved plan for the probable physical boundary and service area of the City of American Canyon, as defined in Government Code section 56076.

"Town Center Property/Lower Watson Area" shall mean that real property described by Assessor Parcel Numbers (APN) 59-020-008, 59-020-009, 59-020-010, 59-020-011, 59-020-026, 59-020-029 (portion), 59-020-030, 59-020-032 (portion), 59-030-003 (portion), 59-120-017(portion), consisting of approximately 320 acres as is more fully described in Exhibit B, attached hereto and incorporated herein by this reference.

## **PART II. PRE-REQUISITE ACTIONS**

A. Prior to the revenue tax sharing aspect of the Agreement taking effect, City and County agree to take certain actions as described in this Part II as follows:

B. City, District and County shall take all necessary actions required under this Agreement such that LAFCO may act on the annexation of Town Center/Lower Watson Area as soon as practicable. County will support City's and District's request that LAFCO expedite processing of the application for the Town Center/Lower Watson Area sphere of influence amendment and annexation.

C. County shall provide written support to LAFCO for the inclusion of Town Center/Lower Watson Area into City's and District's Sphere of Influence and for their annexation. The letter shall include a statement that inclusion of the Town Center Property/Lower Watson Area into City's and District's Sphere of Influence and annexation to the City and District is consistent with County's updated General Plan approved in 2008. Such written support shall be provided within 15 days of the approval of Agreement by City, County and District.

D. County will support City's and District's request that LAFCO use its "Southeast Napa: Municipal Service Review, June 2009" as the basis for its consideration of the Sphere of Influence and annexation and that LAFCO not require supplemental studies regarding infrastructure, services and finances except as such studies are required by California law.

## **PART III. REVENUE TAX SHARING AGREEMENT**

A. Property Taxes. In accordance with Revenue and Taxation Code section 99, the property tax sharing agreement is hereby adopted to be effective upon the recordation of the LAFCO Executive Officer's Certificate of Completion of annexations of the Town Center Property/Lower Watson Area.

The City, County, and Fire District shall be allocated property tax in accordance with the Property Tax Share in return for the City accepting the County RHNA Transfer that is, the City receives forty-seven and a half percent (47.5%) of the County share of the one percent (1%) property tax rate increment applicable to the annexed lands; and five percent (5%) of the County share shall be reallocated to the District. The remaining forty-seven and a half percent (47.5%) of the preexisting County share shall be retained by County. The City may request a proper accounting of any property tax distribution provided herein and the County shall make such a report in a timely manner.

B. County RHNA Transfer. The City agrees to and hereby accepts the County RHNA Transfer for the next two housing cycles/RHNA planning periods as depicted on Exhibit A, attached hereto and incorporated herein by reference. City's obligation to accept the County RHNA Transfer shall become effective upon the County's submission to LAFCO of the letter(s) described in Part II.C. The County RHNA Transfer is made pursuant to Government Code section 65584.07 and any successor statute relating to transfer of a jurisdiction's regional housing needs allocation. The parties hereby agree to take any and all actions required under Government Code section 65584.07 (and its successor statute) to implement the County RHNA Transfer.

C. Sales Tax. The City shall receive one hundred percent (100%) of the sales tax generated within any annexed area.

D. Effective Date of Agreement: This Agreement shall become effective upon execution by the parties. The Property Tax Share provisions shall become effective if and when the properties described herein are annexed to the City and District, upon recordation of the LAFCO Executive Officer's Certificate of Completion of annexations of those properties. If one of properties is annexed to the City and District prior to annexation of the remaining properties, the Property Tax Share shall become effective with respect to the annexed property.

E. Compliance with Revenue and Taxation Code section 99. Whenever applicable, the parties will take the necessary steps required by section 99 of the Revenue and Taxation Code to implement this Agreement, including adoption of the requisite resolutions.

F. Warranty of Legal Authority. Each party warrants and covenants that it has the present legal authority to enter into this Agreement and to perform the acts required of it hereunder. If any party is found to lack the authority to perform the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be null and void.

G. Assignment/Delegation. Neither party hereto shall assign, or transfer any benefit or obligations of this Agreement without the prior written consent of the other, and no assignment shall be of any force or effect whatsoever unless and until the other party shall have so consented.

H. Severability. In the event any provision of this Agreement is held to be invalid or unenforceable, the valid or enforceable portion thereof and the remaining provisions of this Agreement will remain in full force and effect.

I. Waiver. Any waiver (express or implied) by either party of any breach of this Agreement shall not constitute a waiver of any other or subsequent breach.

J. Notices. Whenever notice is to be given, it shall be in writing and delivered by personal, overnight express or courier service, with a written receipt, or sent by registered or certified mail in a sealed envelope, postage prepaid, return receipt requested and addressed as follows:

*City of American Canyon:*

City Manager  
4381 Broadway, Suite 201  
American Canyon, California 94503

With copy to:

City Attorney  
Law Offices of William Ross  
400 Lambert Street  
Palo Alto, California 94306

*County of Napa:*

Napa County Executive Officer  
1195 Third Street, Suite 310  
Napa, CA 94559

With copy to:

Community and Intergovernmental Affairs Manager  
County of Napa

1195 Third Street, Suite 310  
Napa, CA 94559

Napa County Auditor/Controller  
1195 Third Street, Suite B-10  
Napa, CA 94559

Napa County Counsel  
1195 Third Street, Suite 301  
Napa, CA 94559

*American Canyon Fire Protection District:*

Fire Chief  
911 Donaldson Way  
American Canyon, CA 94503

Changes may be made in addresses to where notices are to be delivered by giving notice pursuant to this provision.

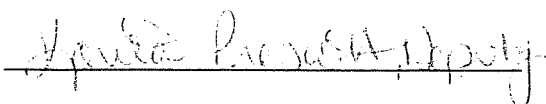
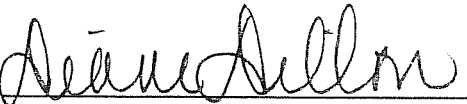
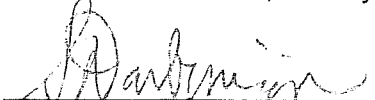
K. Entire Agreement. This document is intended both as the final expression of the agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. This Agreement may be executed in counterparts, each of which shall constitute an original.


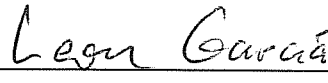
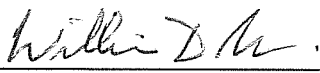

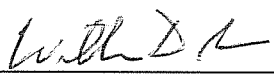
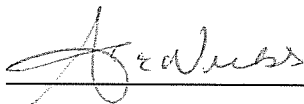
L. Amendment. This Agreement may only be amended in writing by an amendment authorized by the City Council, or the City Council acting as the governing body of the District, and the County Board of Supervisors.

M. Recitals Adopted. The parties hereby agree to, and adopt, the Agreement recitals as portions of the Agreement.

N. Copy to Interested Persons. The Clerk of the Board shall immediately forward a copy of this Agreement to the Auditor-Controller for the County, the Clerks of the District and the City, and the Executive Officer of LAFCO.

**IN WITNESS WHEREOF**, this Agreement was executed by the parties hereto as of the date first above written.

<p>ATTEST: GLADYS I. COIL Napa Clerk of the Board of Supervisors</p> <p>By: </p>	<p>COUNTY OF NAPA</p> <p>By: </p> <p>DIANE DILLON, Chair of the Board</p>
<p>APPROVED AS TO FORM: ROBERT WESTMEYER, County Counsel</p> <p>By: </p>	

<p>ATTEST: Rebekah Barr, CMC American Canyon City Clerk</p> <p>By: <u></u></p>	<p>CITY OF AMERICAN CANYON</p> <p>By: <u></u>, Mayor</p>
<p>APPROVED AS TO FORM: WILLIAM D. ROSS, City Attorney</p> <p>By: <u></u></p>	<p>AMERICAN CANYON FIRE PROTECTION DISTRICT</p> <p>By: <u></u> Chairperson</p>
<p>APPROVED AS TO FORM: William D. Ross, Attorney for District</p> <p>By: <u></u></p>	<p>ATTEST: _____ District Clerk</p> <p>By: <u></u></p>

## Exhibit A

A. Purpose of Agreement and Exhibit A: The purpose of this Agreement and this Exhibit A is to cover the next two housing cycles/RHNA planning periods, as those cycles are described in Government Code sections 65588 and 65584.02 (and any successor statutes).<sup>1</sup> The transfers of housing units are made pursuant to Government Code section 65584.07 (and any successor statutes).

B. Transferred Amounts:

1. The 2014-2022 RHNA Planning Period: For the RHNA planning period 2014-2022, the City and County agree that the County's RHNA shall be reduced by 200 housing units, and the City's RHNA shall be increased by 200 housing units.

2. The RHNA Planning Period Following the Next: For the RHNA planning period following the 2014-2022 RHNA period, the City and County agree that the County's RHNA shall be reduced by 168 units, and the City's RHNA shall be increased by 168 units.

3. Method of Distribution: This reduction in the County's RHNA is made pursuant to Government Code section 65584.07 and the transferred housing units shall be allocated in the manner required by that statute (and any successor statutes).<sup>2</sup>

The allocation of the 200 units for the first RHNA planning period (2014-2022) covered by this agreement is as follows:

	Very Low	Low	Moderate	Above Moderate	Total
% of total	28%	22%	16%	34%	100%
Transferred Units	56	44	32	68	200

<sup>1</sup> The intent of this Agreement and this Exhibit A is to cover the next two housing cycle/RHNA planning periods. Currently, the next housing cycle/RHNA planning period is from 2014-2022. Sometimes the Legislature or the California Department of Housing and Community Development (HCD) extends or modifies the cycle. The intent of this Agreement and Exhibit is to cover the next 2 housing/RHNA cycles, as they may be extended or modified by statute, HCD, ABAG, or by any court or state order or directive).

<sup>2</sup> If the cities and the County form a subregion per Government Code section 65584.04 to determine their RHNA, then the allocations shall initially be made without reference to the proposed transfer, and the units shall be transferred after the initial allocations are approved by the subregion.

The allocation of the 168 units for the second RHNA planning period covered by this Agreement (following the 2014-2022 planning period) will be as follows:

	Very Low	Low	Moderate	Above Moderate	Total
% of total	28%	22%	16%	34%	100%
Transferred Units	46	38	46	56	168

4. The numbers set forth in the above graphs are the actual numbers to be allocated to each income category during the next two housing cycles to the extent that they meet the parameters of Government Code section 65584.07. The parties agree to meet and confer in good faith in the event the transferred housing units need to be reallocated among the income categories in order to comply with the mandates of state law.

C. Housing Credits: As each certificate of occupancy is issued for housing units in the City during the RHNA planning periods referenced above, the City will report to HCD the total number of housing units in each income category, and the City will credit the County with a percentage of the housing units in each category. The percentage credited to the County will be based on the ratio between transferred units, and the City's RHNA allocation following the transfer.



**Exhibit B (To Be Attached)**  
(Legal Description of Town Center/Lower Watson Area)

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January 1, 2010

Page 1 of 3

## EXHIBIT B

### PROPERTY TAX REVENUE SHARING AGREEMENT FOR LOWER WATSON/TOWN CENTER PROPERTIES AMERICAN CANYON, CALIFORNIA

All that certain real property, situate in the incorporated territory of the City of American Canyon and in the unincorporated territory of the County of Napa, State of California, and being a portion of Sections 18 and 19, Township 4 North, Range 3 West, Mount Diablo Meridian, and a portion of Sections 13 and 24, Township 4 North, Range 4 West, Mount Diablo Meridian, described as follows:

Commencing at the centerline intersection of Rolling Hills Drive and Terrazzo Lane;

Thence, ( 1 )	North 02°05'13" West	134.92 feet to the true point of beginning,
Thence, ( 2 )	from said point of beginning, South 84°34'57" West	1,226.23 feet;
Thence, ( 3 )	North 03°20'23" East	600.03 feet;
Thence, ( 4 )	North 80°50'23" East	1,415.27 feet;
Thence, ( 5 )	North 06°09'00" East	749.40 feet;
Thence, ( 6 )	North 87°11'48" West	1,418.53 feet;
Thence, ( 7 )	North 03°20'23" East	2,649.15 feet;
Thence, ( 8 )	North 06°05'23" East	264.00 feet;
Thence, ( 9 )	North 08°20'23" East	132.00 feet;
Thence, ( 10 )	North 09°35'23" East	132.00 feet;
Thence, ( 11 )	North 12°35'23" East	612.48 feet;
Thence, ( 12 )	South 89°09'37" East	23.61 feet;

Thence, ( 13 )      along a non-tangent curve to the right with  
                         Radius 5,629.58 feet  
                         Delta 08°55'45"  
                         Arc Length 877.33 feet  
                         Chord Length 876.43 feet  
                         Chord Bearing North 20°34'12" East  
                         Radial Bearing South 73°53'40" East

Thence, ( 14 )      North 25°29'57" East      546.04 feet;

Thence, ( 15 )      along a non-tangent curve to the right with  
Radius 1,560.00 feet  
Delta 02°04'59"  
Arc Length 56.72 feet  
Chord Length 56.71 feet  
Chord Bearing South 46°38'25" East  
Radial Bearing South 42°19'06" West

Thence, ( 16 )      South 45°35'55" East    1,343.94 feet;

Thence, ( 17 )      along a tangent curve to the right with  
Radius 1,560.00 feet  
Delta 36°33'14"  
Arc Length 995.26 feet  
Chord Length 978.47 feet  
Chord Bearing South 27°19'18" East

Thence, ( 18 )      South 09°02'41" East    597.78 feet;

Thence, ( 19 )      along a tangent curve to the right with  
Radius 3,062.00 feet  
Delta 03°53'47"  
Arc Length 208.23 feet  
Chord Length 208.19 feet  
Chord Bearing South 07°05'48" East

Thence, ( 20 )      South 05°08'54" East    2,231.30 feet;

Thence, ( 21 )      along a tangent curve to the left with  
Radius 1,438.00 feet  
Delta 07°35'00"  
Arc Length 190.33 feet  
Chord Length 190.18 feet  
Chord Bearing South 08°56'24" East

Thence, ( 22 )      South 12°43'54" East    220.24 feet;

Thence, ( 23 )      along a tangent curve to the right with  
Radius 1,186.00 feet  
Delta 46°55'59"  
Arc Length 971.50 feet  
Chord Length 944.56 feet  
Chord Bearing South 10°44'06" West

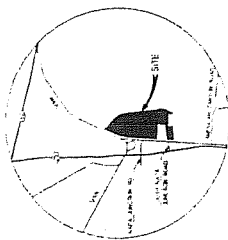
Thence, ( 24 )      along a reverse curve to the left with  
                         Radius 1,438.00 feet  
                         Delta 18°12'18"  
                         Arc Length 456.91 feet  
                         Chord Length 454.99 feet  
                         Chord Bearing South 25°05'56" West  
                         Radial Bearing South 55°47'55" East

Thence, ( 25 )      South 15°59'47" West    9.80 feet;  
Thence, ( 26 )      North 05°59'35" West    441.83 feet;  
Thence, ( 27 )      North 87°30'27" West    1,276.17 feet;  
Thence, ( 28 )      South 05°28'48" East    478.85 feet to the point of beginning.

Containing    320    acres of land more or less.

END OF DESCRIPTION

For assessment purposes only. This description of land is not a legal property description as defined in the subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

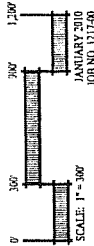


VICINITY MAP  
NOT TO SCALE

APN	ACRES	AREA	PERCENT
11	1.00	1.00	100.00
12	1.00	1.00	100.00
13	1.00	1.00	100.00
14	1.00	1.00	100.00
15	1.00	1.00	100.00
16	1.00	1.00	100.00
17	1.00	1.00	100.00
18	1.00	1.00	100.00
19	1.00	1.00	100.00
20	1.00	1.00	100.00
21	1.00	1.00	100.00
22	1.00	1.00	100.00
23	1.00	1.00	100.00
24	1.00	1.00	100.00
25	1.00	1.00	100.00
26	1.00	1.00	100.00
27	1.00	1.00	100.00
28	1.00	1.00	100.00
29	1.00	1.00	100.00
30	1.00	1.00	100.00
31	1.00	1.00	100.00
32	1.00	1.00	100.00
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35	1.00	1.00	100.00
36	1.00	1.00	100.00
37	1.00	1.00	100.00
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41	1.00	1.00	100.00
42	1.00	1.00	100.00
43	1.00	1.00	100.00
44	1.00	1.00	100.00
45	1.00	1.00	100.00
46	1.00	1.00	100.00
47	1.00	1.00	100.00
48	1.00	1.00	100.00
49	1.00	1.00	100.00
50	1.00	1.00	100.00
51	1.00	1.00	100.00
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60	1.00	1.00	100.00
61	1.00	1.00	100.00
62	1.00	1.00	100.00
63	1.00	1.00	100.00
64	1.00	1.00	100.00
65	1.00	1.00	100.00
66	1.00	1.00	100.00
67	1.00	1.00	100.00
68	1.00	1.00	100.00
69	1.00	1.00	100.00
70	1.00	1.00	100.00
71	1.00	1.00	100.00
72	1.00	1.00	100.00
73	1.00	1.00	100.00
74	1.00	1.00	100.00
75	1.00	1.00	100.00
76	1.00	1.00	100.00
77	1.00	1.00	100.00
78	1.00	1.00	100.00
79	1.00	1.00	100.00
80	1.00	1.00	100.00
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83	1.00	1.00	100.00
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85	1.00	1.00	100.00
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87	1.00	1.00	100.00
88	1.00	1.00	100.00
89	1.00	1.00	100.00
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93	1.00	1.00	100.00
94	1.00	1.00	100.00
95	1.00	1.00	100.00
96	1.00	1.00	100.00
97	1.00	1.00	100.00
98	1.00	1.00	100.00
99	1.00	1.00	100.00
100	1.00	1.00	100.00

APN	ACRES	AREA	PERCENT
11	1.00	1.00	100.00
12	1.00	1.00	100.00
13	1.00	1.00	100.00
14	1.00	1.00	100.00
15	1.00	1.00	100.00
16	1.00	1.00	100.00
17	1.00	1.00	100.00
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22	1.00	1.00	100.00
23	1.00	1.00	100.00
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25	1.00	1.00	100.00
26	1.00	1.00	100.00
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28	1.00	1.00	100.00
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30	1.00	1.00	100.00
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37	1.00	1.00	100.00
38	1.00	1.00	100.00
39	1.00	1.00	100.00
40	1.00	1.00	100.00
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44	1.00	1.00	100.00
45	1.00	1.00	100.00
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48	1.00	1.00	100.00
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61	1.00	1.00	100.00
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67	1.00	1.00	100.00
68	1.00	1.00	100.00
69	1.00	1.00	100.00
70	1.00	1.00	100.00
71	1.00	1.00	100.00
72	1.00	1.00	100.00
73	1.00	1.00	100.00
74	1.00	1.00	100.00
75	1.00	1.00	100.00
76	1.00	1.00	100.00
77	1.00	1.00	100.00
78	1.00	1.00	100.00
79	1.00	1.00	100.00
80	1.00	1.00	100.00
81	1.00	1.00	100.00
82	1.00	1.00	100.00
83	1.00	1.00	100.00
84	1.00	1.00	100.00
85	1.00	1.00	100.00
86	1.00	1.00	100.00
87	1.00	1.00	100.00
88	1.00	1.00	100.00
89	1.00	1.00	100.00
90	1.00	1.00	100.00
91	1.00	1.00	100.00
92	1.00	1.00	100.00
93	1.00	1.00	100.00
94	1.00	1.00	100.00
95	1.00	1.00	100.00
96	1.00	1.00	100.00
97	1.00	1.00	100.00
98	1.00	1.00	100.00
99	1.00	1.00	100.00
100	1.00	1.00	100.00

- LEGEND**
- PROPOSED ANNEXATION
  - SECTION LINE
  - CENTER LINE
  - POINT OF BEGINNING
  - POINT OF TERMINATION



**California Revenue & Taxation, Inc.**  
 CIVIL ENGINEERING - SURVEYING - PLANNING  
 1111 J STREET, SUITE 200, SACRAMENTO, CA 95811  
 (916) 441-1111  
 FAX: (916) 441-1112

PROPERTY TAX REVENUE SHARING AGREEMENT  
 FOR LOWER WATSON TOWN CENTER PROPERTIES

AMERICAN CANYON NAPA COUNTY CALIFORNIA

JANUARY 2010  
 JOB NO. 121740

Napa County Agreement No. \_\_\_\_\_  
City of American Canyon Agreement No. 2017-78

**RHNA TRANSFER AGREEMENT FOR THE  
VALLEY VIEW PROJECT**

This RHNA Transfer Agreement ("Agreement") is made and entered into as of May 2, 2017 by and between the County of Napa, a political subdivision of the state of California ("County") and the City of American Canyon, a municipal corporation ("City").

**WHEREAS**, the City and the County share a mutual commitment to encourage land use policies that preserve agricultural uses and that focus new development in urbanized areas; and

**WHEREAS**, the City and the County also share a mutual commitment to cooperate toward pooling available resources in order to meet the housing needs of the County, including those regional housing needs identified by the California Department of Housing and Community Development ("HCD") and the Association of Bay Area Governments ("ABAG"); and

**WHEREAS**, pursuant to housing element law (Government Code Sections 65580 et seq.), ABAG periodically prepares a Regional Housing Needs Allocation ("RHNA"), which specifies the existing and projected need for housing in each city and county in the San Francisco Bay Area, including Napa County and all cities in Napa County; and

**WHEREAS**, pursuant to Government Code Section 65888, the housing element of each city and county must be periodically revised, and prior to each required housing element revision, ABAG must adopt a revised RHNA, which is utilized by the County and the City in revising their housing elements; and

**WHEREAS**, the next required revision to the housing elements of the City and the County is designated as the "sixth" required revision by Government Code Section 65888, and will be due in approximately 2023 ; and

**WHEREAS**, City and County each award City affordable housing funds and County housing fund monies, respectively, for the development of affordable housing in Napa County as a whole; and

**WHEREAS**, the City owns certain real property located at 1 Theresa Avenue in the City of American Canyon, and City and Satellite Affordable Housing Associates, a California non-profit public benefit corporation and its affiliate Valley View Senior Homes LP, a California limited partnership (collectively "Developer"), have entered into an agreement whereby the City will convey the property to Developer for the construction of a senior citizen housing development containing 70 dwelling units, of which 34 units will be affordable to very low income households ("Project"); and

**WHEREAS**, the Developer of the Project has submitted an application to the County for a loan from the County's Affordable Housing Fund ("Housing Fund") to assist in the development of affordable housing; and

**WHEREAS**, the County by Resolution No. 2017-14 and Resolution No. 2017-68 has awarded up to Two Million Two Hundred Fifty Thousand Dollars (\$2,250,000) to the Project, with Two Million Dollars (\$2,000,000) coming from the County's Housing Fund and Two Hundred and Fifty Thousand Dollars (\$250,000) coming from the Health and Human Services Agency general funds; and

**WHEREAS**, the Project and will provide housing for those who are age 55 and older and will have a set-aside for veterans who are either homeless or would otherwise soon be homeless; and

**WHEREAS**, of the 70 units, 17 will be set aside as permanent supportive housing for homeless veterans and an additional 5 will be set aside for veterans, for a total of 22 veterans units; three of the 70 units would house homeless or soon to be homeless individuals and families through the County's Coordinated Entry program, and thus the Project would be partially funded by County Health and Human Services Agency general fund; and

**WHEREAS**, to promote the City's and County's mutual commitment to focusing new development in urbanized areas, the County requires that, as a condition of funding those projects located in the incorporated municipalities within the County of Napa, the City must agree to increase its share of the regional housing needs pursuant to Government Code Section 65584.07 (or successor provision) in the next RHNA cycle to be adopted by ABAG, so that the County's share of the RHNA shall be reduced.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL CONSIDERATION SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:**

1. Transfer of a Portion of the County's RHNA. The City hereby agrees to increase its share of the RHNA adopted for the sixth required revision of the housing element by thirty (30) units so that the RHNA of the County shall be reduced by thirty (30) dwelling units. If the County and the City form a subregion pursuant to Government Code Section 65584.03 or any successor statute to determine the RHNA of the County and the City, then the RHNA prepared by the subregion shall initially be made without reference to this Agreement, and following initial adoption of the RHNA by the subregion, the City's share of the RHNA shall be increased by thirty (30) dwelling units, and the County's share of the RHNA shall be reduced by thirty (30) dwelling units. The thirty (30) dwelling units to be allocated in accordance with this Agreement shall be apportioned among very low income, low income, moderate income, and above moderate income housing, pursuant to Government Code Section 65584.07(a).
2. Award of Housing Fund Monies. The County has agreed to award up to Two Million Two Hundred Fifty Thousand Dollars (\$2,250,000) from its Housing Fund to the Project (the "Loan") and has accordingly adopted Resolution No. 2017-14 and Resolution No. 2017-68 awarding the Loan to the Developer on the condition that the City and the County enter into this



Agreement. The City's obligation to increase its share of the RHNA as set forth in this Agreement is subject to the conditions precedent of: (a) the County's funding of the Loan to the Developer, and (b) upon the Developer obtaining building permits for the construction of the Affordable Units for the Project. If, for any reason, the Developer defaults on the Loan, or the County is forced for other reasons to recall the Loan, the City's obligation to increase its share of RHNA units and to comply with the provisions of this Agreement shall continue.

3. Compliance with Government Code Section 65584.07. The increase in the City's share of the RHNA and the reduction in the County's share of the RHNA as provided herein is made pursuant to Government Code Section 65584.07 and any successor statute relating to transfer of a jurisdiction's RHNA, and the parties agree that the County's RHNA shall be reduced, and the City's RHNA shall be increased, in the manner required by these statutes. Accordingly, the City and the County shall take all steps necessary to comply with Government Code Section 65584.07 to implement this Agreement, including but not limited to, providing the appropriate documentation to ABAG and to HCD or any other agency if required. The parties agree to work together to obtain ABAG approval of the RHNA transfer included in this Agreement. The City further agrees that it will utilize the revised RHNA that includes the transfer of the dwelling units covered under this Agreement from the County to the City in preparing the sixth revision to its housing element as required by Government Code Section 65888. As soon as ABAG approves the reduction in the County's share of the RHNA and the increase in the City's share of the RHNA, the parties shall use the revised RHNA in preparing the sixth revision to their housing elements and shall adopt the sixth revisions in compliance with all laws.

4. Annual Report. In preparing the annual report required by Government Code Section 65400, the City shall report the assistance provided by the Housing Fund when reporting on the Project.

5. Warranty of Legal Authority. Each party warrants and covenants that it has the present legal authority to enter into this Agreement and to perform the acts required of it hereunder. If any party is found to lack the authority to perform the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be null and void.

6. Assignment/Delegation. Neither party hereto shall assign, or transfer any benefit or obligations of this Agreement without the prior written consent of the other, and no assignment shall be of any force or effect whatsoever unless and until the other party shall have so consented.

7. Severability. In the event any provision of this Agreement is held to be invalid or unenforceable, the valid or enforceable portion thereof and the remaining provisions of this Agreement will remain in full force and effect.

8. Waiver. Any waiver (express or implied) by either party of any breach of this Agreement shall not constitute a waiver of any other or subsequent breach.

9. Notices. Whenever notice is to be given, it shall be in writing and delivered by personal, overnight express or courier service, with a written receipt, or sent by registered or certified mail in a sealed envelope, postage prepaid, return receipt requested and addressed as follows:

*City of American Canyon*

City Manager  
4381 Broadway, Suite 201  
American Canyon, California 94503

With copy to:

*City Attorney*

Law Offices of William Ross  
400 Lambert Street  
Palo Alto, California 94306

*County of Napa:*

Napa County Executive Officer  
1195 Third Street, Suite 310  
Napa, CA 94559

With copy to:

Housing and Intergovernmental Affairs Director  
County of Napa  
1195 Third Street, Suite 310  
Napa, CA 94559

Napa County Counsel  
1195 Third Street, Suite 301  
Napa, CA 94559

Changes may be made in addresses to where notices are to be delivered by giving notice pursuant to this provision.

10. Entire Agreement. This document is intended both as the final expression of the agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. This Agreement may be executed in counterparts, each of which shall constitute an original.

11. Amendment. This Agreement may only be amended in writing by an amendment authorized by the City Council and the County Board of Supervisors.

12. Recitals Adopted. The parties hereby agree to, and adopt, the Agreement recitals as portions of the Agreement.

**IN WITNESS WHEREOF**, this Agreement was executed by the parties hereto as of the date first above written.

<b>ATTEST:</b> By: <u>Gladys I. Coil</u> Gladys I. Coil Clerk of the Board of Supervisors	<b>COUNTY OF NAPA</b> By: <u>Belia Ramos</u> Belia Ramos, Chair Napa County Board of Supervisors
<b>APPROVED AS TO FORM:</b> County Counsel By: <u>Silva Darbinian</u> Silva Darbinian, Deputy County Counsel	
<b>ATTEST:</b> By: <u>Suellen Johnston</u> Suellen Johnston, City Clerk	<b>CITY OF AMERICAN CANYON</b> By: <u>Dana Shigley</u> Dana Shigley, City Manager
<b>APPROVED AS TO FORM:</b> By: <u>William D. Ross</u> William D. Ross, City Attorney	

## RHNA TRANSFER AGREEMENT FOR THE TURLEY FLATS PROJECT

This RHNA Transfer Agreement (the "Agreement") is made and entered into as of ~~May~~ JUNE 24, 2017 by and between the County of Napa, a political subdivision of the state of California (the "County") and the City of St. Helena, a municipal corporation (the "City").

**WHEREAS**, the City and the County share a mutual commitment to encourage land use policies that preserve agricultural uses and that focus new development in urbanized areas; and

**WHEREAS**, the City and the County also share a mutual commitment to cooperate toward pooling available resources in order to meet the housing needs of the County, including those regional housing needs identified by the California Department of Housing and Community Development ("HCD") and the Association of Bay Area Governments ("ABAG"); and

**WHEREAS**, pursuant to housing element law (Government Code Sections 65580 et seq.), ABAG periodically prepares a Regional Housing Needs Allocation ("RHNA"), which specifies the existing and projected need for housing in each city and county in the San Francisco Bay Area, including Napa County and all cities in Napa County; and

**WHEREAS**, pursuant to Government Code Section 65588, the housing element of each city and county must be periodically revised, and prior to each required housing element revision, ABAG must adopt a revised RHNA, which is utilized by the County and the City in revising their housing elements; and

**WHEREAS**, the next required revision to the housing elements of the City and the County is designated as the "sixth" required revision by Government Code Section 65588 and will be due in approximately 2023; and

**WHEREAS**, City and County each award City affordable housing funds and County housing fund monies, respectively, for the development of affordable housing in Napa County as a whole; and

**WHEREAS**, a proposed affordable housing project located in the City of St. Helena and known as the "Turley Flats" project (the "Project"), as described in Exhibit "A" attached to this Agreement, is to be developed by Calistoga Affordable Housing, Inc., a California non-profit corporation (the "Developer"); and

**WHEREAS**, the Developer of the Project has submitted an application to the County for a loan from the County's Affordable Housing Fund (the "Housing Fund") to assist in the development of such housing; and

**WHEREAS**, subject to the terms of this Agreement, the City supports the Project's application for an award of monies from the Housing Fund, and is also awarding City affordable housing funds toward the development of the Project; and



**WHEREAS**, the County by Resolution No. 2017-60 adopted April 4, 2017 has awarded Six Hundred Fifty Thousand Dollars (\$650,000) to the Project from the County's Housing Fund, and the City on January 31, 2017 awarded Seven Hundred Thousand Dollars (\$700,000) to the Project from its affordable housing fund, which results in a proportionate award of Forty-Eight Percent (48%) of public funding from the County and Fifty-Two Percent (52%) of public funding from the City; and

**WHEREAS**, the Project proposes a total of eight (8) affordable housing units (the "Affordable Units"), all of which will benefit from funds contributed by the City and the County; and

**WHEREAS**, to promote the City's and County's mutual commitment to focusing new development in urbanized areas, the County requires that, as a condition of funding those projects located in the incorporated municipalities within the County of Napa, the City must agree to increase its share of the regional housing needs pursuant to Government Code Section 65584.07 (or successor provision) in the next RHNA cycle to be adopted by ABAG, so that the County's share of the RHNA shall be reduced.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL CONSIDERATION SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:**

1. Transfer of a Portion of the County's RHNA. The City hereby agrees to increase its share of the RHNA adopted for the sixth required revision of the housing element by Two (2) dwelling units so that the RHNA of the County shall be reduced by Two (2) dwelling units. If the County and the City form a subregion pursuant to Government Code Section 65584.03 or any successor statute to determine the RHNA of the County and the City, then the RHNA prepared by the subregion shall initially be made without reference to this Agreement, and following initial adoption of the RHNA by the subregion, the City's share of the RHNA shall be increased by Two (2) dwelling units, and the County's share of the RHNA shall be reduced by Two (2) dwelling units. The Two (2) dwelling units to be allocated in accordance with this Agreement shall be apportioned among very low income, low income, moderate income, and above moderate income housing, pursuant to Government Code Section 65584.07(a).

2. Award of Housing Fund Monies. The County has agreed to award Six Hundred Fifty Thousand Dollars (\$650,000) from its housing trust fund to the Project (the "Loan") and has accordingly adopted Resolution No. 2017-60 awarding the Loan to the Developer on the condition that the City and the County enter into this Agreement. The City's obligation to increase its share of the RHNA as set forth in this Agreement is subject to the conditions precedent of: (a) the County's funding of the Loan to the Developer, and (b) upon the Developer obtaining building permits for the construction of the Affordable Units for the Project. If, for any reason, the Developer defaults on the Loan, or the County is forced for other reasons to recall the Loan, the City's obligation to increase its share of RHNA units and to comply with the provisions of this Agreement shall continue.

3. Compliance with Government Code Section 65584.07. The increase in the City's share of the RHNA and the reduction in the County's share of the RHNA as provided herein is made pursuant to Government Code Section 65584.07 and any successor statute relating to transfer of a jurisdiction's RHNA, and the parties agree that the County's RHNA shall be reduced, and the City's RHNA shall be increased, in the manner required by these statutes. Accordingly, the City and the County shall take all steps necessary to comply with Government Code Section 65584.07 to implement this Agreement, including but not limited to, providing the appropriate documentation to ABAG and to HCD or any other agency if required. The parties agree to work together to obtain ABAG approval of the RHNA transfer included in this Agreement. The City further agrees that it will utilize the revised RHNA that includes the transfer of the dwelling units covered under this Agreement from the County to the City in preparing the sixth revision to its housing element as required by Government Code Section 65888. As soon as ABAG approves the reduction in the County's share of the RHNA and the increase in the City's share of the RHNA, the parties shall use the revised RHNA in preparing the sixth revision to their housing elements and shall adopt the sixth revisions in compliance with all laws.
4. Annual Report. In preparing the annual report required by Government Code Section 65400, the City shall report the assistance provided by the Housing Fund when reporting on the Project.
5. Warranty of Legal Authority. Each party warrants and covenants that it has the present legal authority to enter into this Agreement and to perform the acts required of it hereunder. If any party is found to lack the authority to perform the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be null and void.
6. Assignment/Delegation. Neither party hereto shall assign, or transfer any benefit or obligations of this Agreement without the prior written consent of the other, and no assignment shall be of any force or effect whatsoever unless and until the other party shall have so consented.
7. Severability. In the event any provision of this Agreement is held to be invalid or unenforceable, the valid or enforceable portion thereof and the remaining provisions of this Agreement will remain in full force and effect.
8. Waiver. Any waiver (express or implied) by either party of any breach of this Agreement shall not constitute a waiver of any other or subsequent breach.
9. Counterparts. This Agreement may be executed in any number of counterparts which together shall constitute the contract of the parties.
10. Notices. Whenever notice is to be given, it shall be in writing and delivered by personal, overnight express or courier service, with a written receipt, or sent by registered or certified mail in a sealed envelope, postage prepaid, return receipt requested and addressed as follows:



*City of St. Helena*

City Manager  
City of St. Helena  
1480 Main Street  
St. Helena, CA 94574

With copy to:

City Attorney  
City of St. Helena  
1480 Main Street  
St. Helena, CA 94574

*County of Napa:*

Napa County Executive Officer  
County of Napa  
1195 Third Street, Suite 310  
Napa, CA 94559

With copy to:

Deputy County Executive Officer  
County of Napa  
1195 Third Street, Suite 310  
Napa, CA 94559

Napa County Counsel  
County of Napa  
1195 Third Street, Suite 301  
Napa, CA 94559

Changes may be made in addresses to where notices are to be delivered by giving notice pursuant to this provision.

11. Entire Agreement. This document is intended both as the final expression of the agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement. This Agreement may be executed in counterparts, each of which shall constitute an original.

12. Amendment. This Agreement may only be amended in writing by an amendment authorized by the City Council and the County Board of Supervisors.

13. Recitals Adopted. The parties hereby agree to, and adopt, the Agreement recitals as portions of the Agreement.



IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the date first above written.

<b>ATTEST:</b> By: <u>Rose Luis Valdez</u> Gladys I. Coit, Clerk of the Board of Supervisors Date: <u>10/4/18</u>	<b>COUNTY OF NAPA</b> By: <u>Bela Ramos</u> Bela Ramos Chair, Napa County Board of Supervisors Date: <u>5/14/2018</u>
<b>APPROVED AS TO FORM:</b> County Counsel By: <u>Silva Darbinian</u> Silva Darbinian, Deputy County Counsel Date: <u>5/14/18</u>	<b>APPROVED</b> <u>6/13/17</u> <b>NAPA COUNTY BOARD OF SUPERVISORS</b> <b>CLERK OF THE BOARD</b> BY: <u>[Signature]</u> , Deputy
<b>ATTEST:</b> By: <u>Cindy Black</u> Cindy Black, City Clerk Date: <u>June 29, 2017</u>	<b>CITY OF ST. HELENA</b> By: <u>Erica Ahmann Smithies</u> Erica Ahmann Smithies Title: <u>Interim City Manager/Public Works Director and City Engineer</u> Date: <u>June 29, 2017</u>
<b>APPROVED AS TO FORM:</b> By: <u>Thomas B. Brown</u> Thomas B. Brown, City Attorney Date: <u>June 29, 2017</u>	

## Attachment A

The Turley Flats Project will consist of 8 units in the City of St. Helena. The project will target individuals and families earning 80% of the area median income for Napa County.

Below is a description of the property:

<b>Site Address</b>	1105 Pope Street, St. Helena	<b>AP Number</b>	009-090-003
<b>Ownership Status</b>	Calistoga Affordable Housing, Inc.	<b>Census tract<sup>1</sup></b>	2016.01
<b>Parcel Size</b>	9,525 sq. ft.	<b>Zoning/GP</b>	1) Zoning: MR

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<sup>1</sup> Found at <http://www.ffiec.gov/Geocode/default.aspx> or <https://www.cdfifund.gov/myCDFI/index.asp>

# APPENDIX E: SITES INVENTORY WORKBOOK

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See separate Sites Inventory workbook in HCD's Microsoft Excel format.