

# Napa County



## Agenda

**Wednesday, July 6, 2022**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor**

### **Planning Commission**

*Chair Megan Dameron, District 5  
Commissioner Joelle Gallagher, District 1  
Commissioner Dave Whitmer, District 2  
Commissioner Anne Cottrell, District 3  
Commissioner Andrew Mazotti, District 4*

*Director David Morrison  
Commission Counsel Laura Anderson  
Commission Secretary:  
Alexandria Quackenbush*

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

The Napa County Planning Commission will continue to meet pursuant to the adopted calendar located at the following link:

<https://www.countyofnapa.org/DocumentCenter/View/23929/View-the-meeting-schedule-for-2022-Planning-Commission?bidId=>

**PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.**

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

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

**Via Email**

Send your comment to the following email address: [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@countyofnapa.org). Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.

**Online**

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention:  
Item #, First Name Last Name
3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.
4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

**By Phone**

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645
2. When the Chair calls for the item on which you wish to speak, press \*9 to raise a hand. \*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking.\*\*
3. Please provide your name and the agenda item on which you are commenting. Calls will be heard in the order received.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order AB361. If you have any questions, contact us via telephone at (707) 253-4417 or email - [Planningcommissionclerk@countyofnapa.org](mailto:Planningcommissionclerk@countyofnapa.org).

## **APPEALS PROCEDURE**

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any questions concerning the appeals procedure, please call (707) 253-4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**
4. **APPROVAL OF MINUTES**

**The Clerk of the Commission request approval of Minutes for the meeting held on: June 1st, 2022.**

**(Commissioner Whitmer and Commissioner Mazotti were excused.)**

5. **AGENDA REVIEW**
6. **DISCLOSURES**
7. **PUBLIC HEARING ITEMS - NONE.**
8. **ADMINISTRATIVE ITEMS**

That the Napa County Planning Commission conduct a public meeting to discuss the contents of the Draft Housing Element Update and receive public and agency comments.

[22-1261](#)

**Attachments:**    [Napa County Draft 6th Cycle Housing Element Update.pdf](#)  
[Notice of Availability](#)  
[Section 3: Housing Goals, Policies and Programs](#)  
[Section 9: Housing Sites Analysis](#)  
[Public Comments received prior to Draft Housing Element Update](#)  
[Public Comments received subsequent to Draft Housing Element Update](#)  
[Additional Comments Received after Agenda Publication.pdf](#)

**9. DEPUTY DIRECTOR'S REPORT**

- DISCUSSION OF ITEMS FOR THE AUGUST 3, 2022, REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

**10. COMMISSIONER COMMENTS/COMMITTEE REPORTS**

**11. PROJECTS REQUIRING COMMISSION FOLLOW-UP REVIEW**

Refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

**12. ADJOURNMENT**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 6/29/2022 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

JASON HALL (By e-signature)

JASON HALL Clerk of the Commission





# Napa County

## Board Agenda Letter

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Planning Commission

**Agenda Date:** 7/6/2022

**File ID #:** 22-1261

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**TO:** Napa County Planning Commission

**FROM:** David Morrison, Planning, Building and Environmental Services Director

**REPORT BY:** Trevor Hawkes, Planner III - (707) 253-4388

**SUBJECT:** Napa County Draft Housing Element Update

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### **RECOMMENDATION**

That the Napa County Planning Commission conduct a public meeting to discuss the contents of the Draft Housing Element Update and receive public and agency comments.

### **EXECUTIVE SUMMARY**

Earlier in 2021 work began on the required Housing Element Update (HEU) for the State's Sixth Cycle Planning Period to address housing needs within the unincorporated County for the years 2023 through 2031. The HEU must be completed by the County, certified by the State Department of Housing and Community Development (HCD), and adopted by the Napa County Board of Supervisors (BOS) by the end of January 2023.

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: Draft EIR (DEIR) in preparation. An NOP was issued on January 24, 2022. Pursuant to CEQA and State CEQA guidelines Section 15064, the discussion of potential effects on the environment in the DEIR shall be focused on those impacts that the County has determined may be potentially significant. The County has determined that the project may have significant effects on the environment in the following areas: Aesthetics, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural and Historic Resources, Geology and Soils, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities and Services Systems, and Wildfires. A public meeting will be held before the Planning Commission to receive public and agency comments on the DEIR when it is released for a 45-day public review period.

**BACKGROUND AND DISCUSSION**

## Background

Napa County proposes to prepare and adopt a comprehensive update to the County's Housing Element for the State's Sixth Cycle Planning Period to address housing needs for the years 2023 through 2031. As part of the HEU, the County also proposes to prepare and adopt limited amendments to other elements of the General Plan, the County's zoning map and regulations, and to improve consistency of the Safety Element with the 2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan and recent changes in state law. The HEU is required to be completed and certified by January 31, 2023.

The publication of the Draft HEU for a 30-day review period represents one of the necessary steps towards the County adopting an HCD certified Housing Element for the sixth housing cycle, a process that has been ongoing since 2021. Further opportunity to participate and provide comments will be available prior to the future BOS hearing considering adoption of the HEU, planned for the end of 2022. Members of the public who submit comments on the HEU will automatically be included in future notifications. If someone did not submit a comment, but would like to receive future notification, please contact the preparer of this Staff Report (noted above). Those interested in reviewing prior public meetings and events may do so through the 2022 Napa County Housing Element Update website (<https://www.countyofnapa.org/3250/2022-Housing-Element-Update>).

This report provides a summary of some of the key components of the HEU, including a breakdown of the chapters contained in the HEU, the general public participation process, and then a general overview of two main sections of the HEU; the proposed Goals, Policies and Programs and the Sites Inventory Analysis.

## Housing Element Update contents

Napa County's HEU is divided into the following sections:

-Section 1 (Introduction; Page. 1) serves as the introduction to the document and discusses in greater detail the public participation process during the development of the Draft HEU, the public notification methods the County has employed, and the organization of the document.

-Section 2 (Review of Prior Housing Element; Page. 19) provides 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; Page. 28) proposes the goals, policies, and programs to address the County's housing needs during the 2023 - 2031 planning period.

-Section 4 (Quantified Objectives; Page. 44) provides an estimate of the anticipated and potential housing development during the planning period, including units assisted through programs.

-Section 5 (Housing Needs Assessment; Page. 46) provides an analysis of housing conditions and needs in Napa County.

-Section 6 (Assessment of Fair Housing; Page. 117) provides an analysis of fair housing issues in Napa County consistent with the core elements of the federal Affirmatively Furthering Fair Housing Final Rule from July 2015, and completed in accordance with current HCD guidance.

-Section 7 (Projected Housing Needs; Page. 196) provides a summary of the Regional Housing Needs Allocation (RHNA) for the 2023 to 2031 planning period.

-Section 8 (Housing Constraints; Page. 198) provides an evaluation of governmental and non-governmental constraints on housing.

-Section 9 (Housing Sites Analysis; Page. 226) provides an analysis and identification of available land to accommodate the County's allocation of above moderate, moderate, low, and very low-income dwelling units for the 2023 - 2031 planning period.

## Public Participation

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. County Staff and our consultants have engaged the public and key stakeholders in the process towards the development of the public draft of the HEU through the following methods:

-The Napa Sonoma Collaborative (NSC): As part of an Association of Bay Area Government (ABAG/MTC) effort, the 16 jurisdictions that make up Napa and Sonoma counties have been able to work together collaboratively as part of a regional approach to housing policy. This includes participation by Napa County with the Equity Working Group (EWG) which serves 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.

-Housing Element Advisory Committee Meetings: In 2021, County staff established the Housing Element Advisory Committee (HEAC). 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 autumn of 2022.

-Community Workshop: The County also conducted a virtual community workshop for general members of the public in January of 2022 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. 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.

-Stakeholder Engagement: 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.

### Housing Goals, Policies, and Programs

Napa County has made good progress in implementing its programs from the Fifth Cycle Housing Element (2015 - 2023) and many of the Housing Element programs from the Fifth Cycle remain relevant with updated housing goals and policies. Programs that called for one-time actions that have been completed or are no longer relevant have been removed from the Sixth Cycle HEU. The HEU retains but modifies/expands 11 programs from the 5th Cycle Housing Element (Programs H-2a, H-2i, H-2j, H-2l, H-2m, H-3d, H-3e, H-3i, H-3j, H-4b, H-6d) and removes three programs (Programs H-4d, H-4e, H-4f). A discussion of reasons for the modification/expansion or removal of programs from the 5th to 6th Cycle HEU is provided on page 24 of the HEU.

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 of 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.

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.

As mentioned previously, many 5th Cycle Housing Element programs remain relevant and have been carried forward for the 6th Cycle. As noted in Appendix B of the HEU, modifications have been made to many of the retained programs to reflect current conditions and new emphasis for the 6th Cycle, including Affirmatively Furthering Fair Housing. The 6th Cycle HEU proposes nine goals, an increase in one additional goal from the 5th Cycle Housing Element. The 6th Cycle HEU also proposes 43 supporting policies for each of the nine goals, an increase in three policies from the 5th Cycle Housing Element, and these policies are organized around topics of Rehabilitation, Affordability, Special Housing Needs, Housing Development, Removal of Governmental Constraints, Energy and Water Conservation, and Affirmatively Furthering Fair Housing.

### Housing Sites Inventory

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), including sites that are or can be made available for housing development affordable to households of varying income levels. Following approval by the Association of Bay Area Governments (ABAG) of the joint RHNA transfer request in March 2022, Napa County's RHNA for the Sixth Cycle HEU stands at 106 units and is allocated as follows: 45 units affordable to very low-income families, 16 units affordable to low-income families, 14 units affordable to moderate-income families, and 31 units affordable to above moderate-income families.

In order to demonstrate that Napa County can accommodate its RHNA allocation, Staff evaluated several different methods for identifying sites that can be included in the inventory of suitable lands. These included:

- Sites that allow continued development of single-family residences and accessory dwelling units (ADUs);

-Sites from prior housing elements; and

-Sites for lower income housing with access to urban infrastructure (primarily water and wastewater services).

The sites inventory began with a consideration of existing sites designated for affordable housing in the current Housing Element. Under certain conditions, the County may carry forward sites from previous Housing Elements into the current cycle. However, after an analysis of the County's Fifth Cycle Housing Element, staff determined that those sites were unlikely to develop in this cycle due to either existing development or wildfire hazard concerns.

The inventory then evaluated existing parcels with the potential to develop single family residences and ADUs. The County's General Plan and zoning ordinances permit construction of one single family residence on each legal lot with the exception of industrially zoned properties. The Project Team performed an analysis of County GIS data (parcels, typography, roads, etc.) to determine the number of existing parcels that could allow single family residences under existing zoning, are vacant (no existing single family residence), and were not constrained through lack of road access or steep slopes. The analysis determined that the County has 230 parcels which fit this criteria. Based on historical trends in home sales in the unincorporated county the Project Team assumes that 100% of these parcels would develop at market rate. This analysis demonstrates that Napa County has adequate existing land under current zoning to accommodate all of its above-moderate income RHNA allocation (32 units).

HCD guidance suggest that jurisdictions may assume that ADUs and Junior Accessory Dwelling Units (JADUs) continue to develop at the same pace and affordability levels that has occurred over the last three years. Napa County issued building permits for 34 ADUs and JADUs during the 2018-2020 period, an annual average of 11.33 units which the Project Team has used to project a likely development potential of 72 units during the eight (8) year timeframe of the Sixth Cycle Housing Element. Unlike single-family detached residences ADUs and JADUs are not expected to build out at one specific income level, and instead, as confirmed by Napa County and ABAG survey data, develop across all levels of income at the following percentages; very low-income - 12% or 8 units, low-income - 10% or 8 units, moderate-income - 33% or 24 units, and above moderate-income - 45% or 32 units. Based on the expected development of 72 ADUs over the next cycle, Napa County will be able to accommodate its moderate-income RHNA allocation (14 units) for the Sixth Cycle HEU through continued ADU permit issuance.

Next, County Staff and our consultants developed initial screening criteria to identify sites appropriate for low and very low-income housing through known HCD and local land use requirements and study sessions with the Napa County Board of Supervisors, Planning Commission, and Housing Element Advisory Committee. The resulting criteria are as follows:

-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);

-Sites must generally be between 0.5 and 10.0 acres in size (Source: State requirement); and

-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 these designations may be identified for qualifying farmworker housing development. In addition, sites within these designations that are identified as existing commercial development on General Plan Figure AG/LU-2: Location of Parcels Subject to Policy AG/LU-45, may be identified for redevelopment as housing; (Source: Local requirement)

With input from residents, stakeholders, and the HEAC, additional goals for the sites were identified as:

-Outside of high and very high fire severity zones as designated (in State Responsibility Areas) or recommended (in Local Responsibility Areas) by CalFire;

-Outside of Zones A through D of the applicable Airport Land Use Compatibility Plan; and

-Proximate to transit routes and/or employment opportunities and services (e.g., groceries) where possible.

The County's Housing Element must provide sites sufficient to accommodate its RHNA as well as an ample buffer. A buffer is particularly important because of the "no net loss" provisions in state Planning Law (Government Code § 65863), which requires that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. This means that if a site is identified in the Housing Element as having the potential for housing development that could accommodate lower-income units towards meeting the RHNA, but is instead developed with units at a higher income level or with fewer units, then the locality must either: 1) identify and rezone, if necessary, an adequate substitute site; or 2) demonstrate that the land inventory already contains an adequate substitute site.

As such, an adequate buffer will be critical to ensuring that the County remains compliant with these provisions without having to amend the Housing Element with additional sites prior to the end of the cycle.

Because of the requirements of the “no net loss” statute, more sites need to be identified and rezoned than the minimum needed to meet the County’s lower income RHNA. In addition, under new provisions in State law, the County’s sites inventory must “affirmatively further fair housing,” which means that the sites need to provide both access to areas of high opportunity (those with good access to jobs, transit, and open space and good schools), while containing programs to improve areas of lower opportunity. Recognizing the need for a buffer, the need to include sites with access to areas of high opportunity, and the potential that HCD may question the validity of one or more sites in their review of the Draft HEU, County Staff is recommending the following sites in the public review draft of the Housing Element;

Site 1 - Spanish Flat (APN 019-261-041, 16.85 acre parcel)

Existing Zoning: Commercial Neighborhood District (CN)

Proposed Zoning: Commercial Neighborhood: Affordable Housing Combination District (CN:AHCD) Rezoned Area: 10 acres

Existing Allowable Density: 0 du/ac

Proposed Allowable Density: 20 du/ac minimum, 25 du/ac maximum on buildable area. Realistic Unit Capacity: 100-125 dwelling units.

Description: The site is privately owned and the property owner/developer has expressed interest in developing the site for housing, including providing Staff with a draft site plan. Staff recommended actions would be to rezone 10 acres adjacent to existing roads for the AHCD zoning district, recognizing that the steepest areas of the site are unlikely to develop. A program within the proposed HEU would amend Napa County Code Chapter 18.82 to provide for multi-family development at minimum density of 20 units to the acre and a maximum density of 25 units to the acre. Water and wastewater would be served by Spanish Flats Water District. The site is within a medium fire severity zone.

Site 2 - Bishop (APN 039-320-005, 24.5 acre parcel)

Existing Zoning: Residential Country District (RC)

Proposed Zoning: Residential Multiple District (RM) Rezoned Area: 5 acres

Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU) Proposed Allowable Density: 20 du/ac minimum, 25 du/ac maximum

Potential Buildout: 100-125 dwelling units

Description: The site is privately owned and the owner has expressed interest in the rezoning. The site is not fully vacant, but a large section of the site along Hedgeside Avenue is currently used for grazing. Staff recommends that a five (5) acre portion of the site along Hedgeside Avenue be rezoned to the RM zoning district designation. This housing site is within the City of Napa water service boundaries and proximate to City infrastructure, however it would require City Council approval for water service. The site is also adjacent to Napa Sanitation District wastewater infrastructure, and the Napa Sanitation District has described conditions under which service could be provided, including rehabilitation of the adjacent 10” sewer trunk line to reduce



stormwater infiltration and provide additional service capacity.

**Site 3 - Altamura (APN 039-320-016, 5.8 acre parcel)**

Existing Zoning: Planned Development District (PD) Proposed Zoning: Residential Multiple District (RM)  
Rezoned Area: 5.8 acres

Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU) Proposed Allowable Density: 20 du/ac minimum, 25 du/ac maximum

Potential Buildout: 58 dwelling units

Description: The site is privately owned and the owner has expressed interest in developing it in the past. The site is not fully vacant and contains the shell of a previous structure. Staff recommends that the entire site be rezoned to the RM zoning district designation. A program within the proposed HEU would amend Napa County Code Chapter 18.60 to provide for multi-family development without a Use Permit (because the site was included in a prior housing element), a minimum density of 20 units to the acre and a maximum density of 25 units to the acre. This housing site is within the City of Napa water service boundaries and proximate to City infrastructure, however it would require City Council approval for water service. The site is also adjacent to Napa Sanitation District wastewater infrastructure, and the Napa Sanitation District has described conditions under which service could be provided, including rehabilitation of the adjacent 10" sewer trunk line to reduce stormwater infiltration and provide additional service capacity. Based on experience with similar proposals, The Project Team has taken a conservative approach to potential build out and estimated it would likely not build out the entire parcel.

**Site 4 - Big Ranch Corner (APN 038-190-007, 3 acre parcel)**

Existing Zoning: Residential Country District (AW)

Proposed Zoning: Residential Multiple District (RM) Rezoned Area: 1.5 acres

Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU) Proposed Allowable Density: 20 du/acre minimum, 25 du/acre maximum

Potential Buildout: 20 - 25 dwelling units

Description: The site is privately owned and the owner has expressed interest in developing housing in the past. The site is not fully vacant and currently contains vineyards on one half of the rectangular parcel and a vacant single family detached residence. Staff recommends that a 1.5 acre half portion along Big Ranch Road be rezoned to the RM zoning district designation with a minimum density of 20 units to the acre and a maximum density of 25 units to the acre. The 1.5 acres would also be re-designated on the General Plan Land Use Map, reflecting its designation on September 28, 2007, the effective date of Measure P. ( Measure P is not applicable to this site because of its land use designation on this date.) This housing site is within the City of Napa water service boundaries and proximate to City infrastructure, however it would require City Council approval for water service. The site is also adjacent to Napa Sanitation District wastewater infrastructure, and staff of the Sanitation District have discussed the process by which this site could be provided with service.

Site 5 - Imola Avenue (APN 046-450-041, 201.7 acre parcel)

Existing Zoning: Agricultural Watershed: Skyline Wilderness Park Combination District (AW:SWP) DGS  
Surplus Property: 20.34 acres

Housing area identified within the surplus area: 5.0 acres Existing Allowable Density: 0 du/ac

Proposed Allowable Density: 20 du/ac Potential Buildout: 100 dwelling units

Description: The State has expressed an interest in selling Skyline Park to the County and at the same time, developing workforce housing on the area of Skyline Park immediately adjacent to the Office of Education on Imola Avenue, south and east of the City of Napa and adjacent to the Napa State Hospital. The Department of General Services (DGS) currently identifies a 20.34-acre site (APN 046-450-041) on the Real Estate Services Division's map of surplus property identified pursuant to Executive Order N-06-10, Affordable Housing Development, and DGS staff has indicated that a 5-acre portion is likely to be pursued for development of affordable housing within the eight-year planning period. The property is located on a 201.7 acre parcel that makes up a portion of Skyline Park, adjacent to Imola Avenue, Napa State Hospital, Creekside School, and the County Office of Education offices. The property would need to connect to the City of Napa water service and Napa Sanitation District for wastewater service. Rezoning the property would not be necessary given that the property is owned by the State of California and the development would not be subject to the local General Plan and Zoning regulations. The Project Team has used the default density specified in Government Code 65583.2 of 20 du/ac in determining the potential buildout of the site.

Site 6 - Foster Road (APN 043-062-008, 24.0 acre parcel)

Existing Zoning: Agricultural Watershed: Urban Reserve Combination District (AW:UR)

Proposed Zoning: Residential Multiple District (RM)

Rezoned Area: 5 acres

Existing Allowable Density: 3 du/ac (1 Single Family-Detached, 1 ADU, 1 JADU) Proposed Allowable Density: 20 du/ac minimum, 25 du/ac maximum

Potential Buildout: 100 - 125 dwelling units

Description: The site is privately owned and the property owner has expressed interest in developing the site for housing. This housing site is within the City of Napa water service boundaries and adjacent to Napa Sanitation wastewater infrastructure. The site is also located within the City of Napa's Sphere of Influence (SOI) and Rural Urban Limit (RUL), and the Napa County General Plan requires that the development be annexed into the City of Napa prior to occupancy. The City of Napa's proposed General Plan Update currently indicates a maximum development density of 10 DU/acre, and suggests the need for further planning for the entire Foster Road area. Staff recommends inclusion of this housing site recognizing that its development would require coordination between the property owner, County, and City Staff and could serve as a 'pilot program' to test development standards in the area and offer a route for the property owner to annex a portion of the parcel to the City of Napa in the near term. Staff's recommended actions would be to rezone 5 acres adjacent to existing roads for the RM zoning district designation, with a minimum density of 20 units to the acre and a maximum

density of 25 units to the acre.

“A”

# Napa County Draft 6<sup>th</sup> Cycle Housing Element Update

The Draft of the Napa County 6<sup>th</sup> Cycle Planning Period Housing Element Update can be accessed through the following methods;

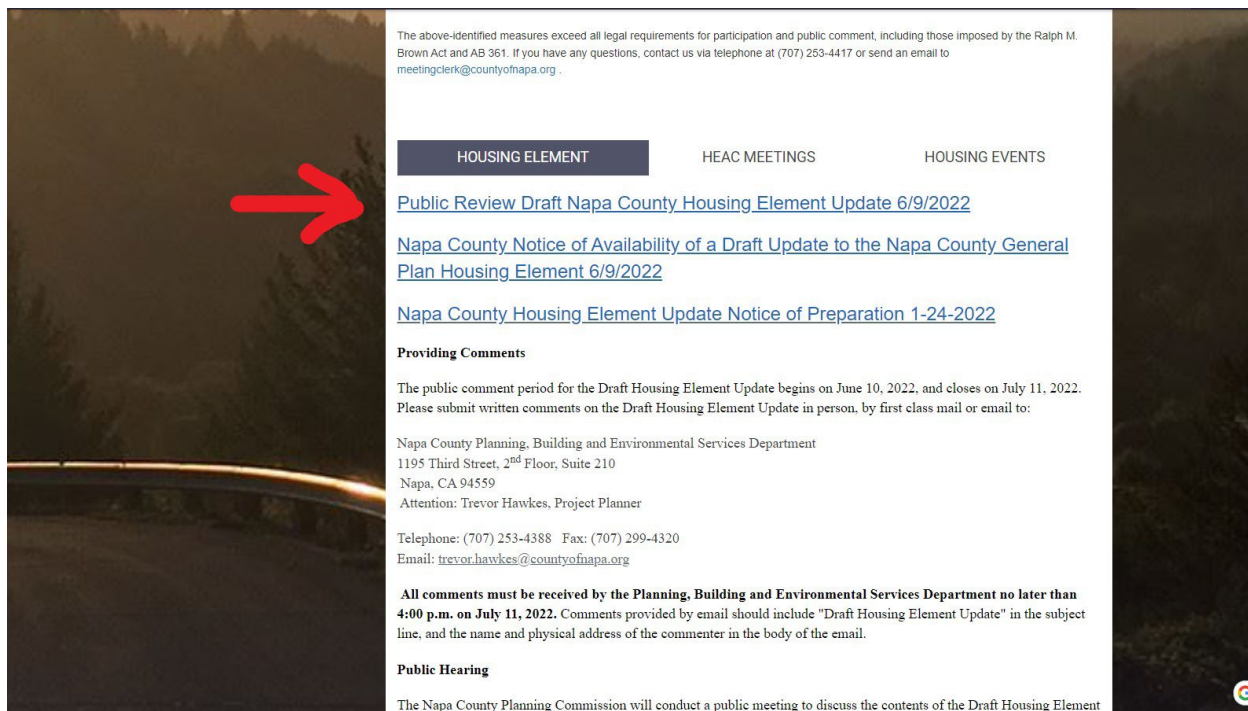
- Direct download link (note: includes appendixes, download speeds will vary)

<https://www.countyofnapa.org/DocumentCenter/View/25221>

- Physical copies of the document are available for review at the front counter of the Planning, Building & Environmental Services Department at the address below;

Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2nd Floor, Suite 210  
Napa, CA 94559

- Access from the Napa County website
  - Enter the following URL into a web browser -  
<https://www.countyofnapa.org/3250/2022-Housing-Element-Update>
  - Scroll down the page and click on the link 'Public Review Draft Napa County Housing Element Update 6/9/2022' in the image below



**“B”**

**Notice of Availability**

## **NOTICE OF AVAILABILITY OF A DRAFT UPDATE TO THE NAPA COUNTY GENERAL PLAN HOUSING ELEMENT**

### **PROJECT DESCRIPTION**

The Napa County General Plan Housing Element Update (HEU) is a County-initiated effort to amend the General Plan to 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 provide consistency of the Safety Element with the 2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan, and to comply with recent changes in State law.

### **DOCUMENT AVAILABILITY**

Physical copies of the Draft Housing Element Update will be available for in person review at the Planning, Building and Environmental Services Department:

Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2nd Floor, Suite 210  
Napa, CA 94559

The Draft Housing Element Update can also be downloaded for public review from the Napa County website via the following link:

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

### **ENVIRONMENTAL DETERMINATION**

Draft Environmental Impact Report (DEIR) in preparation and forthcoming. Pursuant to CEQA and State CEQA guidelines Section 15064, the discussion of potential effects on the environment in the DEIR shall be focused on those impacts that the County has determined may be potentially significant as follows: Aesthetics, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural and Historic Resources, Geology and Soils, Energy, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities and Services Systems, and Wildfires.

The DEIR is expected to be released for a 45-day public comment and review period on or about July 24, 2022. Notice of release of the DEIR and notice of a public hearing before the Planning Commission to comment on the DEIR will be provided at a future date and at least ten days in advance of the hearing.

## PROVIDING COMMENTS

The public comment period for the Draft Housing Element Update begins on June 10, 2022, and closes on July 11, 2022. Please submit written comments on the Draft Housing Element Update in person, by first class mail or email to:

Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2<sup>nd</sup> Floor, Suite 210  
Napa, CA 94559  
Attention: Trevor Hawkes, Project Planner  
Telephone: (707) 253-4388 Fax: (707) 299-4320  
Email: [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

**All comments must be received by the Planning, Building and Environmental Services Department no later than 4:00 p.m. on July 11, 2022.** Comments provided by email should include “Draft Housing Element Update” in the subject line, and the name and physical address of the commenter in the body of the email.

## PUBLIC HEARING

The Napa County Planning Commission will conduct a public meeting to discuss the contents of the Draft Housing Element Update and receive public and agency comments. The meeting time and location are as follows:

July 6, 2022, at 9:00 a.m.  
Board of Supervisors’ Room  
1195 Third Street, 3<sup>rd</sup> Floor  
Napa, CA 94559

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices or language translation will be accommodated to the County’s best ability. For more information, please contact Trevor Hawkes (at the contact information above) at least 48 hours before the meeting.



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## Section 3: Housing Goals, Policies, and Programs

# 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”).

## ***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, 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 B, 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 6, 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 6: 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	<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.	Ongoing as complaints are received.	PBES Code Enforcement 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.	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).	Ongoing; the County will seek to partner with a property owner/developer on at least one site from the 6th Cycle housing sites inventory during the planning period.	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.	Ongoing; 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.	Ongoing, complete nexus analysis and update fee schedule by December,	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.	Ongoing; 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. Rezone sites to allow MHP use only.	<b>Objective H-2j:</b> Discourage conversion of existing mobilehome parks to other uses.	Conversion density bonus – Ongoing; rezone for exclusive MHP use 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.	Ongoing; work 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 farmworker 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 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.	<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 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.	<b>Objective H-3e:</b> Provide financial assistance to incentivize owners to maintain existing supply of privately owned farmworker 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 farmworker 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 farmworker family housing development and prioritize use of resources available to support new farmworker housing accordingly.	<b>Objective H-3g:</b> Identify at least one site and pursue funding to assist in new farmworker housing development during the planning period.	Identify at least one suitable site by June, 2024	PBES; CEO, Housing and Homeless Services
<b>Program H-3h:</b> 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.	<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
<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>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 and 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. If applicable, require replacement housing consistent with Section 65915(c) on all sites designed 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.	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	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.	Ongoing; when property owners inquire about re-build process.	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> Work with at least one property owner during the planning period to create a smaller parcel that can be developed with multiple family housing.	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 Decemer, 2026.	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

<b>Program H-5f:</b> Update County Code to Align with State Housing Laws	<b>Objective H-5f:</b> <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 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 is allowed.</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> </ul>	Complete Code updates by December, 2023	PBES
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<b>Programs to Affirmatively Further Fair Housing</b>			
<b>Program H-6a:</b> Affirmative Marketing of Affordable Housing Opportunities	<b>Objective H-6a:</b> Affirmatively market affordable housing opportunities to farmworkers whenever wait lists open for affordable projects. Partner with schools, churches, and non-profit organizations to connect with farmworker populations.	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

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.); and H-4b: (Allocation of Affordable Housing Fund monies for projects in the cities with criteria emphasizing AFFH)



<b>Programs for Energy and Water Conservation</b>			
<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

“D”

## Section 9: Housing Sites Analysis

## 9. HOUSING SITES ANALYSIS

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### **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 is now considering six potential sites to accommodate the County's RHNA, the combined capacity of which greatly exceeds the County's RHNA. The County will revise or reduce the list of sites prior to finalizing the Housing Element Update for adoption, depending on comments on the Draft Housing Element Update from HCD, public feedback on the Draft Housing Element Update, the findings of the CEQA analysis being conducted for all of the sites, and further investigation of site feasibility for housing development.

### ***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 45 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 45: Unincorporated Napa County Regional Housing Needs (RHNA) Allocation****a**

Summary Info	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
RHNA Allocation <sup>a</sup>	<b>45</b>	<b>16</b>	<b>14</b>	<b>31</b>	<b>106</b>
Percent of Total	36%	21%	12%	31%	100%

NOTES: <sup>a</sup> The RHNA allocation shown here was adopted by ABAG on March 17, 2022 with the approval of requested transfers pursuant to California Government Code Section 65584.07. SOURCE: ABAG, March 2022.

### ***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 46 below. The total realistic capacity reflects 230 currently vacant parcels that can accommodate single family homes, projected development of 72 accessory dwelling units (ADUs) over the eight-year planning period, and 483 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). 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 46: 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	16	24	32	72
<b>Capacity on Identified Sites</b>				
Spanish Flat	100	0	0	100
NE of Napa – Bishop 1	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 2	100	0	0	100
<b>Subtotal of Identified Sites</b>	<b>483</b>	<b>0</b>	<b>0</b>	<b>483</b>
<b>Total Unit Potential</b>	<b>499</b>	<b>24</b>	<b>262</b>	<b>785</b>
Surplus (+) / Deficit (-) from RHNA	+422	+10	+231	+377

SOURCE: Environmental Science Associates, March 2022.

<sup>1</sup> May include a limited number of pipeline projects (i.e., applications on file).

In total, this 6<sup>th</sup> Cycle Housing Element Sites Inventory identifies sites that will be rezoned to accommodate development of 483 units. 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 three 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. 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., non-vacant) parcels created 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. The County also screened sites prior to inclusion in the inventory to remove parcels 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.

The project team developed the initial inventory of sites over a series of working sessions and verified the sites to be included within the inventory. 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 determine the status of each site, access to infrastructure, the likelihood for residential development, and provided 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 realistic capacity numbers. On certain parcels, particularly large parcels, the County identified a subset of the parcel for rezoning as the developable housing “site” and modified the assumptions to reflect more realistic capacity numbers. Additional methodology regarding site size and capacity can be viewed in Section 2.1.4 General Evaluation Considerations and Section 2.2 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 our 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 potential 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 our Housing Element Advisory Committee, the County identified a goal to identify sites that are:

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.

In addition to the sites presented in the sites inventory to accommodate 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 provided above.

*Accessory Dwelling Units*

Further evaluation of parcels designated for residential uses considered the development trends of Accessory Dwelling Units (ADUs) 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, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner. The County’s zoning permits one ADU and one 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. During that same time span, 34 ADUs and JADUs were permitted in Napa County as shown in Table 47 below.

**Table 47: Accessory Dwelling Units Permitted in Prior Housing Element Cycle**

Year	2018	2019	2020	2021	Total
Building Permits Issued	16	10	8	15	49

Based on the annual average of 12.25 ADU permits per year since 2018 and considering the results of a County survey of existing ADUs (as well as the results of ABAG’s survey data) to distribute the projected units by income category as shown in Table 4 below, the County is projecting a yield of approximately 72 ADUs being permitted at a range of income levels over the eight-year planning period of the HEU. While this analysis anticipates that the recent rate of



ADU and JADU production will continue, Napa County will continue to make improvements to its ADU processes, public education, and policies in the coming years to further advance ADU and Junior ADU development (for more information, see the Policies & Programs section of the Housing Element).

**Table 48: Accessory Dwelling Units Projected Over the Planning Period**

Income Category	Very Low	Low	Moderate	Above Moderate	Total
<b>Total ADUs</b>	<b>8</b>	<b>8</b>	<b>24</b>	<b>32</b>	<b>72</b>
Percentages	12%	10%	33%	45%	100%

#### *Evaluating Sites from Prior Housing Element(s)*

Table 49 below provides a summary of all prior sites identified in the 5<sup>th</sup> 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..

**Table 49: 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

Notes: <sup>1</sup> Sites that were considered for inclusion within the 6<sup>th</sup> cycle Sites Inventory but removed as part of the evaluation process.

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/or 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 5 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 modifying (i.e., 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 both vacant and non-vacant sites that have access to (existing or planned) 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
- Public/Private partnerships
- Proximity to transit, employment, and amenities

### **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 evaluation of sites was constrained to focus only on those areas of the County where such services are available or could be provided based on proximity to existing services nearby. While several of the sites identified do not currently have water and sewer services available onsite, housing development on the site would be able connect to existing utilities via nearby infrastructure with the approval of agencies with jurisdiction. The Sites Inventory spreadsheet in Appendix D as well as the summary of development sites in the Sites Inventory subsection contains information on the status of water and sewer services for each site.

### **ENVIRONMENTAL CONSTRAINTS**

The analysis of environmental constraints includes a review of all parcels (or portions of parcels) identified in the inventory to determine possible constraints such as fire hazard severity zones, slope ratios, and other possible constraints to development feasibility. While there is an

added cost, fire constraints can be mitigated through design and all sites in the inventory have been deemed suitable for residential development as they fall outside of the very high fire hazard severity zones and are buildable lots with none of the identified parcels encumbered by a Williamson Act contract. Further review of environmental constraints include proximity to Airport Land Use Zones which was considered as part of the sites inventory review process and eliminated sites within zones A through D of the Airport Land Use Compatibility Plans.

## 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

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing.

- *Large Sites* - There are five identified sites on parcels over 10-acre in size. However, only a portion of those larger sites are being proposed for inclusion in the sites inventory, with the sites being specifically rezoned to allow for only the vacant portion of the parcel to be developed as a site. All sites in the inventory will accommodate lower income units, with all sites zoned to require minimum densities of 20 du/ac. In most cases a five-acre portion of the larger parcel is proposed for rezoning to either an Affordable Housing Combing District (AHCD) overlay zone or a Residential Multiple (RM) zone, allowing for development on the vacant and least-constrained portion of the parcel.
- *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 and so demonstrating “sufficient certainty” for housing development can be inexact. Ultimately the goal of analyzing such sites is to determine if an

exempt entity could develop housing within the planning period to meet (or lessen) 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 is included in the County's sites inventory that is owned by an exempt entity, State of California Department of General Services (DGS). Specifically, DGS has included 20.34 acres of surplus property accessed via Imola Avenue on its Real Estate Excess State Property map, with the Department of State Hospitals identified as the agency with jurisdiction. Based on conversations with staff of DGS, a five-acre site in this area is likely to develop with housing affordable to lower income households during the planning period.

#### *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 shall 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
- 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.

As provided in section 3.0 "Draft Sites Inventory," 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 and Factors Supporting Development” at the site, including infrastructure considerations, environmental constraints, and developer interest.

#### *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.
- 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 Section 3.1, Summaries of Development Sites in Table 7, the County has identified a total of five sites for rezoning to accommodate the Napa County’s RHNA for the 6<sup>th</sup> cycle. More than half 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.

#### *Affordable Housing Overlay*

Affordable housing or zoning overlays are a zoning tool that allows jurisdictions to modify existing zoning to allow for or require certain types of residential development, or development at certain densities, on a parcel without modifying the standards of the underlying zoning district. As part of Housing Element Program H-4g, one of the identified sites 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 Municipal 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 we expect multi-family housing to be affordable to lower income households. 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*

Napa County’s Residential Multiple (RM) zoning has been a zoning district with limited application within the County to date, and therefore represents an opportunity for use in defining density and development standards applicable to sites identified in proximity to the City of Napa. As part of Housing Element Program, H-4g 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 non-vacant
- 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, within the County must also include policies or incentives within the Housing Element to facilitate development of the identified sites.

As provided in section 3.0 "Draft Sites Inventory," each site identified as part of the Housing Element Sites Inventory would be greater than 0.5 acres and smaller than 10.0 acres, and a suitability analysis has been provided with a description of the factors supporting development at the site, including infrastructure considerations, environmental constraints, and developer interest.

### ***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 sites' 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 D 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 Section 2.1.1 and are shown along with identified sites in Table 50.

**Table 50: 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	22%	Very-Low and Low-Income Units
	33%	Moderate-Income Units
	44%	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 sites in the inventory are expected to have 20 acres of land zoned for residential development at a minimum of 20 dwelling units per acre. Specifically, including the State controlled Imola site, the available land inventory summary offers additional sites in Spanish Flat, Foster Road, and Northeast of Napa for the production of very low- and low-income housing. These sites are capable of producing 483 units, which exceeds the remaining outstanding RHNA for very low- and low-income households of 61 units by a surplus of 422 sites.

### *Accommodating Moderate-Income Households*

Second dwelling units are frequently affordable to moderate and above moderate-income households. County records indicate that 34 second units have been produced in the unincorporated area from 2017 through 2020. Assuming that this trend continues, the County expects to issue an average of 12 permits per year, for an additional 72 second units before the end of the planning period. While most of these units would accommodate moderate and above moderate-income households, some would accommodate lower income households. A

conservative approach has been taken to determine the unit distribution among income levels based on County survey results on ADU production, with roughly 20 percent attributed to lower income units and 80 percent to moderate and above moderate-income units. With these units, Napa County has more than adequate capacity (24 units) to accommodate its RHNA (14 units) for moderate-income housing units.

#### *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 could be developed on currently vacant parcels, with the assumption that these homes would provide market rate (rather than affordable) housing. Thus, Napa County would accommodate more than 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.

#### *Non-vacant Sites Analysis*

For nonvacant sites, HCD requires that jurisdictions demonstrate the potential and likelihood of additional development within the planning period. HCD requires that substantial evidence be provided if more than 50 percent of the lower income sites in the inventory are on non-vacant sites. To determine if this is the case, the sum of lower income units on identified opportunity sites were tallied, a methodology consistent with HCD guidance. Based on Napa County's sites inventory, all of the County's lower income RHNA would be assumed as being provided on existing non-vacant parcels. However, with rezoning to occur for the sites on vacant portions of the identified parcels, only three of the six sites identified, or roughly 38 percent of the unit capacity assumed for the County's lower income sites inventory would be on non-vacant sites, which is below the 50 percent threshold and therefore substantial evidence may not be required. While substantial evidence may not be required, the County has identified those sites where development is likely to occur for the following reasons:

- Sites identified are considered underutilized or substantially vacant on the portions of the parcels identified for rezoning.
- Existing uses of sites are considered not economically viable for further development and the County has reached out to property owners for residential development interest.



In the case of the Imola Avenue site, the site has been identified as State surplus property.

- The County has reached out to property owners, and those property owners have expressed interest in residential development, having their parcel being rezoned, and included within the sites inventory.
- County funding would be available to support necessary infrastructure improvements and affordable housing.

Further details and evidence of development interest by site has been described within the Summaries of Development Sites.

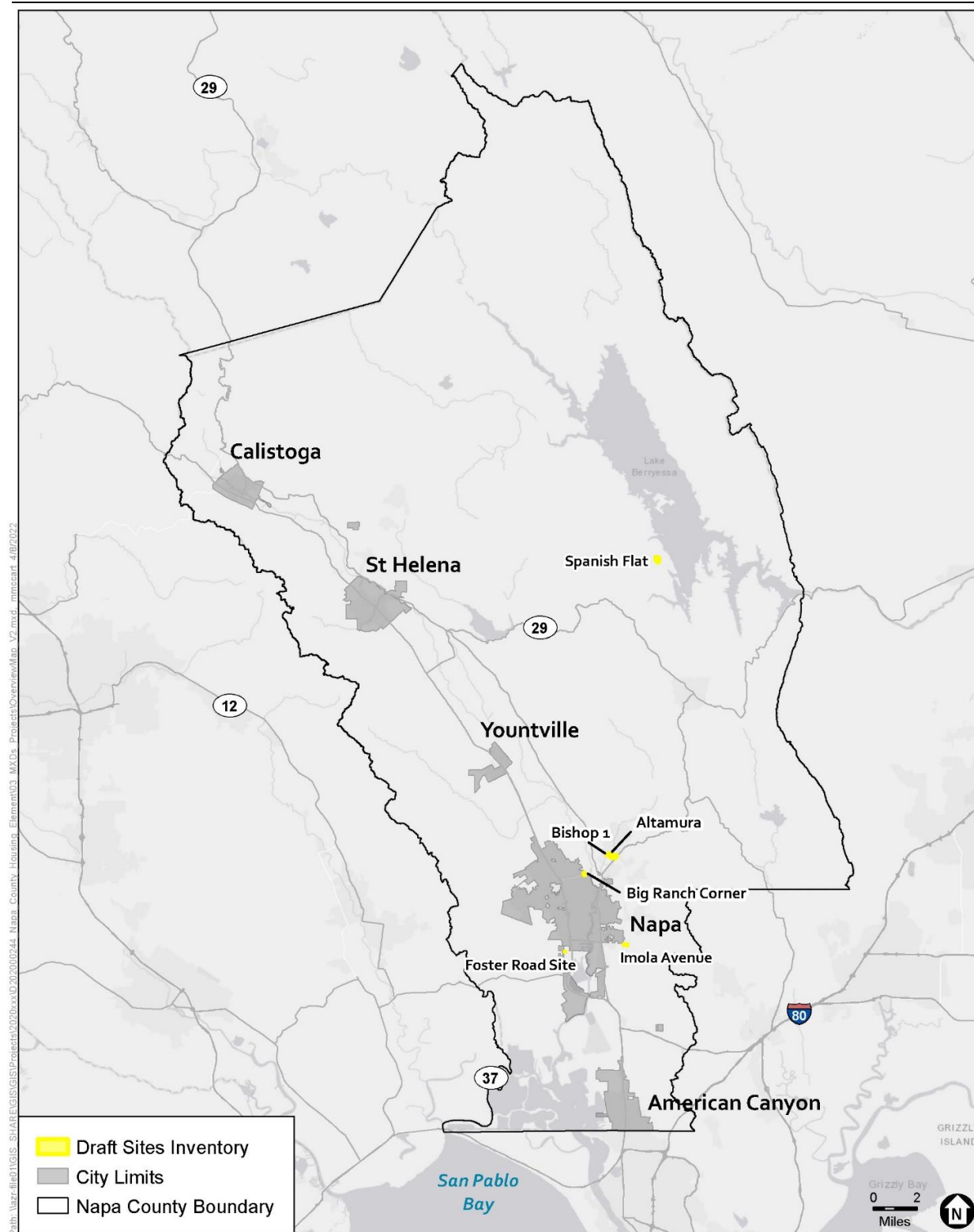
## **Sites Inventory**

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 1 includes an overview map of the identified housing site locations within Napa County, and Section 3.1 provides a synopsis of the realistic unit capacities for each site summarized by geographic groupings for the identified development sites to be included in the inventory. For reference, Appendix D includes the more detailed sites inventory table for submittal to HCD.

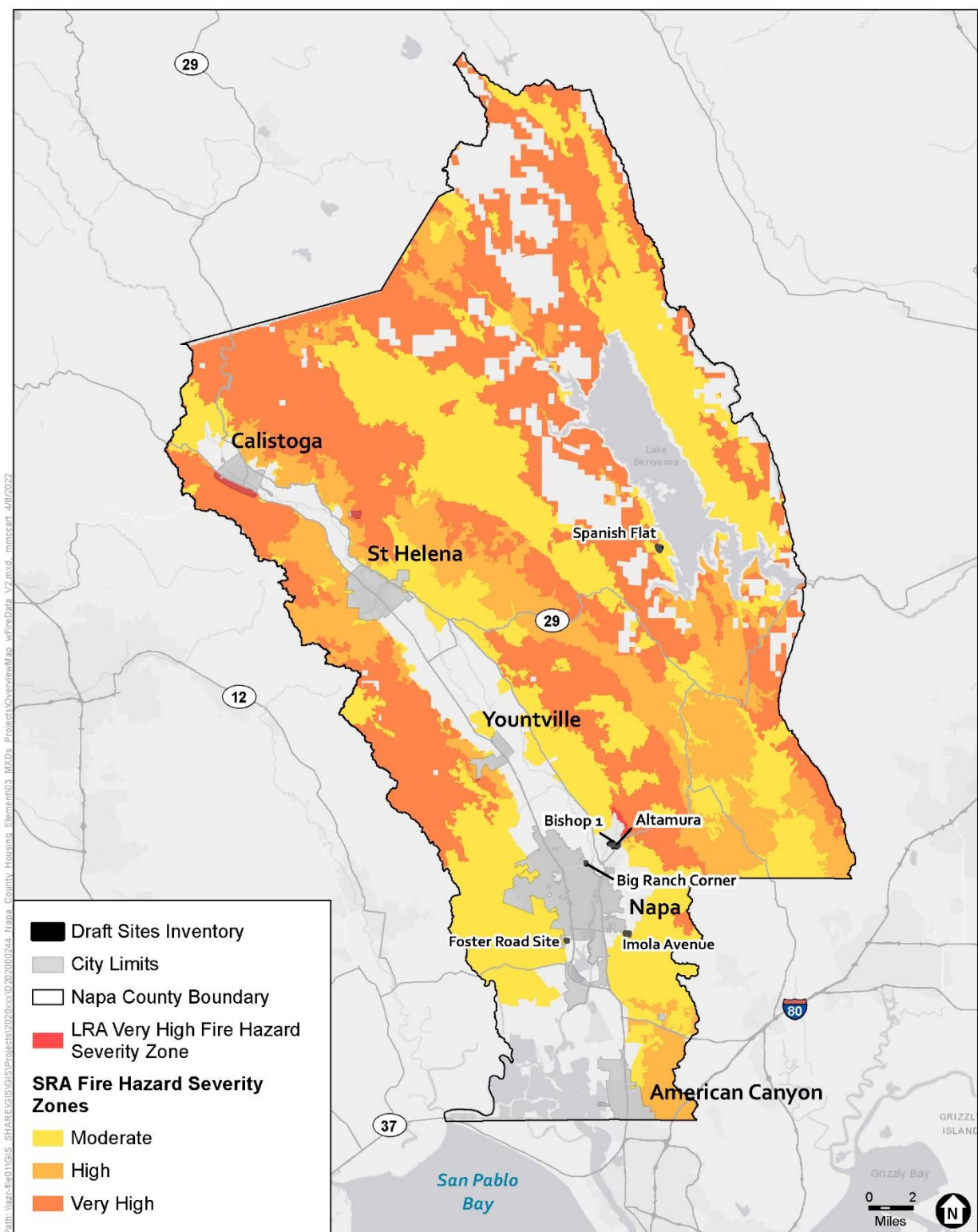
### ***Summaries of Development Sites***

Following are descriptions and justifications of the housing inventory sites, including their realistic unit yields. The sites are organized into five geographic areas: Spanish Flat, Northeast Napa, Imola Avenue, and Foster Road.

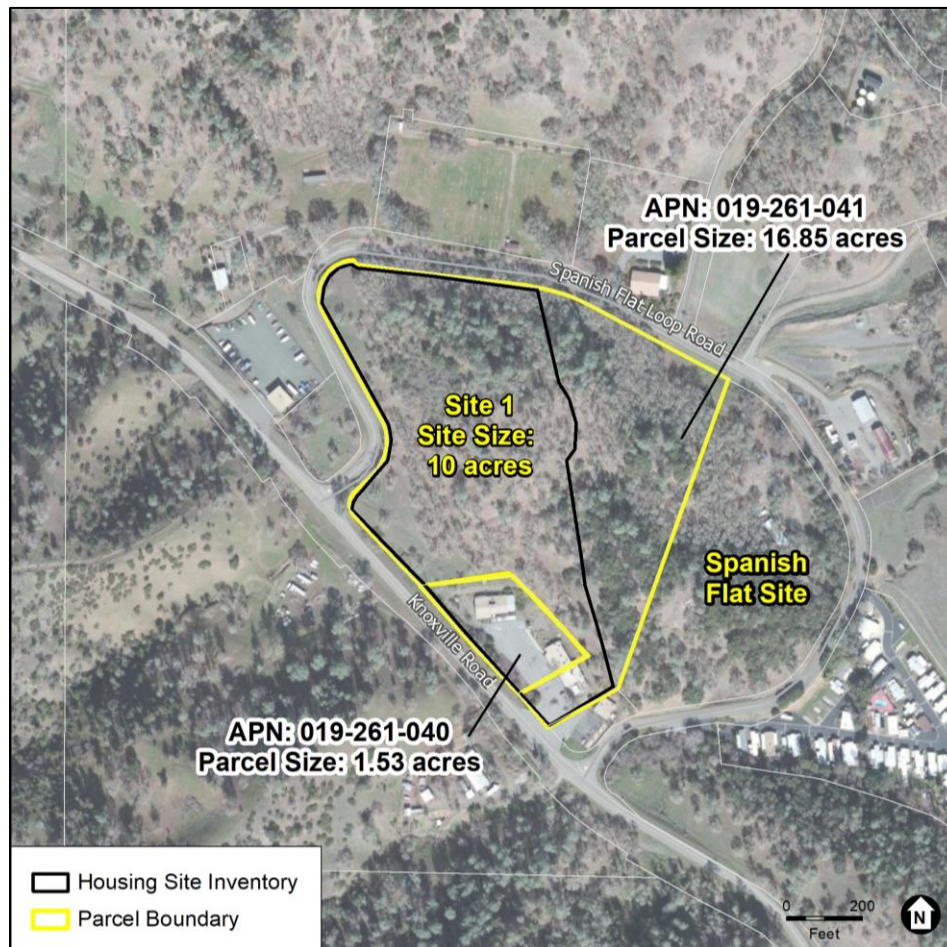
**Figure 93: Overview of Housing Site Locations**



**Figure 94: Napa County Fire Hazard Severity Zones Proximity to Sites**



**Figure 95: 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. 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 District (AHCD), and Chapter 18.82 of the County's Municipal 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).

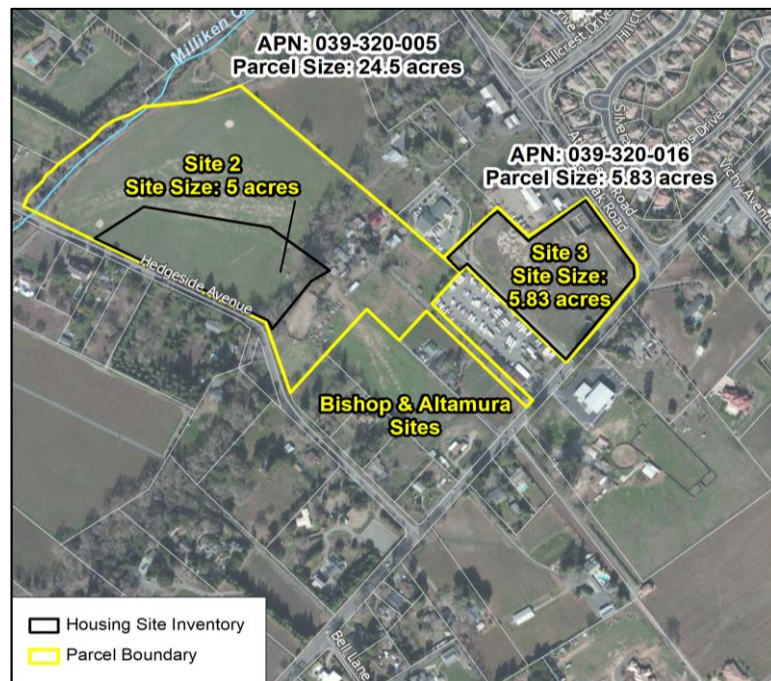


<b>Site 1</b> – Portion of APN 019-261-041 and APN 019-261-040  <b>Vacant <input type="checkbox"/> or Non-Vacant <input checked="" type="checkbox"/></b>	Existing	Update
<b>Parcel Size (Acres)</b>	18.38 acres	18.38 acres
<b>Site to be Rezoned</b>	N/A	10 acres
<b>Zoning</b>	CN	CN:AHCD
<b>Allowable Density (Units/Acre)</b>	0 <sup>a</sup>	20 min. / 25 max.
<b>Realistic Unit Capacity (With Rezoning)</b>	100	

**Description of Sites and Factors Supporting Development:** 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/developer has expressed interest in developing housing on this site, and has provided a site plan showing approximately 100 smaller units along the site perimeter, and 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 Municipal 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 property owner to realize their vision. While the zoning would theoretically provide for at least 200 units on a 10-acre site, the sloping terrain would constrain development and the realistic unit capacity is therefore 100 units, with the developable area at a density of at least 20 units/acre. The development would obtain water and wastewater services from the Spanish Flat Water District.

<sup>a</sup> Not accounting for ADUs/JADUs

## Northeast of Napa (Sites 2, 3, 4)



**Figure 96: Bishop and Altamura Sites – Summary of Parcels**

### Evaluation of Sites Location and Data:

Three sites have been identified in the unincorporated area northeast of the City of Napa; two are between the city limits and the Silverado Country Club along Monticello Road, and one is at the intersection of Trancas and Big Ranch Road. 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. These sites are also adjacent to wastewater infrastructure owned by the Napa Sanitation District, and service may be provided upon approval of the Local Agency Formation Commission (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). Two of the sites are designated as Rural Residential in the General Plan, with the third identified as Agricultural Resource (although it was designated Rural Residential as of September 28, 2007, the date specified in Measure P,



**Figure 97: Big Ranch Corner Site - Parcel Summary**

approved by the voters in November 2008). Two of the parcels are within the Residential Country zoning district and the third parcel is within the Planned Development zone and was included in a prior housing element (3<sup>rd</sup> cycle). All or a portion of each parcel would be rezoned to the Residential Multiple (RM) zoning district, and Chapter 18.60 of the Municipal Code would be amended to provide minimum densities of 20 dwelling units per acre unless constrained by site characteristics, maximum densities of 25 dwelling units per acre, and applicable development standards.

<b>Site 2 – Bishop 1 - APN 039-320-005</b> <b>Vacant <input type="checkbox"/> or Non-Vacant <input checked="" type="checkbox"/></b>	<b>Existing</b>	<b>Update</b>
<b>Parcel Size (Acres)</b>	24.5	24.5
<b>Site to be Rezoned (Acres)</b>	N/A	5.0
<b>Zoning</b>	RC	RM
<b>Allowable Density (Units/Acre)<sup>1</sup></b>	1 <sup>a</sup>	20 min / 25 max
<b>Realistic Unit Capacity (With Rezoning)</b>	100	

**Description of Sites and Factors Supporting Development:** The site is privately owned, and the portion of the parcel proposed for rezoning is currently vacant. The housing development would obtain City of Napa and Napa Sanitation District water and wastewater services. 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.

<sup>a</sup> Not accounting for ADUs/JADUs

<b>Site 3</b> – Altamura - APN 039-320-016 <b>Vacant</b> <input type="checkbox"/> <b>or Non-</b> <b>Vacant</b> <input checked="" type="checkbox"/>	Existing	Update
<b>Parcel Size Acres</b>	5.8	5.8
<b>Site to be Rezoned (Acres)</b>		5.8
<b>Zoning</b>	PD	RM
<b>Allowable Density (Units/Acre)</b>	1 <sup>a</sup>	20 min / 25 max
<b>Realistic Unit Capacity (With Rezoning)</b>	58	

**Description of Sites and Factors Supporting Development:** 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 obtain City of Napa and Napa Sanitation District water and wastewater services. Rezoning the site to RM would provide for development at a minimum of 20 du/ac unless constrained by site characteristics, however based on past proposals for the site and the expectation that only a portion of the site would be developed, the anticipated development would provide 58 units.

<sup>a</sup> Not accounting for ADUs/JADUs

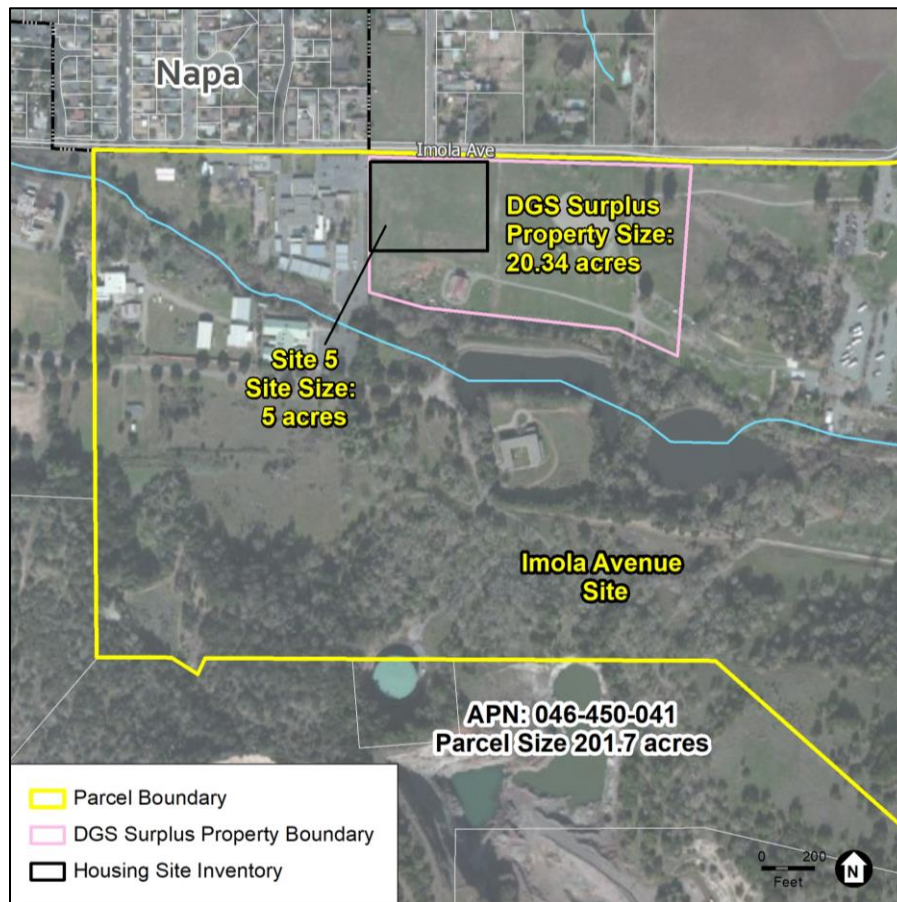


<b>Site 4</b> – Big Ranch Corner – APN 038-190-007  <b>Vacant <input type="checkbox"/> or Non-Vacant <input checked="" type="checkbox"/></b>	Existing	Update
<b>Parcel Size (Acres)</b>	3.0	3.0
<b>Site to be Rezoned</b>		1.5
<b>Zoning</b>	AP	RM
<b>Allowable Density (Units/Acre)</b>	1 <sup>a</sup>	20 min / 25 max
<b>Realistic Unit Capacity (With Rezoning)</b>	25	

**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.

<sup>a</sup> Not accounting for ADUs/JADUs

### Imola Avenue (Site 5)



**Figure 98: 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 Rural Urban Limit and 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.

<b>Site 5 – APN 046-450-041      Vacant <input type="checkbox"/> or Non-Vacant <input checked="" type="checkbox"/></b>		<b>Existing</b>	<b>Update</b>
<b>Parcel Size (Acres)</b>		201.7	201.7
<b>State Surplus Property Identified by DGS (Acres)</b>		20.34	20.34
<b>Site Identified for Housing per DGS Staff (Acres)</b>		5.0	5.0
<b>Zoning</b>		AW:SWP	N/A
<b>Allowable Density (Units/Acre)</b>		1 <sup>a</sup>	N/A
<b>Realistic Unit Capacity</b>		100	

**Description of Sites and Factors Supporting Development:** The 20.34-acre site 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. Development of housing on the site would not be subject to the County’s zoning or General Plan and would connect to nearby infrastructure owned by the City of Napa and the Napa Sanitation District. The site is located within land currently included in Skyline Park (which is owned by the State) and is therefore not considered vacant.

<sup>a</sup> Not accounting for ADUs/JADUs

## Foster Road - (Sites 6)



**Figure 99: Foster Road Site – Parcel Summary**

### Evaluation of Sites Location and Data:

Five acres of a 24-acre parcel 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 is within the City's Rural Urban Limit (RUL) and the County's General Plan indicates that parcels within the City's Rural Urban Limit (RUL) line will not develop without annexing to the City of Napa. Thus, the five-acre site (or the entire 24-acre parcel) would annex to the City prior to occupancy. 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. The site is designated as Rural Residential in the General Plan and is currently zoned Agricultural Watershed. The parcel 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.

<b>Site 6 – APN 043-062-008</b>	<b>Vacant <input type="checkbox"/> or Non-Vacant <input type="checkbox"/></b>	<b>Existing</b>	<b>Update</b>
<b>Parcel Size (Acres)</b>		24.0	24.0
<b>Site to be Rezoned (Acres)</b>		N/A	5
<b>Zoning</b>		AW:UR	RM
<b>Allowable Density (Units/Acre)</b>		1 <sup>a</sup>	20 min / 25 max
<b>Realistic Unit Capacity (With Rezoning)</b>		100	

Notes: The site is within the City of Napa RUL, 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, 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. The five-acre site would be rezoned to the Residential Multiple (RM) zoning district, and Chapter 18.60 of the Municipal 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.

<sup>a</sup> Not accounting for ADUs/JADUs

Table 51: Housing Element Sites Inventory - List of Sites

Site ID	Site Name	Site Address/Intersection	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Zoning Designation (Proposed)	Parcel Size (Acres)	Assumed Site Size (Acres)	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Realistic Capacity Total (Units)
1	Spanish Flat	4322 Berryessa Knoxville Rd	019-261-041 019-261-040	Rural Residential	CN	AHCD	18.38	10.00	100	0	0	100
2	Bishop 1	1806 Monticello Rd	039-320-005	Rural Residential	RC	RM	24.5	5.00	100	0	0	100
3	Altamura	1011 Atlas Peak Rd	039-320-016	Rural Residential	PD	RM	5.83	5.83	58	0	0	58
4	Big Ranch Corner	2030 Big Ranch Rd.	038-190-007	Agricultural Resource	RC	RM	3.00	1.50	25	0	0	25
5	Imola Ave	2121 Imola Ave	046-450-041	Agriculture, Watershed, and Open Space	AW:SWP	N/A	201.7	5.00	100	0	0	100
6	Foster Road	1298 Foster Road	043-620-008	Rural Residential	AW:UR	RM	24.00	5.00	100	0	0	100
ALL SITES							277.41	77.33	483	0	0	483



## 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:

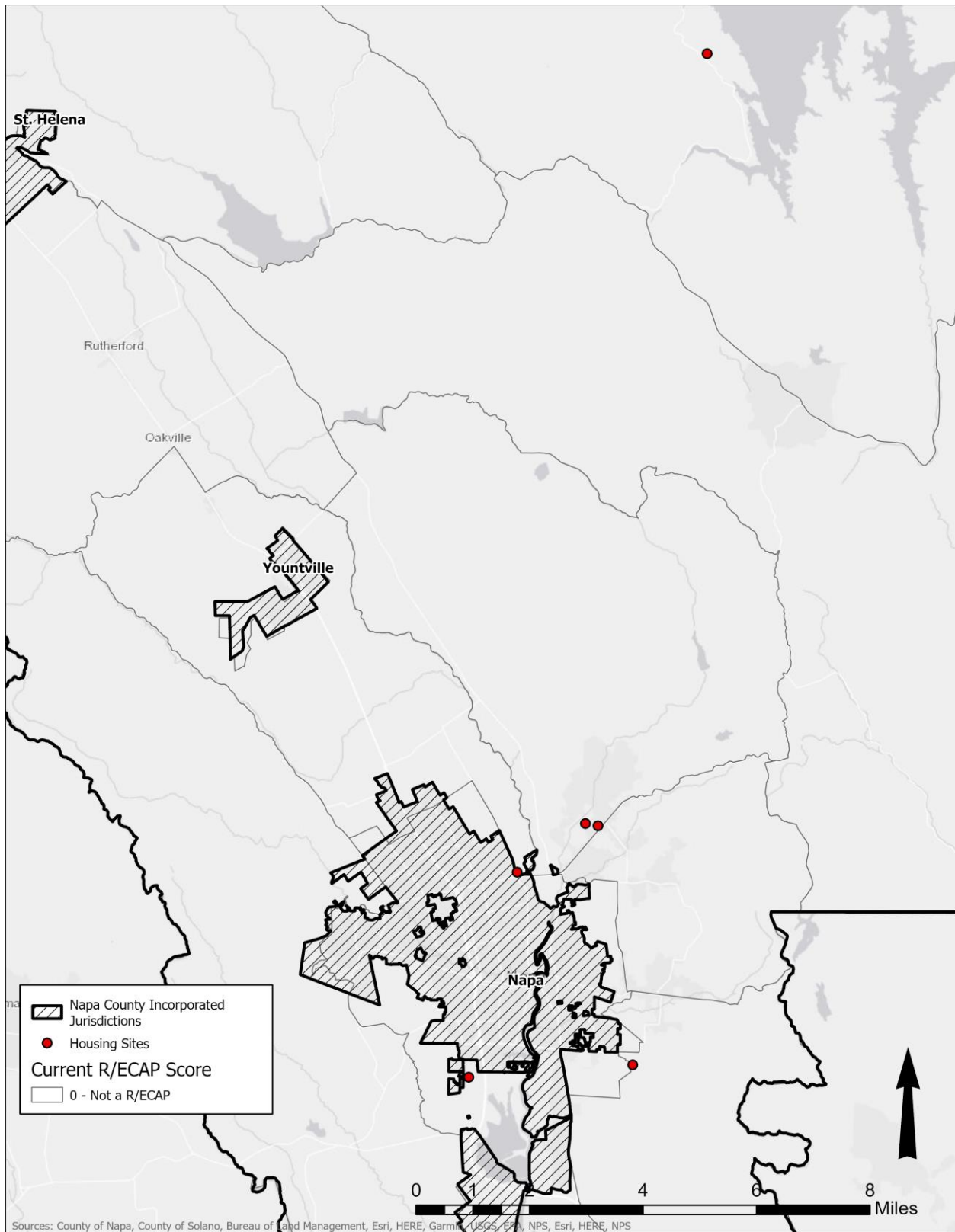
- **Improved Conditions:** A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns 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 (nor does it have any areas that qualify as Racially Concentrated Areas of Affluence (RCAAs). Further, 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 100, below.

**Figure 100: Housing Sites Relative to R/ECAPS**

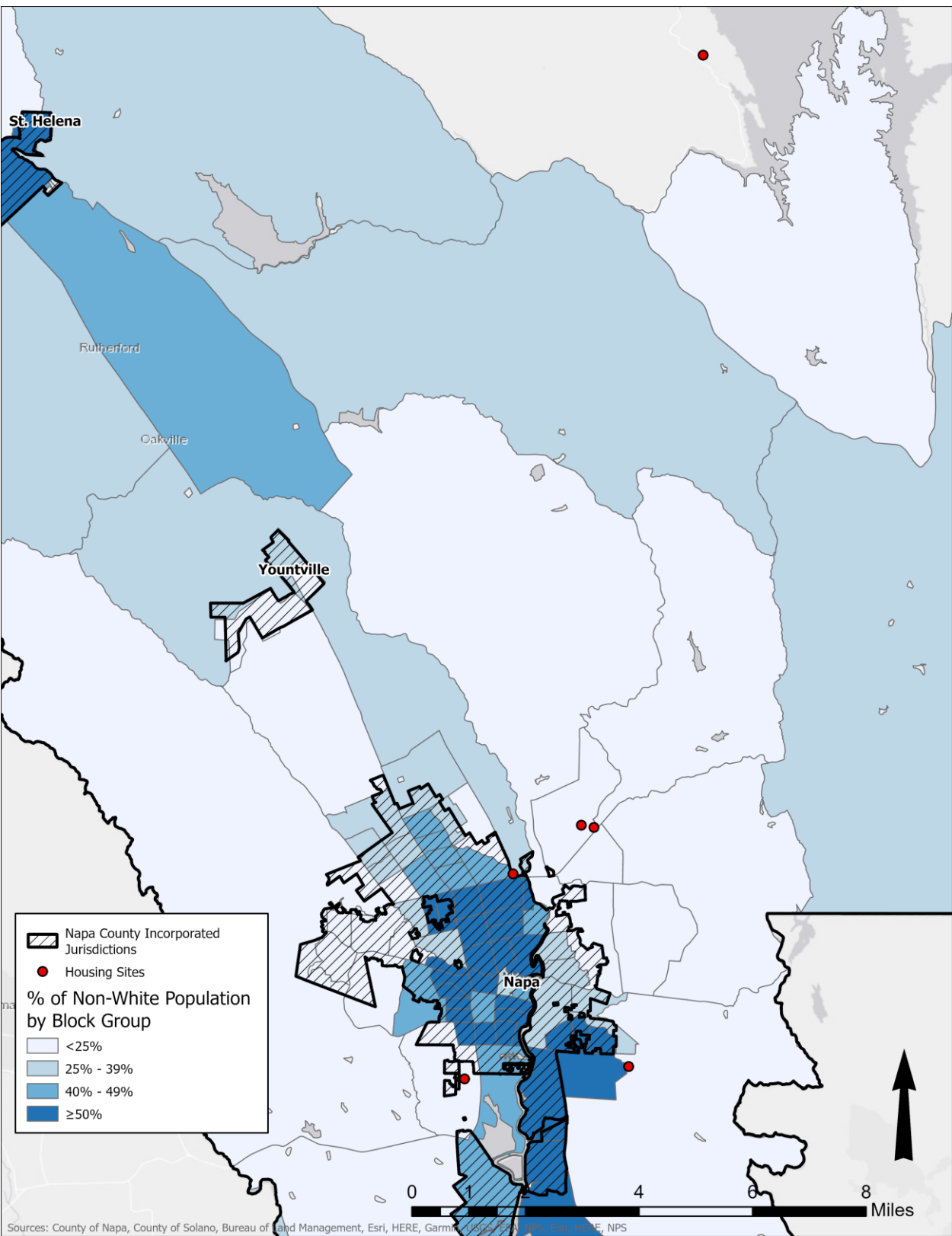




*Areas with Concentrations of Minority Residents (% of Population Non-White)*

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 101, below.

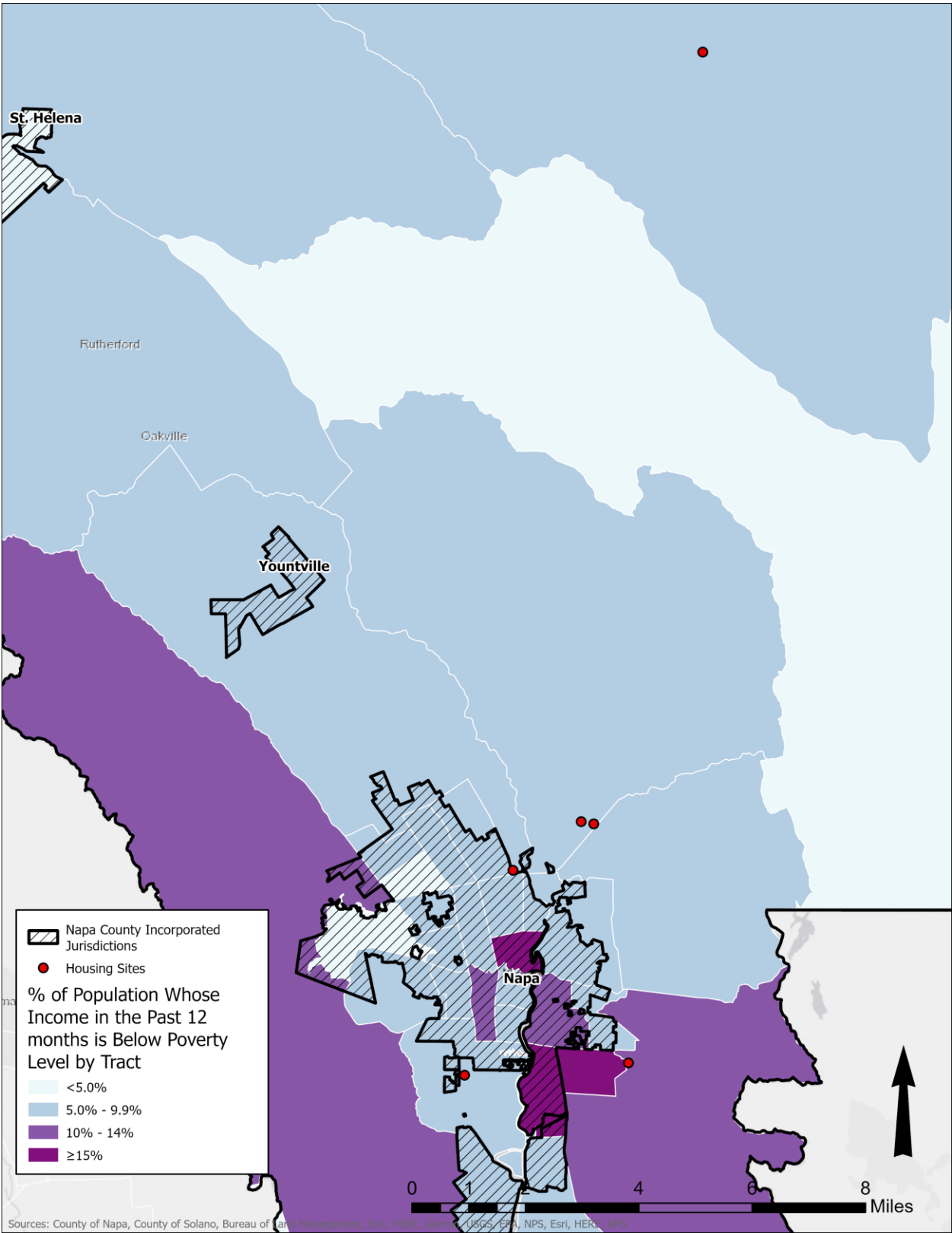
Figure 101: Housing Sites in Relation to Existing Non-White Population



*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 102, below.

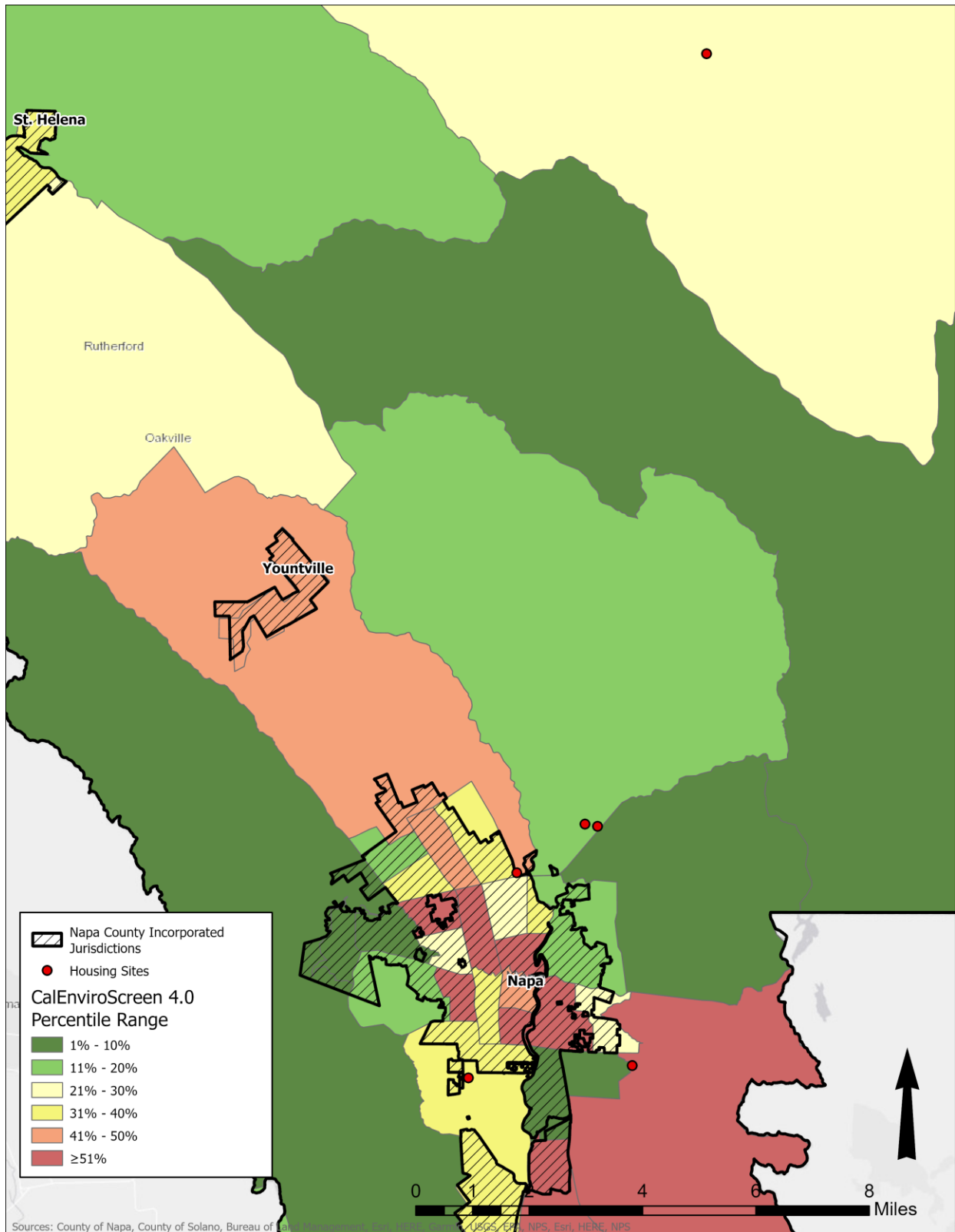
Figure 102: Housing Sites in Relation to Concentrations of Poverty



***Environmental Conditions (CalEnviroscreen)***

As shown in Figure 103, 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.

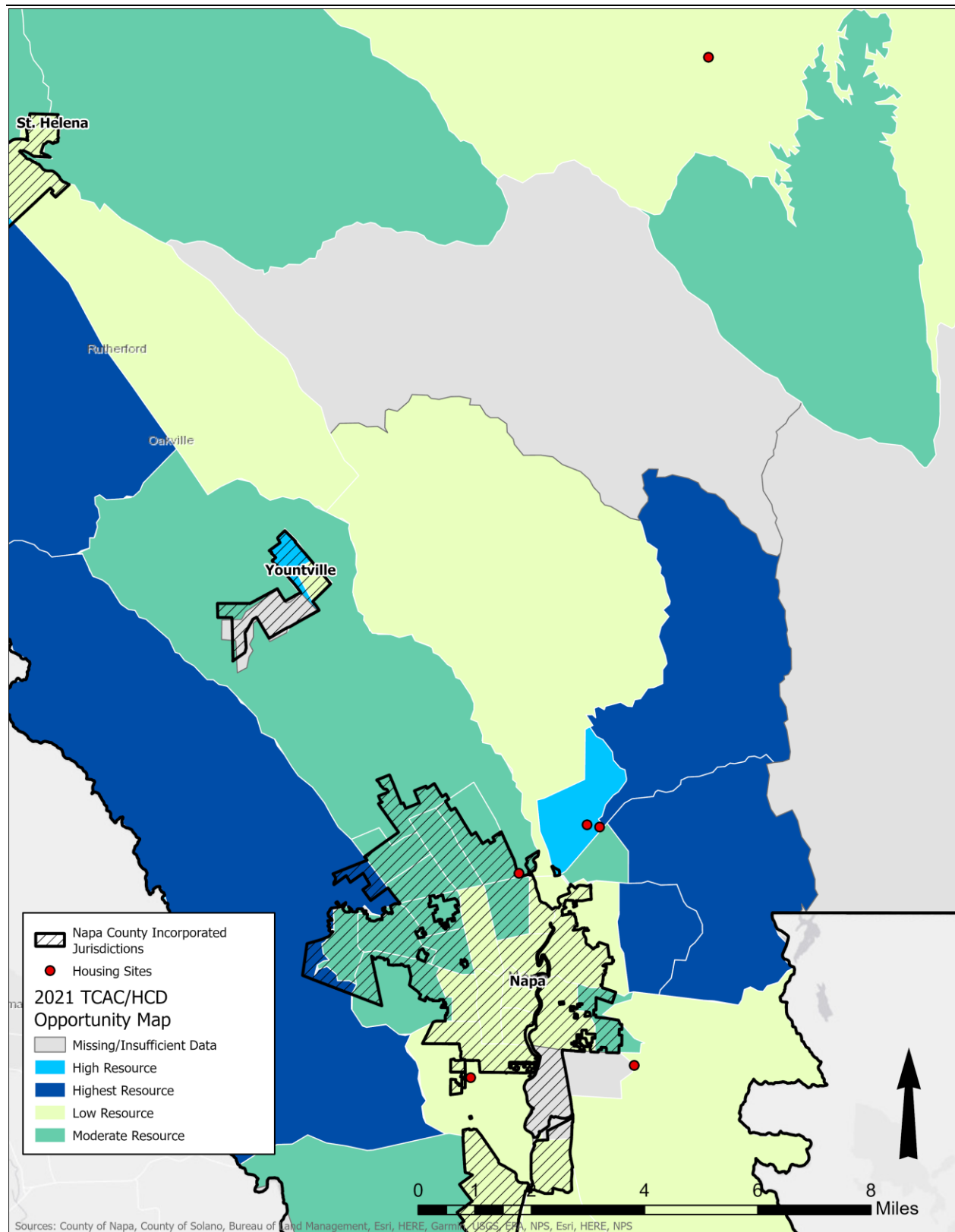
**Figure 103: Housing Sites in Relation to Environmental Conditions**



### *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 104. 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 104: 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 105. 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 and Big Ranch Corner 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.

[illegible]

### *Access to Jobs (Jobs Proximity Index)*

As shown in Figure 106, 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.



### ***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.

“E”

Public Comments received prior to Draft  
Housing Element Update

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

---

[External Email - Use Caution]

Hello Trevor,

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

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

**Brenda Burke**  
Community Investment Manager  
(707)322-4563  
[brenda@jamesonhumane.org](mailto:brenda@jamesonhumane.org)  
[www.jamesonhumane.org](http://www.jamesonhumane.org)

**Jameson Humane**  
connecting animals, humans, and our planet

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

*Justice Ruth Bader Ginsburg*

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

Dear Community Leaders,

Please see below on the Napa County Housing Element

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Dear Napa County Residents, Stakeholders, and Interested Parties;

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

**When: January 20<sup>th</sup> at 6:00 p.m. PDT**

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

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

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

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

Input is requested on:

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

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

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





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

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[External Email - Use Caution]

Hi Trevor

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

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

**Old Sonoma Road Sites**

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

***Other previous Commercial sites in the Carneros area:***

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

**Other sites**

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

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

Sincerely,  
Cass

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

Hello Cass,

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

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

---

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

[External Email - Use Caution]

Hi Trevor

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

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

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

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

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

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

Sincerely,

Cass Walker

--

Cassandra Walker

Gasser Foundation, Grants and Housing Consultant

Mobile: 707-888-0222

Email: [casswalkerco@gmail.com](mailto:casswalkerco@gmail.com)

--

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

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

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**[External Email - Use Caution]**

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

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

Thanks

**Randy A. Gularte**

Golden Gate Sotheby's International Realty  
Broker Associate  
LIC #00458347  
707.256.2145

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

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[External Email - Use Caution]

Trevor

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

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

#### **Old Sonoma Road Sites**

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

#### **Other previous Commercial sites in the Carneros area:**

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

#### **Other sites**

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

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

Sincerely,  
Cass Walker

--

Cassandra Walker  
Email: [casswalkerco@gmail.com](mailto:casswalkerco@gmail.com)



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

---

[External Email - Use Caution]

Good afternoon Trevor,

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

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

Sincerely,  
David Dunlap  
Owner,  
Una Palma Vineyard

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

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[External Email - Use Caution]

Nice speaking with you yesterday.

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

Sorry it took so long. Urgent work came up.

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

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

Issues

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

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

Berryessa Highlands and Berryessa Estates have only one road access.

All residential areas have issues with their water district.

Map

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

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

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

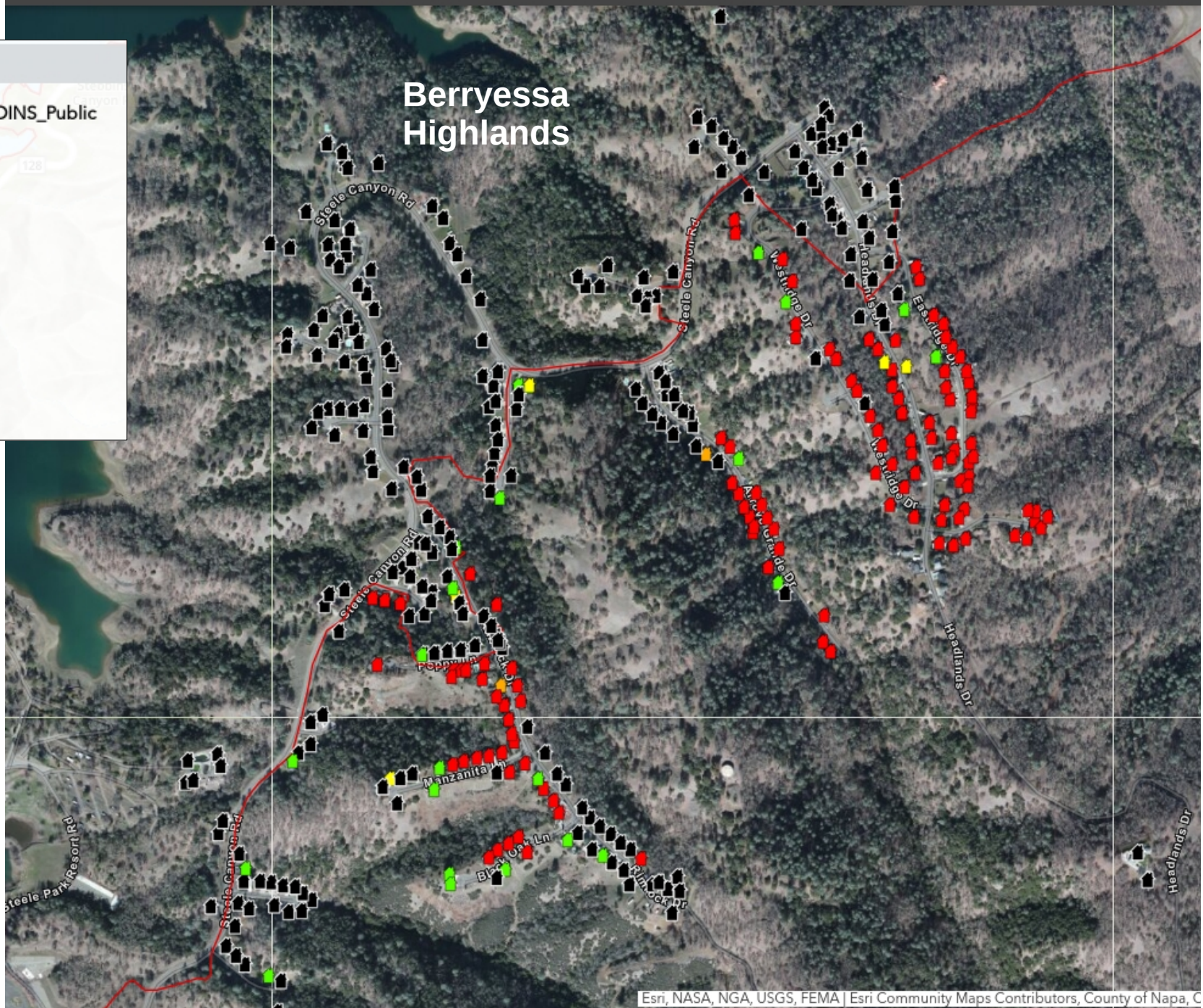
There are two or three residential areas that appear to be legal, nonconforming

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

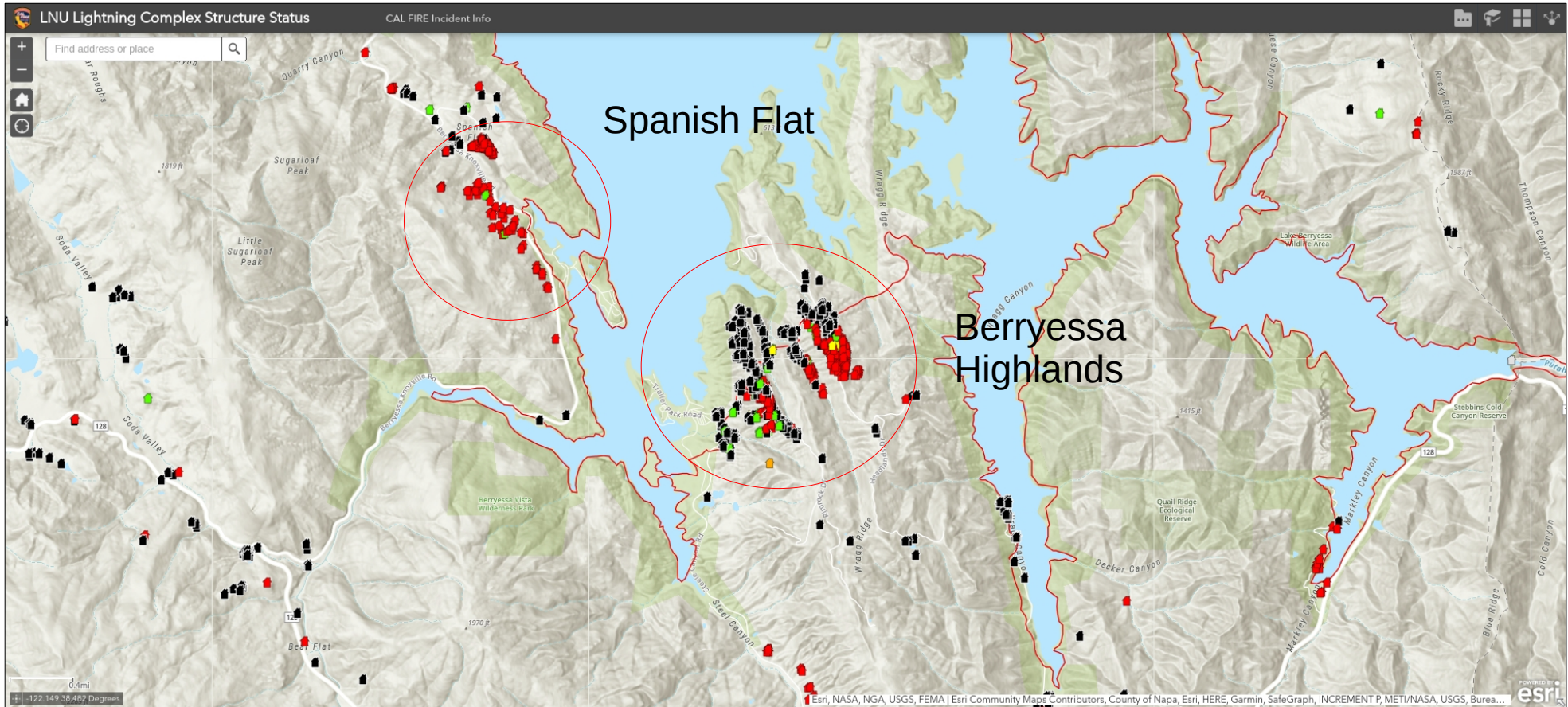
Feel free to call.

Carol Kunze  
707.345.6755









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

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Please see below public comment.

Thank you,

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



A Tradition of Stewardship  
A Commitment to Service

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

[External Email - Use Caution]

Dear Planning Commissioners,

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

Thank You.

Jake Ruygt  
[jruygt@comcast.net](mailto:jruygt@comcast.net)  
3549 Willis Drive,  
Napa

---

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

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

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

[Napa County - Calendar \(legistar.com\)](https://legistar.com/napa-county/)

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

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

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

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

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

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

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

**1. Via email** - send your comment to the following email address: [PC@countyofnapa.org](mailto:PC@countyofnapa.org).

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

**2. Online**

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention;  
**Item #, First Name Last Name      Ex: 7A John Smith**
3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.
4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

**3. By Phone**

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645
2. When the Chair calls for the item on which you wish to speak, press \*9 to raise a hand.  
\*\*Please note that phone numbers in their entirety will be visible online while speakers are speaking\*\*
3. When called, please state the item in which you are calling for followed by your name.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

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

Planning Commission Clerk  
Planning, Building and Environmental Services  
County of Napa 1195 Third Street, Suite 210 Napa, CA 94559



A Tradition of Stewardship  
A Commitment to Service



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

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[External Email - Use Caution]

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

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

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

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

With regards and strong concerns,  
Jill Alexander

Sent from my iPhone



## BLUE ZONES PROJECT

February 17<sup>th</sup>, 2022

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

Re: Housing Element Update

Dear Planning Division Staff,

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

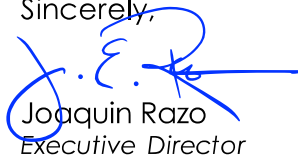
According to the U.S. Surgeon General, there is no safe level of exposure to secondhand smoke. Secondhand tobacco and marijuana smoke or vaporized aerosols can easily drift from unit-to-unit through vents, pipes and electrical outlets and through windows and doors from neighbor balconies, patios and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

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

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

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

Sincerely,

  
Joaquin Razo  
Executive Director



Kelly Bond  
Public Policy Advocate

1422 Main Street  
Saint Helena, CA 94574  
[unv.bluezonesproject.com](http://unv.bluezonesproject.com)

POWERED BY:



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

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[External Email - Use Caution]

Hello Trevor, good morning.

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

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

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

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

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

Sincerely,

Renee Mortell Cazares  
707.339.9905

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

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[External Email - Use Caution]

To: Trevor Hawkes , County of Napa

From: Susann Evans, Napa resident

RE: EIR for housing areas in Napa County

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

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

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

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

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[External Email - Use Caution]

Good Afternoon,

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

Thank you,

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



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

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



February 22, 2022

Mr. Trevor Hawkes  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94559  
[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

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

Dear Mr. Hawkes:

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

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

## PROJECT DESCRIPTION AND LOCATION

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

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

Mr. Trevor Hawkes  
 County of Napa  
 February 22, 2022  
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phases of the Project, that contains sufficient information to evaluate and review the Project's environmental impact (CEQA Guidelines, §§ 15124 & 15378). Please include a complete description of the following Project components in the Project description, as applicable:

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

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



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

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

## REGULATORY REQUIREMENTS

### California Endangered Species Act and Native Plant Protection Act

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

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

### Lake and Streambed Alteration

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

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

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

### **Nesting Birds**

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

### **Fully Protected Species**

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

### **ENVIRONMENTAL SETTING**

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

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

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

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sensitive natural community information available on the Napa County vegetation map<sup>2</sup>. Based on the data and information from the habitat assessment, the draft EIR should adequately assess which special-status species are likely to occur on or near the Project site, and whether they could be impacted by the Project.

CDFW recommends that prior to Project implementation, surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at:

<https://wildlife.ca.gov/Conservation/Survey-Protocols>.

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

## IMPACT ANALYSIS AND MITIGATION MEASURES

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

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

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

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

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

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

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

## ENVIRONMENTAL DATA

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

## FILING FEES

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

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

Sincerely,

DocuSigned by:

*Erin Chappell*

B77F9A6211EF486

Erin Chappell  
Regional Manager  
Bay Delta Region

Attachment 1: Special-Status Species

ec: State Clearinghouse (SCH No. 2022010309)

Jillian Feyk-Miney, Environmental Science Associates, [jfeyk-miney@esassoc.com](mailto:jfeyk-miney@esassoc.com)

Mr. Trevor Hawkes  
 County of Napa  
 February 22, 2022  
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### Attachment 1: Special-Status Species

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

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

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

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

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

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



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

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

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[External Email - Use Caution]

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

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

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

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

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

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

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

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

Thank you for this opportunity to comment.

Yvonne Baginski, Napa  
3205 Montclair Ave.  
[yvonnebaginski@gmail.com](mailto:yvonnebaginski@gmail.com)



**“F”**

**Public Comments received subsequent to  
Draft Housing Element Update**

**From:** [Gay Sherman](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Hedgeside Avenue Housing Development Proposal  
**Date:** Friday, June 10, 2022 6:06:42 PM

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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

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 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.

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time,

Dan Hurst

1617 McKinley Rd.

Greetings,

Please include my letter in the record Re: 2022 Housing Element Update

My names is Jessica McDonald. I live at 1023 Hedgeside Ave in Napa with my husband and 12 year old son. We bought our home on Hedgeside Ave to be in a quiet agricultural setting with nature and minimal traffic of both people and vehicles. We have a cat, chickens for selling eggs and a livestock guard dog to protect our livestock.

Once we bought this property we realize there was a tremendous amount of history in this area. Our home was build in 1900 or prior, according to County Records and there is even an old canning basement under the house. We have found many artifacts on this property from old window weights, hand forged nails and stakes and an oxen plow. **We even found a grinding bowl and pestle made from rock on the property believed to be from the Native Americans who lived in this area.** This is an area that has an incredible amount of cultural and sensitive historical importance. Milliken Creek was an important resource for the existence of the Native Americans in the area. This unique area should be preserved. This is one of the few healthy creeks that have water flowing all year in the county so let's be mindful to preserve this sensitive and important biological resource as well as honor these indigenous cultural sites where Native Americans lived.

Why was I not notified about this project? I was first aware of this when I saw the article in the paper. I am a neighbor within 1000 ft of the project so I consider this a violation of County Code for proper notification about significant projects. To date I have still not received any official notification about this site being included in the recently publish DEIR.

When will I be able to participate in the process to oppose this location as a potential site? I missed the opportunity to comment during the May Board of Supervisors Meeting. What can I do to have my comments be heard?

Since this type of project seeks to circumvent the CEQA process, I object to the "bulk zoning changes" put forth in the DEIR. The DEIR is inadequate and does not address specific site concerns for the Bishop property.

### **Major Traffic Safety Issues!**

This project would generate an additional 1,250 or more car trips per day on a rural county road that was never designed for this type of use. It will exasperate accidents in these dangerous intersections.

Access to Hedgeside Ave is dangerous, as there is no left-hand turn lane from Monticello Rd. How will this be addressed?

Sightlines at Monticello Rd do not accommodate safe ingress and egress onto Hedgeside Ave or onto Monticello Rd. due to being at the bottom of a hill. How will this be addressed?

The intersection of Monticello Rd and Hedgeside Ave is currently dangerous (many cars have missed the turn and crashed into the Stahlecker fence). Many cars pass narrowly on the right around stopped vehicles waiting to turn left onto Hedgeside Avenue. With additional traffic, how will this left turn the addressed?

The intersection of Hardman and Estee is VERY dangerous due to limited sightlines and high traffic speed. I personally try to not go that way because of the inherent danger due to the limited sightlines. Adding 1250 or more trips per day in this area creates a clear danger to drivers. How will you address this intersection?

The intersection of McKinley and Atlas Peak is dangerous due to limited sightlines and high traffic speed. Numerous accidents occur at or near this location, including recent fatalities of intoxicated guests of Silverado Country Club.

Increasing traffic in rural areas that do not have city services, violates other policies of the general plan, and is counter to the traffic reduction goals of Napa County and the climate action plan.

Our speed limit was recently raised despite serious opposition

**I have major concerns about the ecology of the area:**

I am very concerned about sensitive nature of this area. Specifically in regards to the species in Milliken Creek. Milliken Creek is one of a handful of streams in the Napa River Watershed that hold water year-round and are critical spawning habitat for Steelhead, Coho Salmon, Chinook Salmon, 3-spined stickleback, California Roach and other threatened or endangered fish. Ultra-high density housing developments do not belong adjacent to such a sensitive and important biological resource.

The Creek and adjacent uplands around this project are home to western pond turtle, and offer important egg laying habitat for this species.

Why would you choose to put high density dwelling next to an important and sensitive habitat?

**We need to be mindful to preserve areas in Napa County that have a rich Native American history:**

As mentioned above, this site has numerous cultural resources, as creek adjacent properties were important areas for indigenous populations. Ample evidence, including evidence of my own, point to this area having significant cultural importance including artifacts. The indigenous people had camps that existed on or near this site including arrowheads, grinding bowls and other native American artifacts.

Do special studies or special considerations need to be made in order to make sure nothing is built on or near a burial ground or something of similar importance? Does the county care about the historical aspect of the Native Americans that inhabited the area? If so, how would that be preserved and honored?

**Where do we get the extra water needed to support this project?**

We are currently experiencing major drought conditions that will continue to intensify with no end in sight. Where will the water come from for this project? The state wants to reduce water usage, yet this project requires extremely high-water demand from an already over-allocated system.

Our property falls within the Milliken-Sarco water deficient zone. Isn't it counter intuitive to build high density dwelling while right next door we are considered a water deficient zone therefor having to adhere to strict guideline for water usage?

**Location, Location, Location....fire, flood, farming and more. Hedgeside is a TERRIBLE location for this project for additional reasons outlined:**

High density housing is incompatible with the agricultural nature of this area.

This development will infringe on the right to farm. There are many active farms in the area that are under constant attack to reduce noise from regular operations like wind machines.

Adding so many new neighbors threatens the right to farm for existing agriculture operations in the area.

This development is incompatible with 50 plus years of zoning in Napa County, and is incompatible with many of the general plan policies in place today.

An increase in crime is a concern, as Sheriff patrols in our area are infrequent at best. This development will require an increase in police services that are currently inadequate in unincorporated Napa County. Increase property crime and agricultural property thefts are on a steep increase, and urban sprawl projects like this increase crime in rural areas.

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 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



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: [Jessica Schiff McDonald](#)  
To: [Trevor Hawkes](#)  
Cc: [trevor.hawkes@countyofnapa.org](#)  
Subject: Draft Housing Element Update, Hedgeside Ave  
Date: Monday, June 20, 2022 4:55:17 PM  
Attachments: [Hedgeside Ave\\_2022 Housing Element Update.docx](#)

[External Email - Use Caution]

Attention Trevor Hawkes,  
Project Planner

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

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

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

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

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

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

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

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

How would this blind curve be addressed?

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

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

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



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

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

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

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

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

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

Thank you,  
Jessica McDonald  
1023 Hedgeside Ave, Napa

Begin forwarded message:

**From:** Jessica Schiff McDonald <jess.salesrep@gmail.com>  
**Date:** June 16, 2022 at 10:08:17 AM PDT  
**To:** Trevor.hawkes@countyofnapa.org  
**Cc:** Jessica Schiff <jess.salesrep@gmail.com>  
**Subject:** Hedgeside Avenue location, 2022 housing element update

Dear Mr Hawkes,

Please include my letter in the record Re: 2022 Housing Element Update

My names is Jessica McDonald. I live at 1023 Hedgeside Ave in Napa with my husband and 12 year old son. We bought our home on Hedgeside Ave to be in a quiet agricultural setting with nature and minimal traffic of both people and vehicles. We have a cat, chickens for selling eggs and a livestock guard dog to protect our livestock.

Once we bought this property we realize there was a tremendous amount of history in this area. Our home was built 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 oven 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?

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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, but 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

**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



**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



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

“G”

Additional Public Comments received after  
Agenda Publication

**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

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:** [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

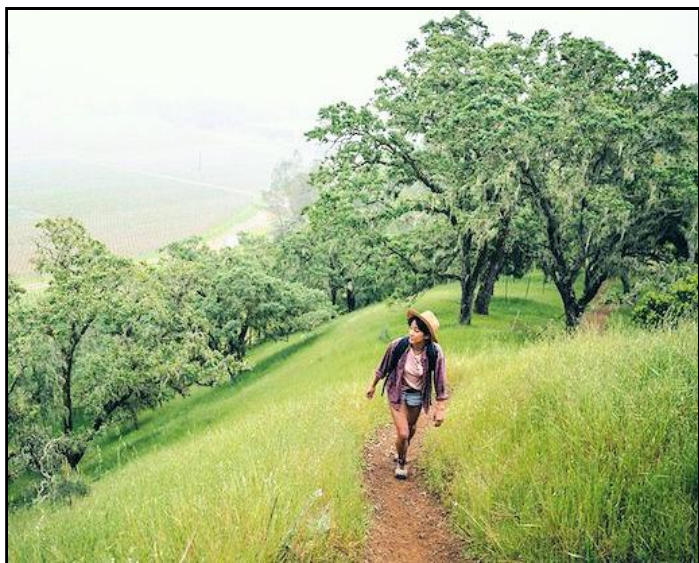
We think there are sites in addition to these. Right next to the park is the large state hospital grounds, most of which is unused. A 5 acre parcel can easily be carved out of that without disrupting any activities and beneficial services. Our job is not to scout locations, though. That is the job of 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\\_designformid=701310000008mUKIcmd=\\_s-xclick&hosted\\_button\\_id=SZK87QJ95GLS4&source=ref](https://act.sierraclub.org/donate/act_campaign_designformid=701310000008mUKIcmd=_s-xclick&hosted_button_id=SZK87QJ95GLS4&source=ref))

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(<https://www.sierraclub.org>)

**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:** [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:** [Marilu Donnici](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Draft housing element update  
**Date:** Monday, July 4, 2022 1:06:01 PM

---

[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:** [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:** [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:** [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:** [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

---

**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:** [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:** [kathleen kinda](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Hedgeside Ave rezoning  
**Date:** Sunday, July 3, 2022 1:25:23 PM

---

[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:** [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

---

[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:** [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:** [Judy DONOVAN](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Housing project at skyline  
**Date:** Monday, July 4, 2022 5:46:19 PM

---

[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:** [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:** [Janice Woods](#)  
**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:** 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:** [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

**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:** [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:** [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:** [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:** [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/insecurity-rates-2020)).

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:** [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:** [Parry Murray](#)  
**To:** [Hawkes, Trevor](#); [Morrison, David](#); [Tran, Minh](#); [Pedroza, Alfredo](#); [Cortez, Nelson](#); [andrewmazotti@gmail.com](#); [Info@savehedgeside.com](#)  
**Subject:** NO to "Bishop Site" proposal on 2022 Housing Element Plan  
**Date:** Friday, July 1, 2022 10:55:45 AM

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[External Email - Use Caution]

The letter below is, in fact, from WILLIAM MURRAY, who resides at 1055 Hedgeside Avenue, although he is using his wife's ("Parry Murray's") email address.

Trevor,

Please include my below comments for the 2022 Housing Element Update regarding rezoning for the Bishop site. I am opposed to the Bishop site choice as a suitable location for high density development.

I have resided at 1055 Hedgeside Ave since 1947, and I firmly believe this is an entirely inappropriate site for rezoning (for high density affordable housing) for many reasons, only a few of which follow below:

TRAFFIC- Road and pedestrian areas are grossly insufficient to accommodate the increased traffic that would ensue. The BLIND CURVE in front of my home already makes it difficult for me to exist my property. This dangerous curve has been the scene of many accidents over the years, which have damaged both the Bishop's and my property on numerous occasions (and has also been the location where animals/ pets have been killed). It poses a constant danger to pedestrians, animals and families with young children who live across the street or in the vicinity.

Questions:

How will the County mitigate for this?

Will the County improve the roadway? (The pedestrian areas are already non-existent along many sections of Hedgeside Ave).

How will traffic be impacted at the intersection of Hedgeside and Monticello Rd?

To mitigate traffic on Hedgeside Ave, could egress and ingress to the project be accessed via the CURRENT Bishop road residential road (ie. From Monticello Rd) as opposed to immediately beyond the already blind curve on Hedgeside Ave?

Given existing limited fire evacuation routes of the region, how would increased traffic affect safety during such emergencies, including problems posed by traffic bottlenecks from both residential and fire-fighting/ emergency services?

How will safety of the area be addressed for the entire region due to urban-like development in a rural community that's already experiencing the effects of climate change-related emergencies?

FLOODING- The site has an existing historical water course located midway through the project running roughly North to South with a depression in the landscape in the corner closest to Hedgeside Ave at the blind curve, where much of the rainwater/ floodwater drains, impacting the roadway... and is further evidenced by the depression in the roadway as it passes through Hedgeside Ave.

Questions:

How and where will anticipated (more frequent than) "100 year flood" water be diverted?

How and where will regular rainwater from the site be diverted?



How specifically would any diverted water affect my property, which is directly across the street from the project?

Will the culvert under my property be enlarged?

Will drainage on my eastern boundary be significantly improved? How exactly?

The bridge on Hedgeside Ave is already under significant strain during heavy rains and presents an obstacle to free-flowing waters, often creating an impasse often during these heavy rainfalls. There are many videos attesting to this fact. Water is often seen flowing directly under (and sometimes over) the roadway and bridge themselves, so...

Will the bridge, which is old and currently inadequate to channel heavy water (and traffic), be rebuilt/ replaced?

Are there studies/ reports existing indicating that Milliken dam is not an existing threat to downstream residential areas? Will these be provided to the public? (The dam is under intense scrutiny for existing cracks and deficiencies already known to be concerning, and holes have had to be drilled in the dam to alleviate water flow and lower overall capacity. There is no "clean bill of health" in reality, to our knowledge, and this subject alone warrants closer study and focused investigation. This site sits at a "choke point" for serious water flow between Atlas Peak and the Longwood Ranch location along Monticello Road and Silverado trail).

SETBACKS and the WATERSHED- There exists an ephemeral riparian area on the eastern boundary of the project. During winter rains, it fills with water which helps recharge the groundwater. As a child, I saw stickleback fish in the water and other aquatic life there and in Milliken Creek on the northern side of the site. The existing watershed is already over-taxed and cannot sustain any further major impact via excessive development. This is a rural area in the County, not an urban site for high density housing.

Questions:

What are the development setbacks for this project as well as for any development along the Creek, which would additionally be impacted.

To what degree would excessive run-off from added sq footage of pavement impact the already strained drainage areas and the creek, especially at the bridge and nearby home sites?

What are the GHG factors being considered and taken into account, given new climate change predictions and currently experienced impacts in the way of both fires and floods? To what degree are the GHG's being accounted for vis a vis this project?

Will Watershed and Climate Change science, truly attesting to species and overall watershed impact, be applied, as it should be when rezoning in a critical watershed is being contemplated?

The above represent only a few of the many concerns and questions I have regarding the rezoning of this area and very real GROWTH-INDUCEMENT potential it poses. This is the wrong site for what is being proposed and is quite simply contrary to good planning.

Sincerely,

William/ Bill Murray



**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:** [Ryan G](#)  
**To:** [Morrison, David](#)  
**Cc:** [MeetingClerk](#); [Hawkes, Trevor](#); [tkscottco@aol.com](mailto:tkscottco@aol.com); [1kerirealtor707@gmail.com](mailto:1kerirealtor707@gmail.com); [Dameron, Megan](#); [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com); [tzimny62@gmail.com](mailto:tzimny62@gmail.com); [tom@gablefamilyvineyards.com](mailto:tom@gablefamilyvineyards.com); [heatherstanton3@gmail.com](mailto:heatherstanton3@gmail.com); [rcr@interx.net](mailto:rcr@interx.net); [jbolyarde@adobeservcies.org](mailto:jbolyarde@adobeservcies.org); [joellegPC@gmail.com](mailto:joellegPC@gmail.com); [Whitmer, David](#); [andrewmazotti@gmail.com](mailto: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)  
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[belia.ramos@countyofnapa.org](mailto:belia.ramos@countyofnapa.org)

**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:** [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:** [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:** [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