

From: [MeetingClerk](#)
To: [Hawkes, Trevor](#)
Subject: FW: Skyline Wilderness Park - Napa, CA
Date: Friday, August 12, 2022 11:10:47 AM

Please see below.

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

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-----Original Message-----

From: Keith Busam <Keith.Busam@USA-Shade.com>
Sent: Friday, August 12, 2022 10:55 AM
To: jason.elliott@gov.ca.gov; MeetingClerk <MeetingClerk@countyofnapa.org>; Morrison, David <David.Morrison@countyofnapa.org>
Cc: Keith Busam <keith@busam.com>
Subject: Skyline Wilderness Park - Napa, CA

[External Email - Use Caution]

To Whom it May Concern,

I am writing to you today to voice my sincere opposition to any thought or conversation pertaining to any housing development on any portion of Skyline Wilderness Park.

My family has lived in Napa for almost a decade and we discovered Skyline park about five years ago. My two young girls love hiking the trails, playing disc golf, riding horse and walking the beautiful garden. I enjoy riding my mountain bike on the trails and look forward to taking my girls with me as soon as they are old enough. Skyline Park is an absolute treasure for the entire Napa Valley to utilize.

I would recommend against considering Skyline Park as a development site for several reasons.

- 1) Every community needs park! And while we ABSOLUTELY need affordable house as well, let's not mash the two together. Keep the parks as parks and find other locations for housing.
- 2) Skyline Park is located in the WUI. My company builds fabric shade structures for school and park and they won't let us install them in the WUI, so why on earth would be put affordable housing in the WUI?
- 3) Even if the first step looks like taking a small piece of Skyline Park for development, that will be just the first domino to fall. The park is best in its current configuration.

Thank you for your consideration.

Cheers,

Keith Busam
Vice President of Business Development

USA SHADE & Fabric Structures
707.346.7498 mobile

Dan Hurst, a resident of McKinley Rd. since 1994

August 12, 2022

To the attention of the HEAC members

Subject: 2022 Housing Element Update/potential sites

Members of the HEAC,

Thanks for notifying the citizens of Napa County about this meeting. I have visited the sites on the list and I have also researched available information including the HCD Draft Review. Please consider my findings.

I have found that there are some possible sites that seem to a better fit for additional housing and yet didn't make the final list of 6. I know that I might have missed details that kept these sites off of the list but they seem to have location, infrastructure, distance from burn zones and lack of flooding concerns in common. Some are also closer to major roads and public transit than some of the locations on the list:

-The Red Hen site north of the City of Napa: there was a fully functioning restaurant there for years so I assume that there is availability of water and sewer (or septic) service; it's close to Hwy. 29 so commuting to jobs and traveling to shopping etc. would be easy; it's far from a burn zone and is low fire risk; there's a dedicated bike/walking path across from the site; it's been vacant for many years so it should be available and relatively inexpensive to purchase.

-The future jail site: Close to shopping and services; close to jobs; close to major roads for ease of commuting; infrastructure in place; low fire and flood risk.

-Napa Pipe: there was a huge manufacturing facility there so infrastructure should be in place; close to major roads; ripe for

development with room for not only residences but for services also. There would probably be no objections to this site being used for high density housing. Why hasn't this resource been utilized?

-The Eagle & Rose Hotel on Lodi Ln. in St. Helena: Infrastructure in place; existing buildings could be converted economically; Close to services; easy conversion.

-Open areas around the City of American Canyon: Was this area even considered? It seems a little strange that the 6 sites are all clustered around the City of Napa, it's a big county let's widen the search if possible.

-Vacant land around Napa Valley College: this area should be easily developed and available; also very close to shopping, jobs, major thoroughfares and public transit.

Regarding the sites on the list I have some thoughts:

The Bishop site: Referencing page 19 of the report there are definitely viable concerns about fire (the WUI map shows the site as extremely high fire risk) and traffic concerns (Hedgeside is narrow with a narrow bridge over Milliken creek and it has some challenging elevation changes and curves). There is no availability of public transit near the site and I believe that it has a walkability score of "0".

When considering this site flooding must be noted as a serious concern. If you drive across Hedgeside you can't help but notice that the proposed site is at the bottom of a "bowl", it is at one of the lowest areas of the entire neighborhood and is bordered by Milliken Creek, those who are familiar with the area have seen Milliken Creek flood in the extreme. These issues will affect the safety and comfort of future residents in the development and this should be a primary concern.

The paving of 5 acres will prevent rainwater from percolating into the aquifer and this is a water deficient area so this a serious concern for the health of wells in the area. Considering the number of public comments objecting to this site and the viable concerns expressed it seems that the draft housing element for HCD is deficient in its discussion of the public comments received.

The Altamura site: Better than the Bishop site with direct access to major roads but still close to a burn zone and a distance to services.

The Skyline site: I am a huge fan of preserving Skyline Park but I must say that after visiting the area proposed for housing I see it as a near perfect place for affordable housing with a very low impact on the rest of the park. It's close to public transit, close to schools, close to South Napa Marketplace and there is a bike/walking path that is being considered that will offer access to amenities. The state is apparently going ahead with housing in the near future so why not work with them and get credit for the housing.

Foster Road: I see this as the most attractive site because it is close to the City of Napa and infrastructure and services. There is also a large open area all the way down to Golden Gate Dr. It might be a good idea to consider a portion of the larger property that abuts Golden Gate Dr. which would make entry/exit easier and would allow a shorter route to Hwy 29 and the Sonoma Hwy. The City will annex this area eventually so why not work with the city and get it done?

Spanish Flat: A great place for needed housing if resort development goes forward. The resorts will need employees and if housing need is not anticipated and planned for it will be necessary for these employees to commute from Napa, Fairfield, Vacaville or ?. Maybe it's time for the Berryessa area to realize its potential and forward thinking will be a wise move.

Big Ranch Rd.: I learned that the owner of this site was never interested in developing the site for housing. How did it get on the list? Now we have only 5 sites, I think that at least one more site is needed to replace this lost opportunity.

Thank you all for your hard work and for reading another in a long line of communications from the public.

Best,

Dan Hurst

Cell: 707-738-3976

From: [Steve Matthiasson](#)
To: [MeetingClerk](#); [Hawkes, Trevor](#)
Cc: tom@gamblefamilyvineyards.com; anne.cottrell@lucene.com; tkscottco@aol.com; [Morrison, David](#)
Subject: Skyline Park is not a good location for affordable housing
Date: Sunday, September 25, 2022 2:07:42 PM

[External Email - Use Caution]

I'm writing in regard to potential affordable housing to be located within Skyline Park. I am in full agreement that Napa County desperately needs more affordable housing. I was first made aware of our state mandate 15 years ago when I was on the Farm Bureau Board, and the problem has gotten worse since then. However Skyline Park is not an appropriate location for any new use that weakens such a special and fragile resource for our community.

Skyline Park serves a wide diversity of Napa community members, and we don't have a viable alternative for the wide range of outdoor recreation opportunities that Skyline Park provides with any of our other Napa County parks. Therefore asking to locate the affordable housing elsewhere in the county and not at the park is not a matter of "NIMBYism," but a simply pointing out the fact that any action that weakens Skyline Park represents taking something from all members of the entire Napa Valley community, not just nearby neighbors of the park.

I understand the challenges of locating affordable housing in Napa County, but locating housing at Skyline Park raises more than traffic, property value, or viewshed concerns, it constitutes a "taking" of a portion of a recreational facility that is enjoyed by the entire community. The County of Napa should be focused on preserving Skyline Park rather than diminishing it.

Thank you very much, Steve Matthiasson, Napa community member, co-owner of Matthiasson Family Vineyards, and employer of 17 residents of Napa County.

From: [MeetingClerk](#)
To: [Hawkes, Trevor](#)
Subject: FW: NBAR Input: Housing Element Update
Date: Monday, September 26, 2022 7:45:23 AM
Attachments: [NBAR Letter NC Housing Element 092022.pdf](#)
[image002.png](#)
[image003.png](#)

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A Tradition of Stewardship
A Commitment to Service

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From: Lisa Badenfort <lisa@nba.realtor>
Sent: Friday, September 23, 2022 7:52 PM
Cc: Wendy Lynch <wendynapa@sbcglobal.net>; MeetingClerk <MeetingClerk@countyofnapa.org>; PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>; ClerkoftheBoard <clerkoftheboard@countyofnapa.org>; Alfredo Pedroza <alfredo@apedroza.com>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Wagenknecht, Brad <BRAD.WAGENKNECHT@countyofnapa.org>; Dillon, Diane <Diane.DILLON@countyofnapa.org>
Subject: NBAR Input: Housing Element Update

[External Email - Use Caution]

Members of the Board of Supervisors, Planning Commission, and Housing Element Update Advisory Committee,

On behalf of the Napa Local Government Relations Committee of the North Bay Association of REALTORS®, thank you for your commitment to housing availability and affordability, and the opportunity to comment on the draft 2022 Housing Element Update. In March 2022, we submitted the comments in our attached letter via the Planning & Building Services Housing Element

Questionnaire; we have included updates here, indicated in **RED**. We remain eager to serve as a resource and collaborator for a vibrant and sustainable Napa housing economy. Please don't hesitate to reach out with any questions or opportunities for engagement.

With appreciation,
Lisa

Lisa Badenfort | Public Affairs Director

North Bay Association of REALTORS®

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OUR MISSION

Support REALTOR® success.
Promote positive community impact.
Advocate for property rights and a
sustainable housing economy.



DATE: September 20, 2022
TO: Members of the Napa County Board of Supervisors
Members of the Napa County Planning Commission
Members of the Housing Element Advisory Committee
FROM: North Bay Association of REALTORS®
RE: Napa County Housing Element Input

On behalf of the North Bay Association of REALTORS®, thank you for your commitment to housing availability and affordability, and the opportunity to comment on the draft 2022 Housing Element Update. In March 2022, we submitted the comments below via the Planning & Building Services Housing Element Questionnaire; we have included updates here, indicated in **RED**.

- **What do you think are the most critical housing issues in Napa County?**
 - Lack of **housing supply** of market rate, affordable, workforce and subsidized units
 - **Cost and complexity** of the entitlement, approval, and planning process
 - Lack of **planning** for a system/lifecycle of housing – for all income levels and stages of life
 - Declining **homeownership** – homeownership remains a cornerstone of our economy, and a primary tool for building intergenerational wealth, equity, and economic stability
 - New and proposed state and local **land use policies** limiting residential building/permits for safe, new construction, rebuilds, remodels, renovation (**e.g., Board of Forestry, Building Envelope**)

- **What do you see as the biggest challenges to housing production in Napa County?**
 - **Cost and timeline** for the development of new units – individual and large-scale projects
 - **Uncertainty in the planning, entitlement and approval phases**
 - Balancing competing priorities that lead to **restrictions on housing**; comprehensive land use policies that do not preserve property rights or housing supply
 - NIMBY-ism and competing priorities impeding the development of new units

- **What do you think Napa County should do to address housing needs or goals over the 2023-2031 time period?**
 - Decision-makers take a meaningful, courageous **leadership role** on housing production; review and streamline regulatory environment, combat NIMBY-ism
 - Implement requirements that support new units that are **affordable by design**; review/amend prohibitive setbacks, reduce parking requirements, add code flexibility (where appropriate)
 - Identify **public, surplus, under-utilized property** and expedite housing development (for rent and sale)
 - Expand **by right** housing development for affordable and market rate; streamlined, ministerial review
 - Allow registered professionals expedited review process via **self-certification**
 - Provide **stock plans** for cottage, accessory, and residential units
 - Collaborate and coordinate **RHNA** requirements with Cities; improve density, infill,

- **What do you think Napa County should do to protect existing renters and homeowners?**
 - Make deliberate, substantial progress on the development of **new market rate, workforce, subsidized, and affordable** units
 - Provide **direct assistance** to income-impacted renters
 - Provide landlord-tenant **mediation and education**
 - Ensure clarity and alignment with **state rental housing laws**
 - Ensure that housing providers can rely on **legal contracts** that protect renters and owners
 - Consider housing ordinances **only after consulting impacted stakeholders**;
 - **Consider housing ordinances only after completing deliberate data collection/analysis, consideration of unintended consequences**
 - Complete impact analysis prior to any rental housing policy that will stymie contract law

- **Can you identify any specific actions that Napa County could take to remove barriers to housing production and equitable access to housing for all socioeconomic segments of the population in the unincorporated area?**
 - Make the **development process** shorter, simpler, more predictable and transparent (including fees)
 - Expedited **building plan approval process** – one bite at the apple, roundtable review with all departments included
 - Review current **zoning designations**; review multifamily and consider/reclassify for workforce housing (e.g., Monticello Road, Atlas Peak, Jefferson, East Imola, Carneros (farmworker housing))
 - **Allow ADUs and other accessory units on appropriate parcels in Agricultural Zones**
 - **Explore and implement Affordable by Design principles to expedite middle-income workforce housing**
 - **Provide direct assistance** to homeowners and renters to enable them to remain housed
 - Make **preservation** a priority – ensure homeowners and housing providers can restore, remodel, and rent their units
 - Refrain from legislating from rhetoric – the influence of **anecdotes and rhetoric** has become more commonplace – impairing Napa’s ability to preserve a strong rental housing economy

- **The real estate industry has a unique perspective on the housing market as a whole. What do you see as the biggest regulatory challenges with rental properties in Napa County**
 - Trying to address a pervasive rental housing shortage and income inequality through banning evictions and other policies that attribute systemic, community-wide issues to one business owner or entity
 - Mandates/prohibitions that go **beyond state law and compromise legal contracts**; prohibiting evictions for non-qualified nonpayment of rent, breach of lease, nuisance, waste, criminal behavior, owner occupancy, transfer, etc.
 - Lack of intentional engagement amongst directly impacted stakeholders – including the homeowner and housing provider community; lack of evaluation of the design, rationale, impact, effectiveness of rental housing policies

Thank you for allowing us to comment, and your consideration. We are eager to serve as a resource and collaborator for a vibrant and sustainable Napa housing economy. **Please contact Lisa Badenfort, Public Affairs Director, with questions or opportunities for engagement at (707) 636-4294 or lisa@northbayrealtors.org.**

With respect and appreciation,



Wendy Lynch
Napa Local Government Relations Committee, Chair