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
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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

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 20th 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
Phone: 707-253-4388
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
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.
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 owed 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

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

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Mobile: 707-888-0222
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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

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Cassandra Walker
Email: casswalkerco@gmail.com
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
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 though his observations were relevant to the search for farmworker housing.

Sincerely,

David Dunlap
Owner,
Una Palma Vineyard
[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