CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

MEETING MINUTES - Final

CITY COUNCIL OF THE CITY OF NAPA

Mayor Scott Sedgley
Vice Mayor Mary Luros
Councilmember Liz Alessio
Councilmember Bernie Narvaez
Councilmember Beth Painter

Tuesday, September 20, 2022 | **3:30 PM** | **City Hall Council Chambers**

3:30 PM Afternoon Session
6:30 PM Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:31 P.M.

1.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Narvaez, Vice Mayor Luros, and Mayor Sedgley
Absent: 1 - Councilmember Painter

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 3.A.: PowerPoint Presentation from City staff.

Item 4:
- Email from Mark and Barbara Gardner
- Email from Cronan

Item 6.B.: PowerPoint Presentation from City Staff.

(Copies of all supplemental documents are included in Attachment 1)

Following City Clerk's report out of supplemental documents, City Manager Potter took a moment to thank Vin Smith for serving as the interim Parks and Recreation Director and introduced newly hired Parks and Recreation Director, Breyana Brandt. Director Brandt provided brief remarks.

3. ADMINISTRATIVE REPORTS:

3.A. 313-2022 Council Spotlight - Employee Recognition Awards

(See supplemental document in Attachment 1)

Assistant City Manager Liz Habkirk provided the staff report honoring the awardees.

Mayor and Councilmembers thanked the awardees.

There were no requests to speak from the public.

4. PUBLIC COMMENT:

(See supplemental documents in Attachment 1)

Maria - shared health and public safety concerns regarding 3558 Jefferson Street.

Zack Diviak - shared health and public safety concerns regarding 3558 Jefferson Street.

Dr. Monica Bowen - shared public safety concerns regarding 3558 Jefferson Street following a dog attack outside of the property.

Unidentified speaker - shared public safety concerns regarding 3558 Jefferson Street.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Vice Mayor Luros, seconded by Councilmember Alessio, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Luros, and Sedgley

Absent: 1 - Painter

5.A. 337-2022 City Council Meeting Minutes

Approved the Minutes for the August 23, 2022 Special Meeting, and the September 6, 2022 Regular Meeting of the City Council.

5.B. 299-2022 City of Napa 2022-2024 Biennial Conflict of Interest Code Update

Adopted Resolution R2022-079 approving the 2022-2024 City of Napa Conflict of Interest Code, as required by the Political Reform Act.

Enactment No: R2022-079

5.C. 340-2022 Building and Fire Code Board of Appeals and Disability Access Board of Appeals Membership

1. Reappointed two incumbents, Ben Neuman, and David Ericksen, to the Building and Fire Code Board of Appeals, with a two-year term expiring September 30, 2024; and

2. Reappointed two incumbents, James R. Krider, serving as a Disability Community member, and Ben Neuman to the Disability Access Board and of Appeals, with a two-year term expiring September 30, 2024.

5.D. 341-2022 Housing Authority of the City of Napa Board Membership

Appointed incumbents, Carol Hamilton and Johanna Moore, to the Board of Commissioners of the Housing Authority of the City of Napa for terms effective immediately and ending on September 30, 2024.

5.E. 342-2022 Napa Valley Transportation Authority (NVTA) Citizen Advisory Committee (CAC) Membership

Mayor Sedgley recognized Mr. Woodruff who was in attendance and thanked him for his service on the Committee.

Approved the recommended appointment of incumbent Gary Woodruff as the City of Napa representative to the Napa Valley Transportation Authority (NVTA) Citizen Advisory Committee (CAC) for a two-year term to begin the date of the approval by the Napa Valley Transportation Authority Board of Directors.

5.F. 343-2022 Monthly Budget and Investment Statement

Received the Monthly Budget and Investment Statement as of June 30, 2022.

5.G. 332-2022 Salary Schedules for Full-Time Employees

Adopted Resolution R2022-080 documenting the salary schedules for Full-Time Employees.

Enactment No: R2022-080

5.H. 316-2022 Soscol Junction Project Funding Agreement

Adopted Resolution R2022-081 (1) authorizing the Public Works Director to execute on behalf of the City a Funding Agreement with Napa Valley Transportation Authority for construction support services in an amount not to exceed $848,800.60 in Fair Share Mitigation Fees for the Soscol Junction project; (2) approving a budget adjustment in the Fair Share Mitigation Fees Fund increasing revenue and expenditure budgets by $848,800.60 as documented in Council Budget Amendment No. 135; and (3) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Enactment No: R2022-081

5.I. 209-2022 Amendments to Telecommunications Site Lease Agreements

Authorized the Utilities Director to execute (1) an Amended and Restated Cell Site Lease with New Cingular Wireless PCS, LLC for lease of a portion of the City-owned Foster Road water tank site located at 1542 Foster Road for

telecommunications facilities purposes; and (2) Amendment No. 1 to Agreement C7971 with GTE Mobilenet of California Limited Partnership, dba Verizon Wireless for lease of a portion of the City-owned water tank site located at 3691 Montana Drive for telecommunications facilities purposes, and determine this action is exempt from CEQA.

6. ADMINISTRATIVE REPORTS:

6.A. 269-2022 Proclamation of Local Emergency to Respond to the Coronavirus (COVID-19)

City Manager Potter provided the report.

There we no requests to speak from the public.

A motion was made by Councilmember Alessio, seconded by Vice Mayor Luros, to continue the Proclamation of Local Emergency authorizing the City Manager to take actions necessary to respond to the Coronavirus (COVID-19); and ratify actions taken by the City Manager in implementation of the Proclamation of Local Emergency. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Luros, and Sedgley

Absent: 1 - Painter

6.B. 339-2022 Cooperative Joint Powers Homeless Services Agreement with Napa County and Update on Homeless Services System

(See supplemental document in Attachment 1)

Deputy City Manager Molly Rattigan provided the report.

Ms. Rattigan responded to brief Council comments.

There were no requests to speak from the public.

A motion was made by Vice Mayor Luros, seconded by Councilmember Alessio, to adopt Resolution R2022-082 authorizing the City Manager to execute the Cooperative Joint Powers Homeless Services Agreement with the County of Napa in an amount of up to $765,000 per fiscal year.. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Luros, and Sedgley

Absent: 1 - Painter

Enactment No: R2022-082

7. CONSENT HEARINGS:

Approval of the Consent Agenda

Mayor Sedgley announced the consent hearings. There were no requests

to speak; the hearings were opened and closed without comment.

A motion was made by Councilmember Narvaez, seconded by Councilmember Alessio, to approve the Consent Hearing Agenda. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Luros, and Sedgley

Absent: 1 - Painter

7.A. 346-2022 City Attorney's Office Staffing Plan Update

1) Approved the first reading and introduction of an ordinance amending Napa Municipal Code Section 2.24.070 regarding the designation of appointive officers in the City Attorney's Office; and
2) Adopted Resolution R2022-083 (a) approving the classification specification, compensation, and benefits for the Legal Assistant position; and (b) amending the budget staffing plan for the City Attorney's Office by: (i) deleting one Legal Secretary position and adding one Legal Assistant position, (ii) reclassifying and deleting one Deputy City Attorney position, and (iii) adding one Assistant City Attorney position.

Enactment No: R2022-083

7.B. 333-2022 City Manager's Office Staffing Plan Update

1) Approved the first reading and introduction of an ordinance amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officers in the City Manager's Office; and
2) Adopted Resolution R2022-084 (a) approving the classification specification, compensation, and benefits for the Risk Manager position and (b) approving the classification specification revisions and adopting a new salary range for the Deputy City Manager position; and (c) amending the budget staffing plan for the City Manager's Office by deleting one Deputy City Manager position, and adding one Risk Manager position.

Enactment No: R2022-084

8. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter acknowledged Hispanic Heritage Month was September 15 - October 15, and he shared a proclamation would be prepared for the October 4, 2022 City Council Meeting.

9. CLOSED SESSION:

City Attorney Barrett announced the closed session items.

9.A. 347-2022 • CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6): City designated representatives: Heather Ruiz, Liz Habkirk, MJ Tueros, Kelly Trujillo, Anne Cardwell, Steve Potter, and

Michael Barrett. Employee organization: Napa Chief Fire Officers, and Police Management Unit.

9.B. 348-2022 • CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6): City designated representatives: Heather Ruiz, Liz Habkirk, Kelly Trujillo, Anne Cardwell, Steve Potter, and Michael Barrett. Employee organization: Administrative, Managerial and Professional Employees.

CITY COUNCIL RECESS: 4:32 P.M.

6:30 P.M. EVENING SESSION

10. CALL TO ORDER: 6:33 P.M.

10.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Narvaez, Vice Mayor Luros, and Mayor Sedgley

Absent: 1 - Councilmember Painter

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 14.A.:
- PowerPoint Presentation from City Staff.
- 103 submitted written comments.

(Copies of all supplemental documents are included in Attachment 2)

13. PUBLIC COMMENT:

Jim Hinton - provided comments suggesting more investment into City Parks facilities, including additional and upgraded restrooms.

Tess Lawley - provided comments regarding the lack of enforcement of the Napa Municipal Code relating to commercial food trucks parked in residential areas.

14. PUBLIC HEARINGS:

14.A. 323-2022 General Plan Adoption

(See supplemental documents in Attachment 2)

Mayor Sedgley opened the meeting.

Senior Planner Michael Walker provided the report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley opened public testimony.

1. Lynne Posner - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

2. Mary Reid - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

3. Adam Ghisletta, on behalf of Ghisletta family - shared that there were no proposed development plans or agreements for the property yet. He also provided a brief history of the property, and spoke in support of staff's recommendation of the Foster Road Mixed Use designation.

4. Ila Hohmann - provided comments in support of the removal of the Linda Vista Avenue extension.

5. Tom Andrews - provided comments in support of the removal of the Linda Vista Avenue extension.

6. Robin Anglin on behalf of Ghisletta family - spoke in support of staff's recommendation of the Foster Road Mixed Use designation.

7. Deborah Macdonald - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

8. Margan Holloway - provided comments supporting the removal of the Linda Vista Avenue extension.

9. Allison Bencisk, American Canyon Student and Co-leader of Napa Schools for Climate Action - thanked council for supporting the Climate Emergency Resolution and for their commitment to go net zero by or before 2030; would like to see the same level of commitment in the General Plan.

10. Michael Murray - spoke in support of staff's recommendation of the Foster Road Mixed Use designation.

11. Mike Basayne - spoke in support of staff's recommendation of the Foster Road Mixed Use designation.

12. Bayard Fox on behalf of Napa Climate Now! - thanked Council and staff for stronger, more direct, language in the revised Climate Change and Sustainability Element; and recommended an additional change to CCS1-1 to read "implement immediate and sustained action in support of achieving net zero climate pollutants from public and private operation within the City by 2020." He also shared that Napa Climate Now! supported all recommendations submitted by the Napa Working Families Coalition.

13. Tony Norris, member of Napa Working Families Coalition - provided comments regarding previous changes and policy suggestions that the Coalition submitted to staff regarding climate change, workforce development and equity.

14. Sarah Gillihan, Visit Napa Valley - spoke in support of staff's recommendation of the Foster Road Mixed Use designation.

15. Kyle Iverson - spoke in support of staff's recommendation of the Foster Road Mixed Use designation.

16. Maureen Trippe, Co-founder of Slow Down Napa - asked council to support the inclusion of the following goal: "to protect our residential neighborhoods from high-speed and high-volume traffic and its effects".

17. Cindy Deutsch - provided comments in support of the removal of the Linda Vista Avenue extension.

18. Craig Isham - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

19. Darrell Hutton - provided comments in support of the removal of the Linda Vista Avenue extension.

20. Brad Isham - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

21. Carol Whichard, representing Progressive Women of Napa Valley, who are members of the Napa Working Families Coalition - thanked Council for consideration of language suggestions provided by the Coalition and shared she would like to see more discussion regarding Project Labor Agreements and Card Check Neutrality.

22. Kara Vernor, Executive Director, Napa County Bicycle Coalition - would like mode shift goals included in general plan and asked for a level of service standards included for those who walk and ride as well.

23. Joseph Keebler - provided comments regarding zoning of his property.

24. Ginger Gregory - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

25. Jeff Prather - provided comments in support of the removal of the Linda Vista Avenue extension.

26. Patti - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

27. Susanne Evans - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

28. Cass Walker, representing the Napa Housing Coalition - encouraged that all public serving properties be used for residential mixed use development when they are no longer needed for public use, spoke in support of staff's recommendation of the Foster Road Mixed Use designation, and would like any large portion of housing built at the location to be targeted for workforce housing.

29. Jim Wilson - echoed statements made by Bayard Fox and Allison Bencisk regarding the Climate Change and Sustainability Element and provided additional comments regarding climate change. Asked for an inconsistency in goal CCS 1-1 to be corrected.

30. Linda Brown, Co-Founder of Napa Climate Now! - called upon council to recommend modification of language in CCS 1-1 to delete the reference of 2040. She also provided additional comments regarding climate change.

31. Debbi Hamilton - shared many uses and activities of the Napa Valley Horseman's Association property and supported the re-designation of Foster Road Mixed Use to Greenbelt.

32. Robert Cherry - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt noting specific concerns regarding earthquake zones.

33. Jane Milan - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

34. Peggy Squires - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

35. Rick Johnson - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt.

36. Jon Riley, Executive Director of Napa Solano Labor Council and Boardmember of Napa Working Families Coalition - thanked staff, Commission members, and Councilmembers for consideration of their suggested changes regarding climate, child care and workers rights.

37. Richard Tippitt - provided comments supporting the re-designation of Foster Road Mixed Use to Greenbelt

38. Tim Frank, Napa Working Families Coalition - appreciated inclusion of suggested language regarding child care and construction labor. Suggested additional verbiage regarding Card Check Neutrality and Labor Peace for cannabis facilities. Additionally he shared their support for the recommendations of the Napa County Bicycle Coalition.

39. Glen Loveall, Napa Working Families Coalition - provided comments regarding sustainable and equitable growth. He thanked Staff, Commissioners and Council for the inclusion of previous suggestions made by the Coalition and encouraged further consideration of additional labor provisions and protection of renters rights.

40. Jim Hinton - provided comments regarding the Ghisletta property and Visit Napa Valley and shared his support of the Foster Road Greenbelt designation and the removal of the Linda Vista Avenue extension.

A motion was made by Councilmember Alessio, seconded by Vice Mayor Luros to close the public testimony. The motion carried unanimously.

Mayor Sedgley called for a break at 8:49 P.M. The meeting reconvened at 9:00 P.M.

Mayor Sedgley turned the discussion over to Council for deliberations.

Councilmembers provided individual comments and considerations for suggested updates to the Plan, and identified specific changes in which Council was in general consensus agreement on.

Further discussion ensued regarding the Land Use and Community Design and Transportation Elements, specifically relating to the Foster Road Mixed Used Designation and the Linda Vista Avenue Extension.

Staff responded to various questions and provided further clarification.

A motion was made by Vice Mayor Luros, seconded by Councilmember Alessio, to adopt Resolution R2022-085 certifying the Environmental Impact Report for the City of Napa 2040 General Plan, and adopting Findings of Fact and a Statement of Overriding Considerations and determining that the General Plan may serve as a Mitigation Monitoring Plan in compliance with CEQA. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Luros and Sedgley

Absent: 1 - Painter

Brief additional Council discussion ensued.

Following discussion and deliberation, Council consensus was to direct staff to come back on October 18, 2022 to incorporate the changes that were discussed during deliberations, in which individual consensus was reached by Councilmembers, including options on the Linda Vista Avenue Extension.

A motion was made by Mayor Sedgley, seconded by Councilmember Narvaez, to continue the Public Hearing on the General Plan Adoption to the Regular City Council Meeting on October 18, 2022 at 6:30 P.M. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Luros and Sedgley

Absent: 1 - Painter

Enactment No: R2022-085

15. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett announced there was no reportable action.

16. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Narvaez asked Councilmembers if they supported a request to direct staff to provide an annual workshop/training for Planning Commissioners that would include a review of roles as well as a review of Council priorities. Brief discussion ensued. Council consensus was to defer to staff to determine the most efficient method to communicate the information to support the commission.

17. ADJOURNMENT: 10:39 P.M.

Submitted by:

Tiffany Carranza, City Clerk

ATTACHMENT 1

SUPPLEMENTAL REPORTS &
COMMUNICATIONS Office of the City Clerk

City Council of the City of Napa
Regular Meeting

September 20, 2022

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

3. ADMINISTRATIVE REPORTS:

3.A. Council Spotlight – Employee Recognition Awards

- PowerPoint presentation from City Staff.

4. PUBLIC COMMENT:

1) Email from Mark Gardner and Barbara Gardner received on September 19, 2022.
2) Email from Cronan received on September 19, 2022.

6. ADMINISTRATIVE REPORTS:

6.B. Cooperative Joint Powers Homeless Services Agreement with Napa County and Update on Homeless Services System

- PowerPoint presentation from City Staff.

2021 Outstanding Performers

CITY OF NAPA

MONTHLY SPOTLIGHT

2021 Outstanding Performers Awards

- Presented to employees who
  - go above and beyond their regular duties
  - exhibit exemplary attitudes
  - embody the values of their department and the City
- Recipients are nominated by Executive Team members and selected by the City Manager
- Awards are given to both teams and individuals.
- 2021 Award Winners were presented during small group presentations and virtual events

CITY OF NAPA

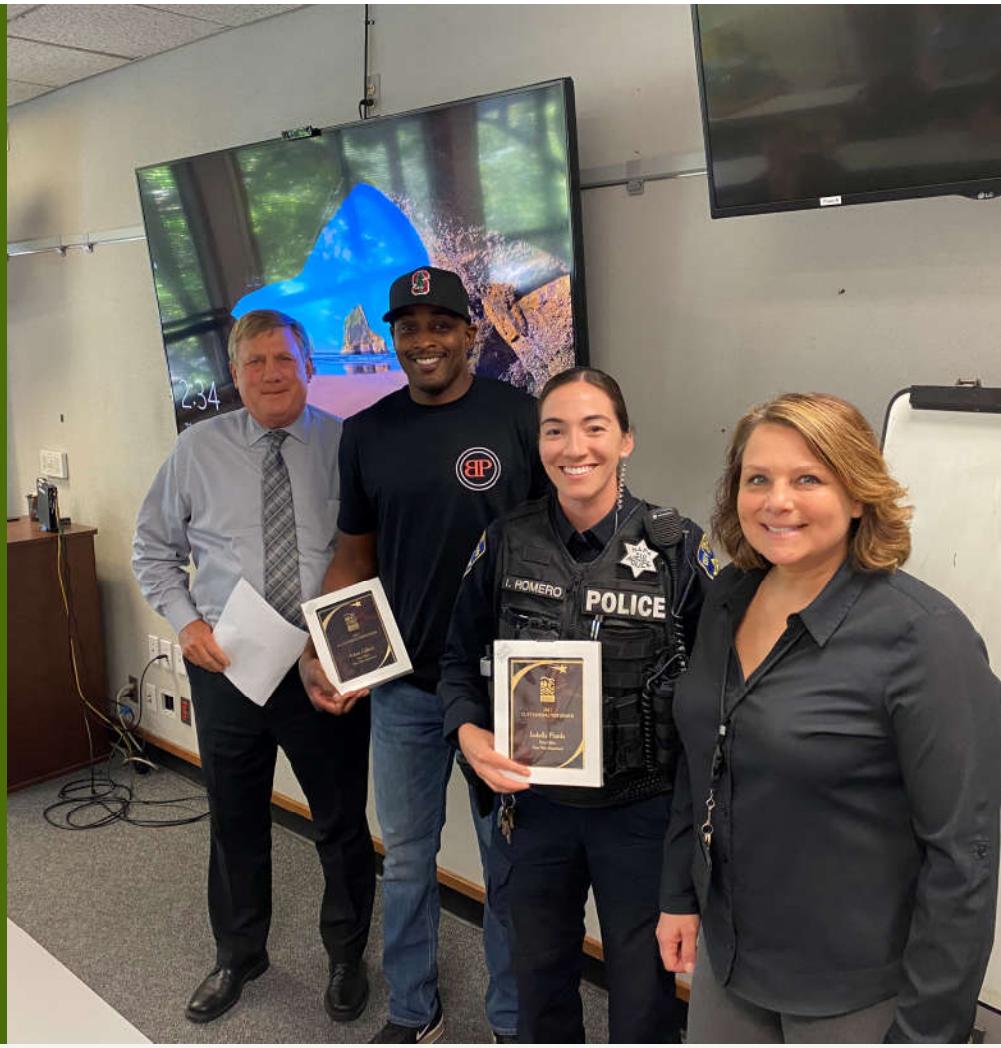
Linda Zvarcova, Accounting Technician
Morgan Simone, Accounting Technician
Jennie Lathum, Payroll Specialist
Ashley Titus, Management Analyst
Anette Heun, Senior Accountant
Prapti Aryal, Accountant
Michele Huang, Accountant
Owen Hershey, Systems Administrator
Frank Herrera, Accountant
Christina Pavao, Accounting Technician
Miriam Betancourt, Accounting Technician
Sara Vavricka, Account Clerk
Tracy Thompson, Accounting Supervisor
Elizabeth Cabell, Finance Manager
Pat Costello, Water Resource Analyst
Ken Hurst, Supervising Service Worker

Enterprise Resource Planning (ERP) for Human Capital Management & Utility Billing Implementations

"This team was critical to the launch of the first phases of the new ERP system and took responsibility for a challenging undertaking during a pandemic!"

Officer Isabella Romero and Officer Adam Gilbert

Arriving within two minutes of the emergency call, Officers Gilbert and Romero provided immediate medical care and issued Narcan ***"that saved the subject's life from a fentanyl overdose."***



Frank Herrera
Accountant I

Held the lead role in the implementation of the new Tyler Munis utility billing system.

"Frank advocated for his team and partners in other departments and maintained a calm, confident presence through setbacks and frustration."

Sergeant Garrett Smith, Officer Eric Koford, and Officer Nate Kistner

First responders on scene of a reported stabbing at an elementary school in August 2021.

From Napa Fire: *"The medical aid they provided saved the victim's life."*

Linda Zvarcova
Accounting Tech

Dedicated specifically to the ERP project implementation, serving as a ***"critical asset to the team and demonstrated mastery in system configuration."***

Josh Stokes
Water Conservation Specialist

Represented the City regularly at community events and spearheaded new events during COVID to continue to educate community members.

"Josh approaches his various roles with energy and enthusiasm, garnering frequent praise from satisfied customers."

Tim Kittel

Utilities Code Compliance Coordinator

Enthusiastically took on new challenges that stemmed from the COVID-19 pandemic and expanded his knowledge in critical areas.

"Tim carries out his duties in a positive and unassuming, but highly effective manner."

Bret Leuthold
Engineering Aide

Stepped up to take on new and different roles during staffing challenges including the lead role for encroachment permit duties.

"Bret is conscientious and makes sure his job is completed accurately while providing excellent customer service…"

Ashley Titus
Management Analyst

Served as the Functional Lead for Human Resources in the developing the new ERP System

"Ashley is to be commended for her positive attitude and her unwavering commitment to improvement."

Jay Gelardi
Equipment Mechanic Master

Served as an integral part of the Fleet Operations team by helping to improve procedures and policies that affect efficiency, effectiveness, and the positive experience of the end users.

"Jay's dedication, expertise and work ethic make him an outstanding performer."

Debi Johnson
Senior Engineering Aide

Served as the project coordinator for the implementation of new Construction Management software.

"Debi has demonstrated a commitment to excellence, has a keen attention to detail, is conscientious and has impressive institutional knowledge that she is willing to share with all."

"We are proud to honor the recipients of the 2021 Outstanding Performers Awards for their resilience, forward-thinking attitudes, and collaborative spirits. Napa continues to thrive because of the hard work and dedication of these individuals."

-Steve Potter, City Manager

From: Mark Gardner [redacted]
Subject: Re: Dear city council
Date: September 18, 2022 at 12:00:52 PM PDT
To: Barbara Gardner [redacted]
Cc: Scott Sedgley <ssedgley@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>, Beth Painter <bpainter@cityofnapa.org>, mlros@cityofnapa.org, bnarvaez@cityofnapa.org

[EXTERNAL]

Hi Mr. Mayor and Council:
I utmost agree with my wife's sentiment!
Sincerely,
Mark and Barbara Gardner

On Sep 18, 2022, at 11:56 AM, Barbara Gardner [redacted] wrote:

Hi, My husband and I live in the Napa Abajo area. We frequently walk through the downtown area, sometimes with our dog, and sometimes to have dinner or shop. We LOVE that Main Street is closed to traffic between Second and Third Streets. That area has become a destination for both locals and visitors. In fact, we were sitting outside at dinner last night, on that block, between 7 and 9 PM, watching groups of people walking around the promenade, enjoying the vibe of the area, despite the chill and threat of rain. We believe the town will continue to benefit from keeping the block closed to traffic. This allows for increased seating at restaurants, and for a festive feel to the Downtown area, particularly as it abuts Veteran's Park, a natural area for congregation and live performances. Please do as many other cities and towns have done, and support the continued closure of the street.

From: Liz Alessio <lalessio@cityofnapa.org>
Sent: Monday, September 19, 2022 9:16 AM
To: Clerk <clerk@cityofnapa.org>
Subject: Fwd: Main Street do not re-open

Public comment.

Get Outlook for iOS

From: [redacted] <[redacted]>
Sent: Monday, September 19, 2022 9:10:11 AM
To: Liz Alessio <lalessio@cityofnapa.org>
Subject: Main Street do not re-open

> You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

I heard in Paul Franson's weekly newsletter that the city is going to re-open Main Street in front of Avow, Zulu, etc.....
Stupid idea the closed block makes that area so much more attractive
As Paul said "Best of all, the area helps give Napa a bit of San Sebastian or Barcelona. We don't have a plaza like Sonoma or Healdsburg, but we have a river and a lively riverfront with facing restaurants (and more beyond the block). This is its centerpiece

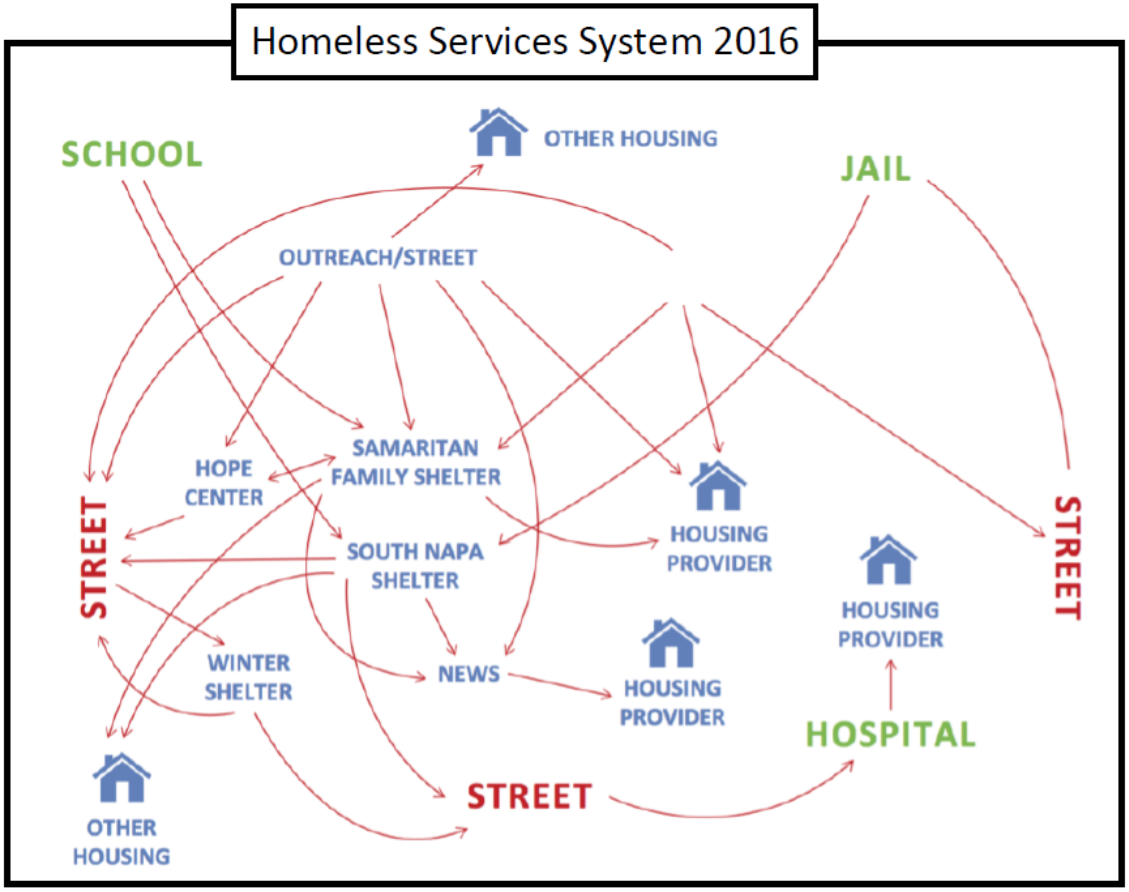
Just another bad move by city government
If you vote to open the street you lose my vote

Cronan

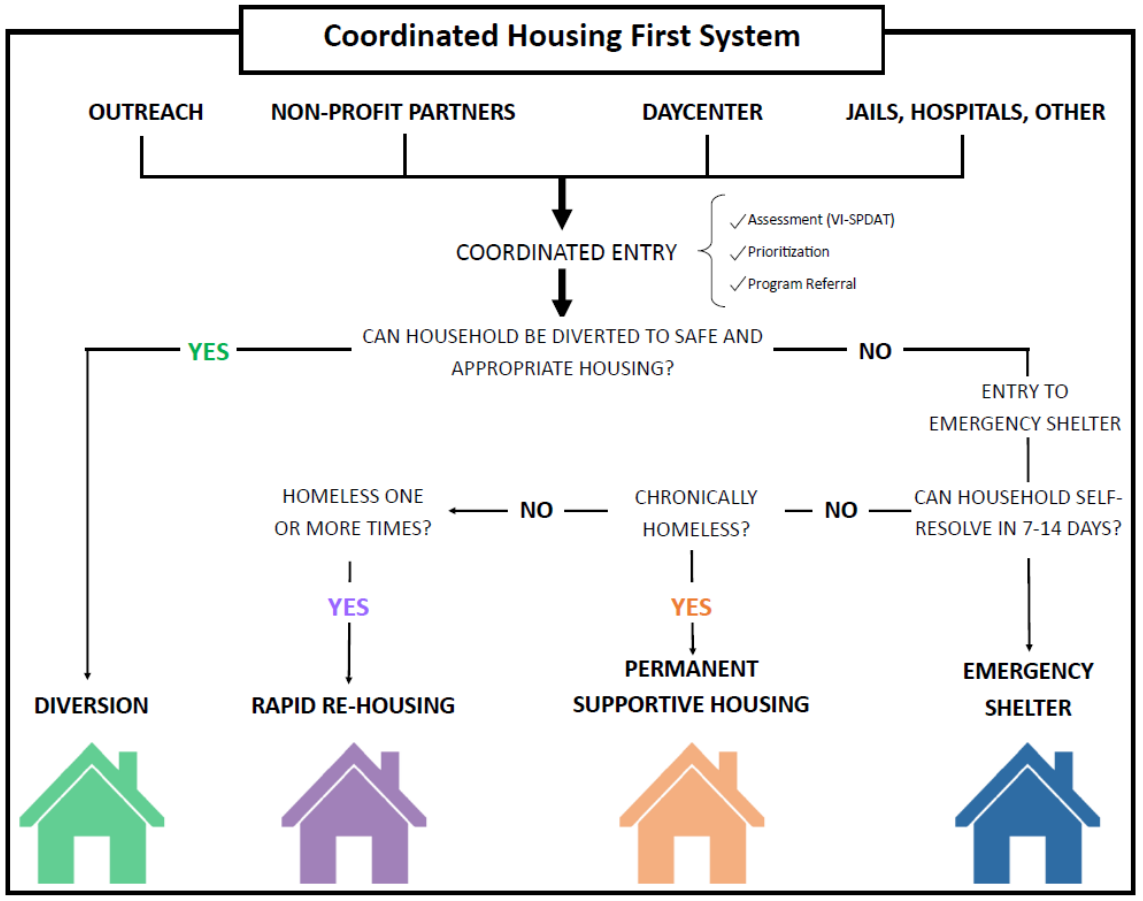
Homeless Services Partnership Report

September 20, 2022

Homeless Services Partnerships Report
System Redesign – Progress Report



Homeless Services Partnerships Report
System Redesign – Progress Report



Homeless Services Partnerships Report
System Outcomes

- Fiscal Year 2021-2022

Shelter = **430** Individuals

Housing = **131** Individuals

38 PSH, 93 RRH

Prevention = **73** Households (**166** Individuals)

Homeless Services Partnerships Report
System Outcomes

- Fiscal Year 2021-2022

Shelter = **430** Individuals

Housing = **131** Individuals

38 PSH, 93 RRH

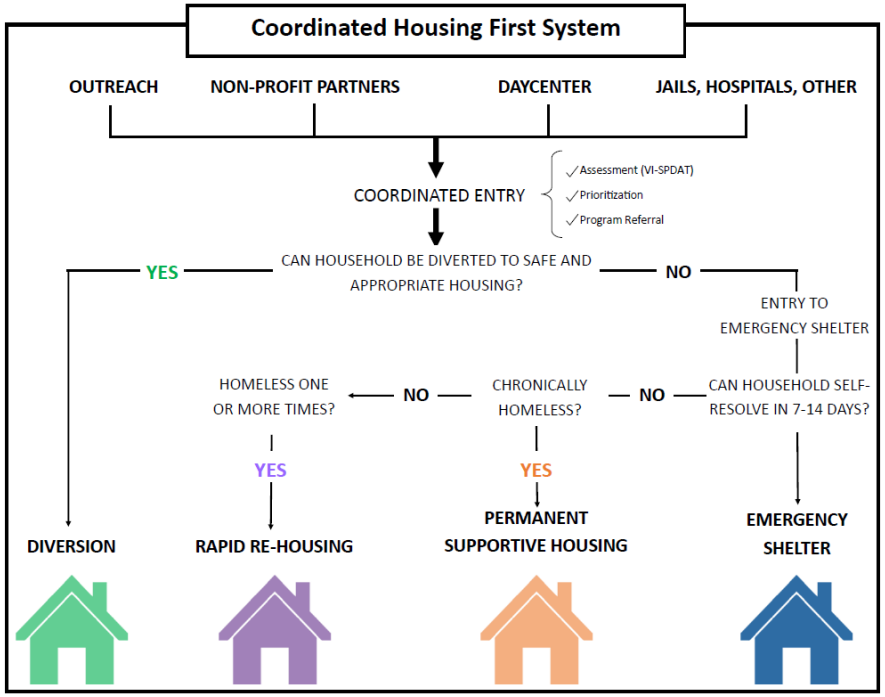
Prevention = **73** Households (**166** Individuals)

Homeless Services Partnerships Report
System Outcomes

Fiscal Year 2022-2023

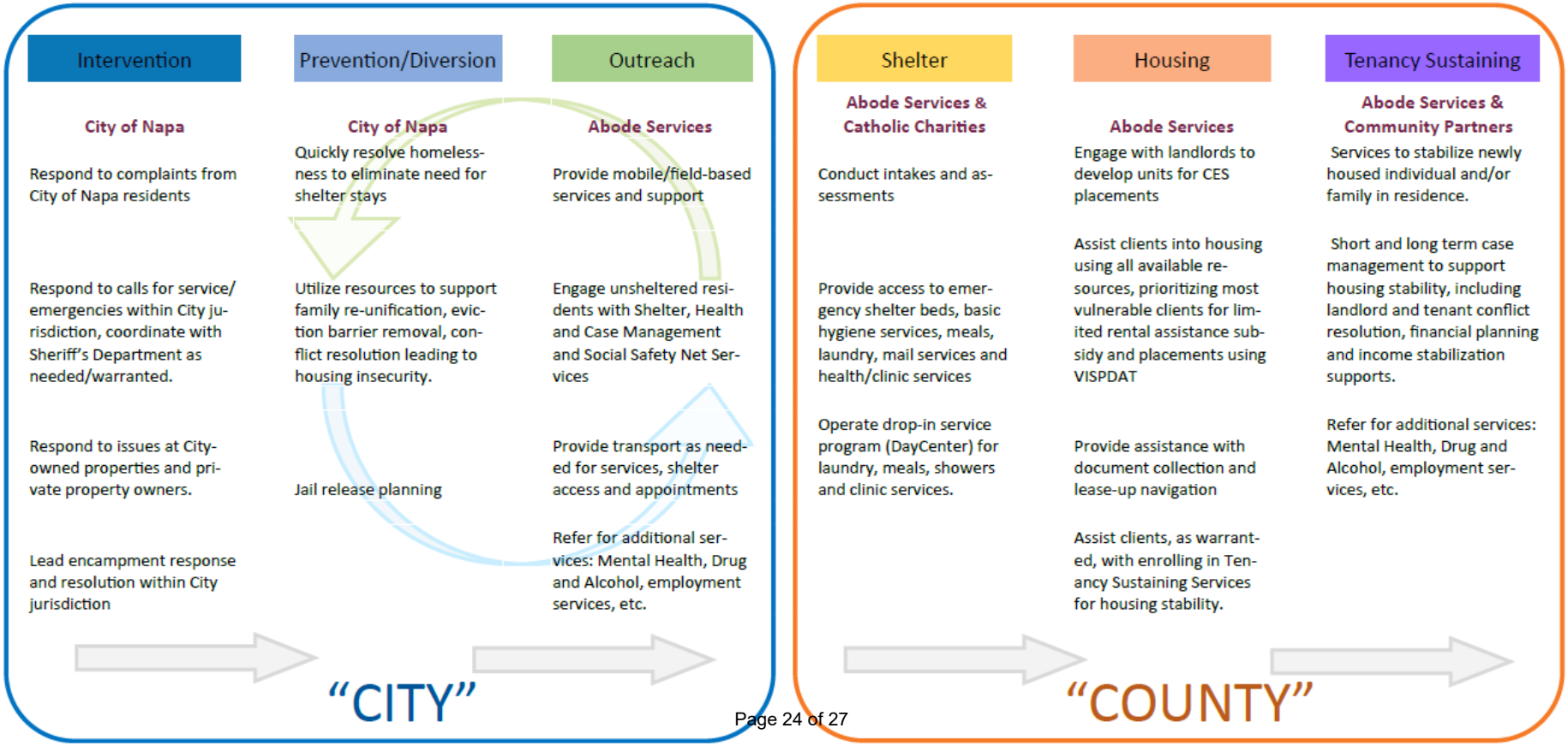
Coordinated Entry List
309 Individuals

VI-SPDAT Score "Breaks"
10+ (PSH) = 181
5-9 (RRH) = 131
1-4 (P/D) = 15



Homeless Services Partnerships Report
System Workflow

Intervention & Resolution Workflows



Homeless Services Partnerships Report
Updates

Valley Lodge Apartments *(Project Homekey Round 2)*

December 2022
Permanent Supportive Housing
54 Units

Heritage House & Valle Verde

December 2023
Permanent Supportive & Low-Income Housing
88 Units

Homekey Round 3 – Early 2023 *(expected)*

Encampment Resolution– Early 2023 *(expected)*

Housing Choice and Mainstream Vouchers

CITY OF NAPA

Homeless Services Partnerships Report
Updates

- **Motor Homes/Trailers**
- **Park and Ride Facilities**
- **Issues in South Napa Around Homeless Shelter**

Homeless Services Partnerships Report
Requested Action

Requested Action: Adopt a resolution authorizing the City Manager to execute a Cooperative Joint Powers Homeless Services Agreement with County of Napa in an amount of up to $765,000 per fiscal year.

Questions?

ATTACHMENT 2

SUPPLEMENTAL REPORTS & COMMUNICATIONS
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

September 20, 2022

FOR THE CITY COUNCIL OF THE CITY OF NAPA

EVENING SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

14. PUBLIC HEARINGS:

14.A. General Plan Adoption Hearing

- PowerPoint presentation from City Staff.
- Letter from Kevin Teague, Holman Teague Law Firm, dated 9/9/2022 received on September 13, 2022.

1) Email from Lee Miller received on September 6, 2022.
2) Five letters from Katherine Lambert, two received on September 13, 2022.
3) Email with three attachments from Glenn Loveall, Napa-Solano Labor Council, received on September 14, 2022.
4) Email with one attachment from Margan Holloway received on September 14, 2022.
5) Email from Andrew and Marguerite Treweek received on September 15, 2022.
6) Email from Heather Croshaw received on September 15, 2022.
7) Email from David Dunlap received on September 15, 2022.
8) Email and letter from Charles Shinnamon on behalf of GPAC Members received on September 16, 2022.
9) Email and letter from Charles Shinnamon on behalf of the Napa Housing Coalition received on September 16, 2022.
10) Email from Daniel and Linda Kinder received on September 16, 2022.
11) Email from Cynthia Deutsch received on September 16, 2022.
12) Email from Melissa Moravec received on September 16, 2022.
13) Email from Kara Vernor, Napa County Bicycle Coalition, received on September 16, 2022.
14) Email from Cole Croshaw received on September 15, 2022.
15) Email from Bob Massaro received on September 15, 2022.
16) Email from Adam Ghisletta received on September 14, 2022.
17) Email from Kurt Reaume received on September 16, 2022.
18) Email from Ruth McCrum and Charles McCrum received on September 19, 2022.
19) Email from David Graves received on September 19, 2022.
20) Email from Brian Kelly received on September 19, 2022.
21) Email from Eron Munoz-Ledo received on September 19, 2022.
22) Email from Lorraine Fazzolare received on September 19, 2022.
23) Email from Christiane Robbins received on September 19, 2022.
24) Email from Stanley Chen received on September 19, 2022.
25) Email from Pam Hightower received on September 19, 2022.
26) Email from Donna Kingsford received on September 19, 2022.
27) Email from S Segalwood received on September 19, 2022.
28) Email from Judy Donovan received on September 19, 2022.
29) Email from Nina Cutler received on September 19, 2022.
30) Email from Lynne Posner received on September 19, 2022.
31) Email from Barbara Proft received on September 19, 2022.
32) Email from Josie Givogri received on September 19, 2022.
33) Email from Peter Trouw received on September 19, 2022.
34) Email from Naomi Chamblin received on September 19, 2022

35) Email from Karena Zajicek received on September 19, 2022
36) Email from Paul Han received on September 19, 2022.
37) Email from Christine Benz on behalf of Napa Climate Now! received on September 19, 2022.
38) Email from Steven Price received on September 19, 2022.
39) Email from Charles and Marco Simonsen received on September 19, 2022.
40) Email from Jeff Dodd, Coblentz Patch Duffy and Bass received on September 19, 2022.
41) Email from the Sierra Club received on received on September 19, 2022.
42) Email from Peggy Squires received on September 19, 2022.
43) Email from DeAnna Bowers received on September 19, 2022.
44) Email from Jill Techel received on September 19, 2022.
45) Email from Hugh Linn received on received on September 19, 2022.
46) Email from Randy Gularte received on September 19, 2022
47) Email from Pat Burke and Katherine Burke received on September 19, 2022
48) Email from Jacqui Musgrave received on September 19, 2022.
49) Email from Jim Engle and Lora Engle received on September 19, 2022.
50) Email from Christopher Burton received on September 19, 2022.
51) Letter from Greg and Shirley Crompton received on September 19, 2022.
52) Email from Stephanie DiStefano received on September 19, 2022.
53) Email from Mark Lesti received on September 19, 2022.
54) Email from Jim and Debra Huntsinger received on September 19, 2022.
55) Email from Gina Massolo on behalf of the Napa Valley Horsemen's Association received on September 19, 2022.
56) Email from Benjamin F. Harrison received on September 19, 2022.
57) Email from Dave Ahlberg received on September 19, 2022.
58) Email from Mark & Jo Ann Schaefer received on September 19, 2022.
59) Email from Paul Hicks received on September 19, 2022.
60) Email from Sylvia Vannucchi received on September 19, 2022.
61) Email from Chris Canevari received on September 19, 2022.
62) Email from Jeri Hansen received on September 19, 2022.
63) Email from Michael Silkwood received on September 19, 2022.
64) Email from Sarah Engle received on September 19, 2022.
65) Email from Eve Ryser received on September 19, 2022.
66) Email from Thomas Stockwell received on September 20, 2022.
67) Email from Genji Schmeder received on September 20, 2022.
68) Email from Deborah Macdonald received on September 20, 2022.
69) Email with Letter from Craig and Renee Isham received on September 20, 2022.
70) Email from Meg Shea-Chiles Hayman received on September 20, 2022.
71) Email with letter from Debra Dommen received on September 20, 2022.
72) Email from Robin Slusher received on September 20, 2022.
73) Letter from David Morrison on behalf of the Count of Napa Planning, Building and Environmental Services (PBES) Department received on September 20, 2022.
74) Email from Jeff Hayman received on September 20, 2022.
75) Letter from Joseph and Rosemarie Keebler received on September 20, 2022.
76) Letter from Christiane Robbins on behalf of Keep Napa's Gateways Green received on September 20, 2022.
77) Email from Michele and Richard Gandolfo received on September 20, 2022.
78) Email from Alexandra Hayman received on September 20, 2022.
79) Email from Tad Bassett received on September 20, 2022.
80) Email from Todd Walker received on September 20, 2022.
81) Email from Cindy Bassett received on September 20, 2022.
82) Letter from Drew C. received on September 20, 2022.
83) Letter from Greg and Shirley Crompton received on September 20, 2022.
84) Email from Barry Marcillac received on September 20, 2022.
85) Letter from Councilmember Beth Painter received on September 20, 2022.
86) Email from Doris Gentry received on September 20, 2022.
87) Email from Marjorie Trammell received on September 20, 2022.
88) Email from Tom Andrews received on September 20, 2022.
89) Email from the Mendenhall Family received on September 20, 2022.
90) Email from Peter Nissen received on September 20, 2022.
91) Email from Judith Rose received on September 20, 2022.

92) Email from Kevin Teague, of HolmanTeague Law Firm, on behalf of Ghisletta family, received on September 20, 2022.
93) Letter from the Suscol Intertribal Council received on September 20, 2022.
94) Two emails from Travis Stanley received on September 20, 2022.
95) Email from Victoria Lancaster received on September 20, 2022.
96) Email from Robert Cherry received on September 20, 2022.
97) Email from Allison Bencsik received on September 20, 2022.
98) Email from Kathleen Summers received on September 20, 2022.
99) Email from Michael Morris received on September 20, 2022.
100) Email from Philip Amormino received on September 20, 2022.
101) Email from Mark Johnson and Nancy Johnson received on September20, 2022.
102) Email from Rose Blake received on September 20, 2022.
103) Email from Carol Barge received on September 20, 2022.

SUBMITTED DURING OR AFTER THE CITY COUNCIL MEETING

14. PUBLIC HEARINGS:

14.A. General Plan Adoption Hearing

104) Email from Laurie Rich received on September 20, 2022.
105) Email from Robert Cherry received on September 20, 2022.
106) Email from Jerry received on September 20, 2022.
107) Email from Nancy and Brian Kaemmer received on September 20, 2022.

CITY OF NAPA

General Plan Adoption

September 20, 2022

Agenda

- Recommended Action
- General Plan Timeline
- Summary of Public Review Comments
- Focused Discussion
  - Working Families Coalition
  - Linda Vista Bridge
  - Foster Road Mixed Use
- Environmental Impact Report (EIR)

Recommended Action

- Review Edits to Draft General Plan
- Receive Public Comment
- Provide Further Direction to Staff
- Action on EIR and General Plan

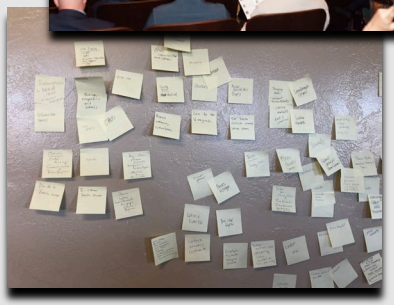
How We Got Here

- Vision, Guiding Principles, & Land Use
  - 16+ GPAC Meetings
  - Community Workshops
  - 3 Planning Commission Hearings
- Draft GP - Released February 16, 2022
  - Kickoff Meeting Via Zoom
  - Planning Commission Meetings
  - Joint Session of Planning Commission & City Council
- Public Review Period thru May 6, 2022

CITY OF NAPA

Draft General Plan

- Community Driven Plan
- Responsive to Community Vision
  - Land Use
  - Housing
  - Public Health
  - Climate Change



Napa General Plan Virtual Open House

The Napa 2040 General Plan team has developed frameworks that will guide policies and strategies in the General Plan to address local opportunities and issues in the Napa community. Through a virtual open house, we invite you to learn more about these strategies and provide your perspective to ensure that your voice is heard in shaping Napa's future.

CITY OF NAPA

Public Review Comments

Primary Focus

- Land Use & Community Design Element
- Land Use Map
- Transportation Element
- Climate Change & Sustainability Element

Minor Comments

- Community Services, Parks & Recreation
- Historic & Cultural
- Natural Resources
- Safety & Noise
- Public Health & Equity
- Economic Development

Edits & Comments

Edits

- Land Use Map
  - Clean-Ups
  - Update Parcel Lines
- Text Changes
  - Enhanced Language
- Goals & Policies
  - Actionable Language
  - New Goals & Policies

Comments

- Working Families Coalition
- Linda Vista Bridge Extension
- Foster Road Mixed Use

Working Families Coalition

- Added Language to Economic Development Strategies to incorporate Childcare and Construction in Workforce Development
- Incorporated edits into Policy ED2-1 to seek partnerships with other local and regional organizations
- Specific Policies related to PLAs and other initiatives – outside of GP scope

Linda Vista Bridge

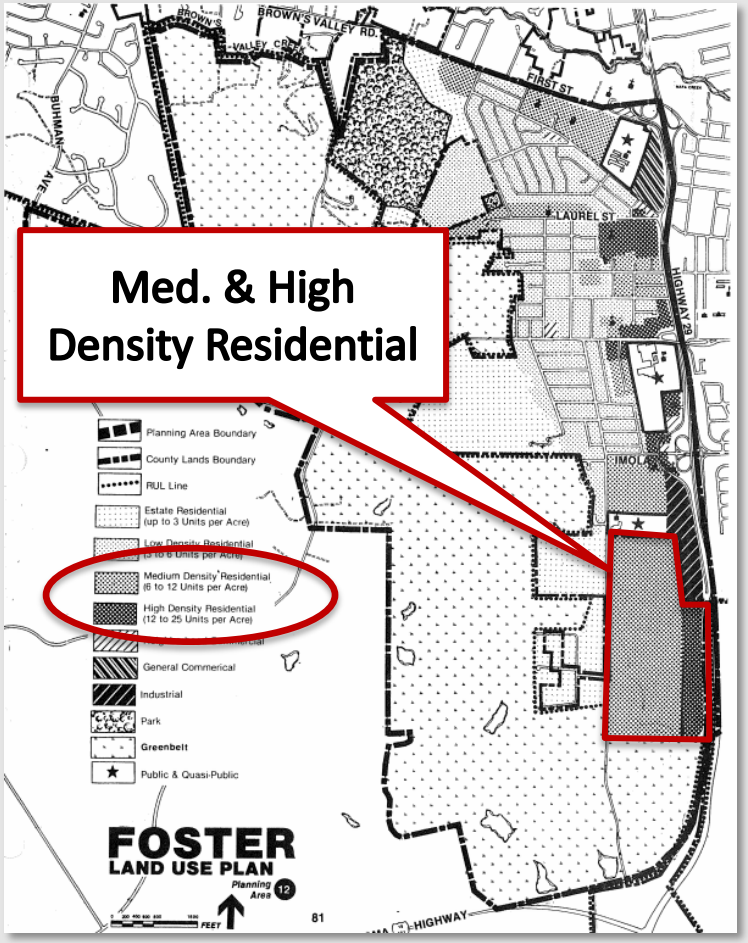
- Roadway Connections
  - Connected Transportation Network is Key
  - Aligns with GP Goals & Policies
- Linda Vista Avenue
  - Evaluation as Study Corridor
    - Work Collaboratively with Community
    - Options For Emergency-Only / Pedestrian/Bike Only

CITY OF NAPA

Foster Road History

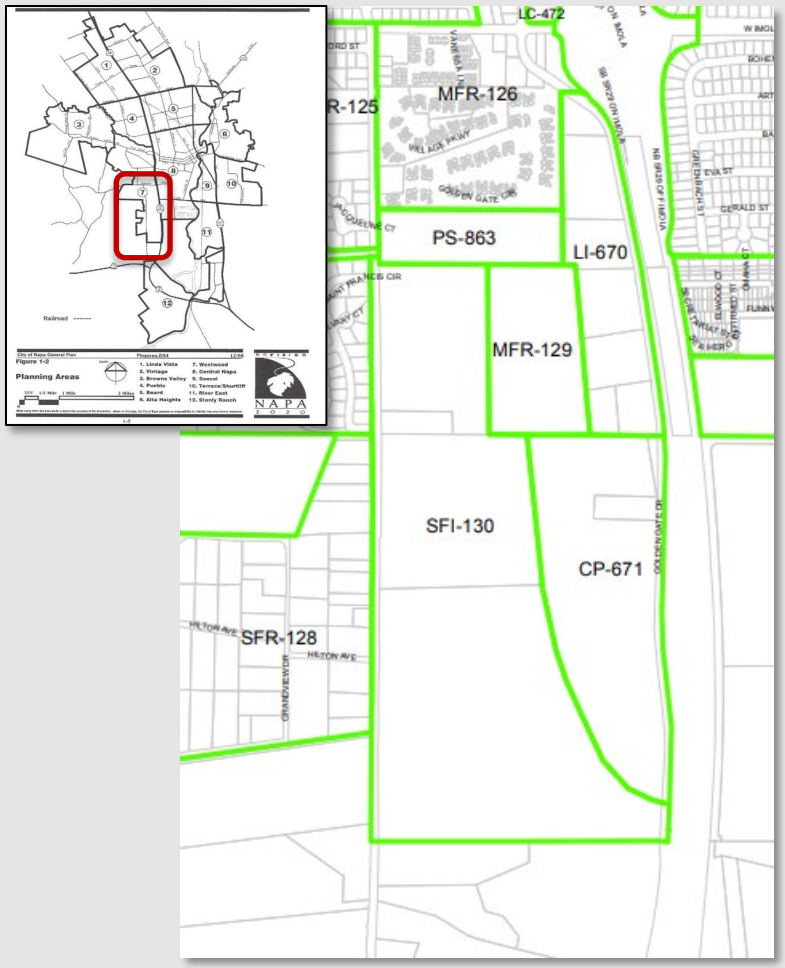
- 1975 – RUL Established
- 1982 – General Plan Designations
- 1998 – General Plan Designations
- 2020-22 – Napa 2040 General Plan
  - Foster Road Mixed Use
  - ***NO*** *project is proposed,* ***NO*** *project is approved with the adoption of the 2040 General Plan*

1982 General Plan



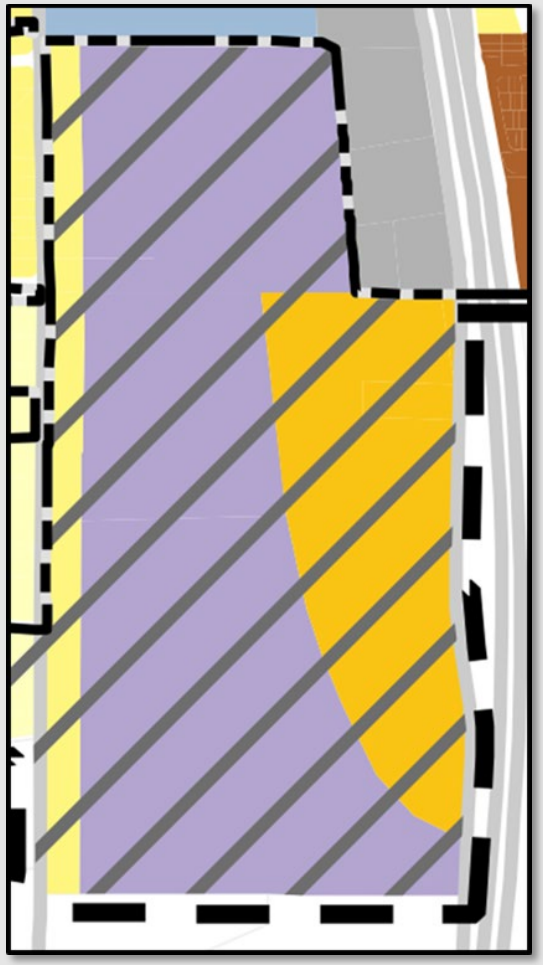
- Medium Density Residential (6-12 units per acre)
- High Density Residential (12-25 units per acre)

1998 General Plan



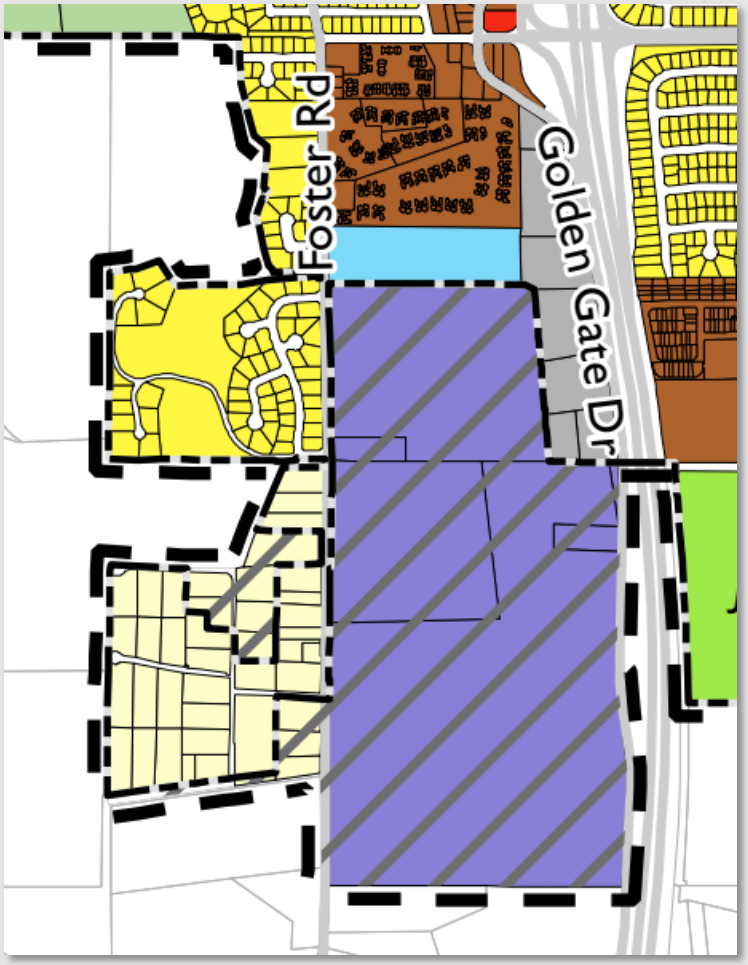
- Corporate Park
- Multifamily Residential (15-20 units per acre)
- Single Family Infill (3-8 units per acre)

2040 Draft



- Medium Density Residential (8-18 units per acre)
- Residential Mixed Use (16-40 units per acre)
- Low Density Residential (3-8 units per acre)

2040 Proposed



- City Council Direction 4/20/21
- Foster Road Mixed Use Designation
- Specific Area Policies

Foster Road Mixed Use

Foster Road Mixed Use

This designation is specifically for the area located in the southwest portion of the City in between Foster Road and Golden Gate Drive. These parcels are presently (2021) in unincorporated Napa County and are within the City's RUL and SOI. Section 2.8 includes policies with more detailed direction for development in this area.

SPECIFIC AREA POLICIES

The following area goals and policies apply to specific portions of the Planning Area outside of Downtown and the Focus Areas.

Foster Road Mixed Use

GOAL LUCD-23: Promote residential development with supporting commercial uses, integrated with site topography and the natural environments.

LUCD 23-1 Require a cohesive master or specific plan that incorporates all parcels and property owners with the Foster Mixed Use designation, while recognizing that parcels may be annexed to the City at different times. Require that the plan outlines, at a minimum, an integrated system of streets, trails, and open spaces for the area.

- 9 Specific Policies
  - Master Plan
  - Environmental
  - Visual Impacts
  - Gateway
  - Cohesive Planning
  - Horsemen's
  - Trail System
  - Housing Types
  - Supporting Non-Residential

Foster Road Summary

- 40+ years designated for development in City General Plans

- GPAC and Planning Commission provided direction to move forward with mix of residential land uses
  - City Council provided direction for the Foster Road Mixed Use Designation on April 20, 2021

Environmental Review

- Environmental Impact Report (EIR)
  - "Program Level" EIR
  - Evaluate Impacts of General Plan
  - Not Site-Specific Analysis
  - Does Not Approve or Disapprove the General Plan

Environmental Review

- Project Impact & Mitigation Measures
  - General Plan Policies Intended to Minimize or Mitigate Significant Impacts
  - Significant & Unavoidable Impacts
    - Air Quality
    - Greenhouse Gas Emissions
    - Agricultural & Forestry Resources
  - Benefits Outweigh Potential Impacts (SOC)

CITY OF NAPA

Environmental Review

- Public Review Period
  - March 10 through April 25, 2022
  - Extended through May 6, 2022
    - 57 Days Total (45 Days Required)
- Twelve Comments Received

- Partial Recirculated Draft EIR
  - Agricultural & Forestry Resources
  - June 17 through August 1, 2022
    - 45 Days Total

CITY OF NAPA

Recommended Action

Final Action by the City Council to:

1. Adopt a Resolution Certifying the EIR for the General Plan Update

2. Provide direction to Staff on the General Plan; direct Staff to return to Council with Final General Plan incorporating direction; and continue the hearing to October 18, 2022

Questions?

NAPA 2040
GENERAL PLAN

CITY OF NAPA

From:	Michael Barrett
To:	Tiffany Carranza
Subject:	Supplemental Communication for Council Meeting on September 15, 2022
Date:	Tuesday, September 13, 2022 4:16:43 PM
Attachments:	GP Letter to Counsel.pdf image001.png image003.png

Tiffany:

Please incorporate this email and attached letter into the public record for the City Council meeting on September 15, 2022.

The one item on the agenda for Council's consideration for the September 15 meeting is a closed session discussion of a significant exposure to litigation against the City. The existing facts and circumstances that support the discussion in closed session are as summarized in the attached letter from the Holman Teague law firm to the City Attorney dated September 9, 2022.

Michael.

Michael W. Barrett
City Attorney

City Attorney's Office, City of Napa
955 School Street / PO Box 660, Napa, CA 94559
Phone (707) 257-9516
Email mbarrett@cityofnapa.org
Website www.cityofnapa.org

September 9, 2022

Michael Barrett, City Attorney
City of Napa
1600 First Street
Napa, CA 94559

Re: Planning Commission Recommendation on General Plan Update - Violations of Law

Dear Michael,

I write on behalf of the Ghisletta family whom I have personally known for nearly 40 years, and I have represented for the past 20 years. I write to alert you that the Planning Commission's recent recommendations on the General Plan contained serious and egregious errors of law that if affirmed by City Council could lead to significant liabilities on the part of the City.

While the Ghisletta family has a long, 109-year history of working with the City and community and desires and intends to maintain that positive relationship with the City, the family members who manage the family property also have a duty to preserve and protect the family's interests in the property. It is because of this long cooperative relationship, we want to alert you to these issues so that the City can avoid litigation and damages resulting from the erroneous direction recommended by the Planning Commission.

On Thursday, September 1, the Planning Commission recommended that the City Council alter the draft General Plan to redesignate the Foster Road area that includes the Ghisletta Ranch from Foster Road Mixed Use to Greenbelt. The Commission did this notwithstanding the 50 years of City and community planning to maintain the site as a housing reserve (including the City's 1975 adoption of the Rural Urban Limit Line, the voters adoption of Measure A, the City's 1983 General Plan and the current 2000 General Plan, the City, County and LAFCO adoption of the Sphere of Influence, the Flood Control Project) and the nearly four years of planning on this General Plan Update which included multiple hearings and meetings, the recommendations by GPAC, and the prior recommendations by the Commission and City Council to maintain the site as a future housing opportunity under the Foster Road Mixed Use.

In addition to the numerous policy and community reasons, the Commission's direction is contrary to the mission and goals of the City and direction adopted by this City, the Commission's direction violates several laws, including but not limited to:

- California's Housing Crisis Act of 2019: The Planning Commission's recommendation reduces the intensity of land use designated on a property in direct violation of the law's prohibition on any net loss in residential capacity.

- California's Housing Element Law: The Planning Commission's recommendation places the City's Housing Element in legal jeopardy by failing to adequately identify housing sites.

- United States Constitution (and the State of California Constitution): The Planning Commission's recommendation violates the United States Constitution's prohibiting the taking of private property for public use without just compensation and other constitutional protections, as well as 42 U.S. Code § 1983 – for the deprivation of civil rights.

The Planning Commission's recommendation to the City Council would expose the City to liability from actions by the State Attorney General, private citizens, housing interest groups and affected property owners.

Please let me know if you would like to discuss these items further. This may be unnecessary as the family has confidence that the City Council understands these matters far better than the Planning Commission and would not support such extreme policy and legal errors.

Sincerely,

Kevin Teague

From: Lee Miller [redacted]
Subject: Foster Rd
Date: September 6, 2022 at 12:49:20 PM PDT
To: Mary Luros <mluros@cityofnapa.org>, Scott Sedgely <ssedgley@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>, bnarvaez@cityofnapa.org, Beth Painter <bpainter@cityofnapa.org>

[EXTERNAL]
Greetings Leaders,

I'm taking a moment to urge you to ignore the planning commission recommendation and proceed with the general plan's current zoning of housing for that location. It seems every proposed housing project is met with such public outcry Napa will never be able to increase inventory. One home per 20 acre parcel is no way to achieve adding housing.

I didn't take notes during the campaign but I suspect each of you mentioned the importance of adding more housing. (Odds are)

Thanks for receiving my input.

Cheers,
Lee W Miller
DRE# 01958362
Avenue8
[redacted]
Living with Passion in Napa
[redacted]

If you would not be forgotten, as soon as you are dead and rotten, either write things worth reading or do things worth the writing.
Benjamin Franklin

From: Katherine Lambert <kl@map-ca.com>
Subject: Upcoming Napa City Council Meeting on Sept. 20, 2022 - Foster Rd. Mixed Use Designation
Date: September 13, 2022 at 2:26:37 PM PDT
To: Mluros <mluros@cityofnapa.org>

[EXTERNAL]

Dear Vice Mayor Luros,

Please see the attached letter regarding comments made at the last Napa Planning Commission meeting and in preparation for the upcoming Sept. 20th City Council meeting.

I am very appreciative of your efforts and I have some thoughts about the Foster Rd. Mixed Use Corridor that I hope you may consider as a potential path forward.

All best,

Katherine

--
Katherine Lambert, AIA, IIDA
Metropolitan Architectural Practice

Dear Vice Mayor Luros,

I write in regard to the City Council's upcoming critical vote regarding the proposed draft General Plan Napa 2040 and the DEIR. As our Vice Mayor to the City Council our specific concerns focus upon the recommendation by the Napa Planning Commission that the Designation for your suggested re-zoning to the " Foster Rd. Mixed Use Corridor " delineated in the General Plan be changed to a re-zoning of Greenbelt for the Gateway Parcels - aka as the Ghisletta Parcels, the NVHA and the Wilcoxson Parcel. As you may assume, I fully support the Planning Commissions recommendation for this crucial change and encourage you to vote to adopt the General Plan 2040 with the changes for Greenbelt as recommended by the Napa Planning Commission.

I know about your support for housing, I remember your comments during some Napa Housing Coalition meetings earlier this year. Respectfully, housing on these Foster Rd. parcels is not the answer to Napa's housing needs. I am part of a community spreading throughout the City of Napa that has become increasingly knowledgable, engaged and committed in our advocacy for keeping the Gateway Parcels zoned as either AGW or Greenbelt. As such there are a significant number of concerned citizens and organizations who are NOT in support of the City's "Foster Rd. Mixed Use" designation outlined in the proposed draft Napa General Plan 2040. We are all appreciative to the Planning Commission for recommending to you this change to Greenbelt.

During the GPAC process numerous Napan's initiated a discussion of a Greenbelt designation for the Gateway Parcels similar to TimberHill and the Napa Oaks- these parcels all share the same high-risk site conditions making them unsuitable for housing. In part, our advocacy for Greenbelt was due to the relatively scant amenities offered to residents of Southwest Napa - in your district 2. There are limited (if any) parks. Point in fact, the site conditions of Alden Park is almost a mirror image of the site conditions of the Gateway Parcels, i.e. the West Napa Fault runs directly through both parcels. Throughout this process and in good faith, we offered alternative visions that offered horse and bike trails, parks, and community activities at the Gateway as both welcoming and necessary.

Responses to our community voices were mixed but frequently met with a response noted by appointed GPAC Chair and developer Chuck Shinaman, that the Ghisletta parcels WILL be developed - that these parcels have been in the plan for development for 50 years….it's a done deal. Contrary to representations, the GPAC did not share a unified position on the Gateway parcels, with a number of GPAC members advocating for Greenbelt along with the community.

GPAC recommendations were compromised, selective and managed. They failed to meet standards that represented true community participation. Despite the flawed recommendations by the GPAC, Sr. Planner Michael Walker reversed even their recommendations and issued a memo dismissing these GPAC recommendations for what had been tagged Foster Rd.

Following City Council's direction in Spring, 2022, City Planning staff renamed the entire area the "Foster Rd. Mixed Use" designation and created detailed goals and policies for the land's eventual annexation and development - a roadmap, if you will for development via a Master Plan for the area. This was perplexing as you well know, opposition to this up-zoning,

annexation and development has been fierce for more than fifteen years and remains increasingly so. It was as if the City Council had turned a deaf ear to Napa citizens. Apparently, it also did not register as to how galvanizing these actions were to our communities - feeling as if our suggestions and ideas were not only patronized but continually being discounted and dismissed throughout the entirety of this draft General Plan Napa 2040 process. This flew in the face of the realities that plagued this draft General Plan - that it was replete with factual inaccuracies and misleading half-truths that remained inexplicably hidden until 09.01.2022.

We ask that the City choose not to move forward with this misguided proposal from the Planning Division for the Foster Road Mixed Use. To do so would render an irrevocable decision based on factual inaccuracies and crucial uncertainties. It would ignore the will of the people, the broad spectrum of high-risks associated with these parcels, and inscribe disavowed social practices with the proposed change in zoning for these parcels in the “Foster Rd. Mixed Use” designation. As professionals, we realize that the SOI is a recommendation - not a decision set in stone. It is one subject to the varying influences of time and conditions. It is not a hard and fast rule. The Planning Commissioners who voted to change the land use to Greenbelt all noted how time and new information has influenced their decision to reverse course. I urge you also to take up the recommendation of the Napa Planning Commission.

Commissioners Massaro, Heuther, Kelley and Shotwell all realized there isn’t a project under review, but that the Goals and Policies of the “Foster Rd. Mixed Use” designation lay the foundation for ushering in just such a project. It is impossible not to discuss one without the other. As you know, Napa Oaks and Timber Hill are all parcels with very similar site constraints where previous housing was slated. Neither serve the City as its Gateway. There is no need for a different set of standards being applied for the proposed “Foster Rd Mixed Use Corridor” than to those parcels making up Napa Oaks or Timber Hill.

Housing Needs, Affordable and Otherwise

Despite numerous attempts by citizens at securing accurate housing numbers, Michael Walker explained to the Napa Planning Commissioners that the Foster Rd. Mixed Use corridor would not be necessary in order to reach the tier 1 RHNA numbers for housing.

This news was welcome relief to those commissioners who were attempting to make an informed decision about adopting the General Plan. For the public, this information was also welcome. A number of citizens have been requesting updated numbers on accurate housing forecasts and infill housing locations. We have been advocating for developing the “Focus Area” corridors on Jefferson, Soscal and Trancas for housing and mixed use, but these numbers were never forthcoming, often shifting and nearly always inaccurate and questioned. The number of potential housing units envisioned along the major boulevard and corridors of Jefferson, Soscal and Trancas remains woefully underestimated.

CEQA

I had written City Planning staff with comments to the DEIR and RDEIR that they lacked mitigation measures and alternatives in the areas of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues relative to the Foster Rd. Mixed Use Corridor. There are a number of mitigation measures to be taken. The City states these mitigation measures are unavoidable and there are no acceptable alternatives. This is inaccurate and untrue. Nevertheless, my concerns and comments were dismissed by Michael Walker.

Our proposal to mitigate the effects of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues is simple and direct. If the city postponed indefinitely any possibility of annexation of these parcels that make up the “Foster Rd Mixed Use Corridor” (adopting Greenbelt instead) and are **required** by the City Council/Planning Commission to first develop the identified focus areas of(Jefferson, Soscol, Lincoln and Trancas), this would definitely mitigate Greenhouse Gas Emissions/AQ and the effects of Global Warming. Therefore, the Napa Planning Commission agreed that densifying the city was a mitigation measure in recommending to you to change the “Foster Rd. Mixed Use” corridor to “Greenbelt”.

As you well know, it’s infinitely preferable to densify an already urbanized area to keep transportation demands concentrated and deter automobile usage. To provide the mix of housing needs along these corridors revitalizes communities and businesses, and is regenerative to neighborhoods. Many of these existing shopping centers are truly fallow and businesses struggling. Owners could be incentivized using state and federal funding to create vibrant mixed use corridors. Such an alternative plan would not be adding more cars, air, noise, and light pollution to the edges of the city. Rather it would rightly focus the housing in already urban areas, not create sprawl and a dystopian environment at the rural urban interface.

I appeal to you as our elected Vice Mayor for Napa to exhaust all other alternative viable land and development locations prior to changing the zoning, annexing and developing one of the last vestiges of the Agricultural land at the edge of the city. The City’s plan only paves the way for leap-frog development, over-development and sprawl. This has been a key issue for Napans since 1968.

I also advocate to you to change the language of the draft General Plan Napa 2040 to specify and require a priority to advance development first in already urbanized corridors within the city proper to produce the number of RHNA units anticipated in order to reduce sprawl. In so doing, this will reduce the particulate matter, greenhouse gas emissions and maintain air quality. Without question, developing the existing main corridors and focus areas will provide more of the much-needed housing stock options, revitalizing the city neighborhoods and supporting new and existing businesses.

Thank you very much for your service to Napa and I look forward to your responses to the issues outlined in my letter. Given that you represent the entire city, we appeal to you to support the General Plan 2040 WITH the recommended language changes put forth by the Planning Commission and preserve the Gateway to Napa.

All best,

Katherine Lambert, AIA, IIDA

Dear Council Member Painter,

I write in regard to the City Council's upcoming critical vote regarding the proposed draft General Plan Napa 2040 and the DEIR. As our District 2 Representative to the City Council our specific concerns focus upon the recommendation by the Napa Planning Commission that the Designation for your suggested re-zoning to the " Foster Rd. Mixed Use Corridor " delineated in the General Plan be changed to a re-zoning of Greenbelt for the Gateway Parcels - aka as the Ghisletta Parcels, the NVHA and the Wilcoxson Parcel. As you may assume, I fully support the Planning Commissions recommendation for this crucial change and encourage you to vote to adopt the General Plan 2040 with the changes for Greenbelt as recommended by the Napa Planning Commission.

As you also realize, I am part of a community spreading throughout the City of Napa that has become increasingly knowledgable, engaged and committed in our advocacy for keeping the Gateway Parcels zoned as either AGW or Greenbelt. As such there are a significant number of concerned citizens and organizations who are NOT in support of the City's "Foster Rd. Mixed Use" designation outlined in the proposed draft Napa General Plan 2040. We are all appreciative to the Planning Commission for recommending this change to Greenbelt.

During the GPAC process numerous Napan's initiated a discussion of a Greenbelt designation for the Gateway Parcels similar to TimberHill and the Napa Oaks- these parcels all share the same high-risk site conditions making them unsuitable for housing. In part, our advocacy for Greenbelt was due to the relatively scant amenities offered to residents of Southwest Napa - in your district 2. There are limited (if any) parks. Point in fact, the site conditions of Alden Park (in your own neighborhood of Brown's Valley) is almost a mirror image of the site conditions of the Gateway Parcels, i.e. the West Napa Fault runs directly through both parcels.) Throughout this process and in good faith, we offered alternative visions that offered horse and bike trails, parks, and community activities at the Gateway as both welcoming and necessary.

Responses to our community voices were mixed but frequently met with a response noted by appointed GPAC Chair and developer Chuck Shinaman, that the Ghisletta parcels WILL be developed - that these parcels have been in the plan for development for 50 years….it's a done deal. Contrary to representations, the GPAC did not share a unified position on the Gateway parcels, with a number of GPAC members advocating for Greenbelt along with the community.

GPAC recommendations were compromised, selective and managed. They failed to meet standards that represented true community participation. Despite the flawed recommendations by the GPAC, Sr. Planner Michael Walker reversed even their recommendations and issued a memo dismissing these GPAC recommendations for what had been tagged Foster Rd.

When you ran for City Council, you were helpful in sharing your knowledge and insights about the Ghisletta parcels and the entire annexation process during and immediately after the KNGG candidate forum. Nevertheless, and despite requests for clarification, residents in District 2, especially those of us in south Napa and Coventry Manor remained unclear about your position on development of the Gateway Parcels. We were aware of your unequivocal support for the

Greenbelt designation for Napa Oaks and Timber Hills in Browns Valley. It would logically follow for you to support Greenbelt for the Gateway parcels too.

But, as you assumed your position on the City Council, and the General Plan 2040 came before your body for preliminary review, it was you who offered the suggestion for a Master Plan that would usher in the necessary re-zoning, annexation and up-zoning thus ensuring the proposed Foster Road Mixed Use Corridor development of the Gateway Parcels.

As an experienced expert in Land Use and Urban Planning, you are uniquely aware of the entire lengthly process, the necessary predicates and how best to seamlessly move this annexation, up-zoning and development forward. Annexation has been key to achieving your unstated goals. For years you have professionally advocated for a Master Plan knowing full well how instrumental it is to the successful annexation process of the entire area.

Following your direction in Spring, 2022, City Planning staff renamed the entire area the “Foster Rd. Mixed Use” designation and created detailed goals and policies for the land’s eventual annexation and development - a roadmap if you will for development. This was perplexing as you well know, opposition to this up-zoning, annexation and development has been fierce for more than fifteen years and remains increasingly so. You had failed to reach out or meet with the communities known to be opposed to re-zoning as represented in the proposed draft General Plan Napa 2040 during the maturation of this process. It was as if most of Southwest Napa was not part of your district - with only Napa Oaks and the Ghisletta Family Trust and attorney Kevin Teague registering on your radar screen.

It was as if you had turned a deaf ear to your own district that you were elected to represent. Apparently, it also did not register as to how galvanizing these actions were to these communities - feeling as if our suggestions and ideas were not only patronized but continually being discounted and dismissed throughout the entirety of this draft General Plan Napa 2040 process. This flew in the face of the realities that plagued this draft General Plan - that it was replete with factual inaccuracies and misleading half-truths that remained inexplicably hidden until 09.01.2022.

We ask that the City choose not to move forward with this misguided proposal from the Planning Division for the Foster Road Mixed Use. To do so would render an irrevocable decision based on factual inaccuracies and crucial uncertainties. It would ignore the will of the people, the broad spectrum of high-risks associated with these parcels, and inscribe disavowed social practices with the proposed change in zoning for these parcels in the “Foster Rd. Mixed Use” designation. As professionals, we realize that the SOI is a recommendation - not a decision set in stone. It is one subject to the varying influences of time and conditions. It is not a hard and fast rule. The Planning Commissioners who voted to change the land use to Greenbelt all noted how time and new information has influenced their decision to reverse course. But the City Planning staff, commissioner Hurtado, and some council members continue to reference this as if it if it’s written in stone. This is purposefully misguided and simply inaccurate.

Commissioners Massaro, Heuther, Kelley and Shotwell all realized there isn’t a project under review, but that the Goals and Policies of the “Foster Rd. Mixed Use” designation lay the foundation for ushering in just such a project. It is impossible not to discuss one without the other. As you know, Napa Oaks and Timber Hill are all parcels with very similar site constraints where previous housing was slated. Neither serve the City as its Gateway. There is no need for

a different set of standards being applied for the proposed “Foster Rd Mixed Use Corridor” than to those parcels making up Napa Oaks or Timber Hill.

Housing Needs, Affordable and Otherwise

Despite numerous attempts by citizens at securing accurate housing numbers, Michael Walker explained to the Napa Planning Commissioners that the Foster Rd. Mixed Use corridor would not be necessary in order to reach the tier 1 RHNA numbers for housing.

This news was welcome relief to those Commissioners who were attempting to make an informed decision about adopting the General Plan. For the public, this information was also welcome. A number of citizens have been requesting updated numbers on accurate housing forecasts and infill housing locations. We have also been advocating for developing the corridors on Jefferson, Soscal and Trancas for housing and mixed use, but these housing numbers were never forthcoming, often shifting and nearly always inaccurate and questionable. The number of potential housing units envisioned along the major boulevard and corridors of Jefferson, Soscal and Trancas remains woefully underestimated.

CEQA

I had written Planning staff with comments to the DEIR and RDEIR that they lacked mitigation measures and alternatives in the areas of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues relative to the Foster Rd. Mixed Use Corridor. There are a number of mitigation measures to be taken. The City states these mitigation measures are unavoidable and there are no acceptable alternatives. This is inaccurate and frankly makes a mockery of the this entire process. Nevertheless, my concerns and comments were dismissed by Michael Walker.

Our proposal to mitigate the effects of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues is simple and direct. If the city postponed indefinitely any possibility of annexation of these parcels that make up the “Foster Rd Mixed Use Corridor” (adopting Greenbelt instead) and are **required** by the City Council/Planning Commission to first develop the identified focus areas of(Jefferson, Soscol, Lincoln and Trancas), this would definitely mitigate Greenhouse Gas Emissions/AQ and the effects of Global Warming. Therefore, the Napa Planning Commission agreed that densifying the city was a mitigation measure in recommending to you to change the “Foster Rd. Mixed Use” corridor to “Greenbelt”.

As you well know, it’s infinitely preferable to densify an already urbanized area to keep transportation demands concentrated and deter automobile usage. To provide the mix of housing needs along these corridors FIRST, revitalizes these corridors and neighborhoods. Many of these shopping centers are truly fallow and businesses failing. Developers/owners could be incentivized using state and federal funding to create vibrant mixed use corridors. Such an alternative plan would not be adding more cars, air, noise, and light pollution to the edges of the city. Rather it would rightly focus the housing in already urban areas, not create sprawl and a dystopian environment at the rural urban interface.

I appeal to you as our elected representative for Napa and district 2 to exhaust all other alternative viable land and development locations prior to changing the zoning, annexing and developing one of the last vestiges of the Agricultural land at the edge of the city. The City’s plan

only paves the way for leap-frog development, over-development and sprawl. This has been a key issue for Napans since 1968.

I also advocate to you as City Council member to change the language of the draft General Plan Napa 2040 to specify and require a priority to advance development first in already urbanized corridors within the city proper to produce the number of RHNA units anticipated in order to reduce sprawl. In so doing, this will reduce the particulate matter, greenhouse gas emissions and maintain air quality. Without question, developing the existing main corridors and focus areas will provide more of the much-needed housing stock options, revitalizing the city neighborhoods and supporting new and existing businesses.

Thank you very much for your service to Napa and I look forward to your responses to the issues outlined in my letter. Given that you represent District 2, we appeal to you to support the General Plan 2040 WITH the recommended language changes put forth by the Planning Commission and preserve the Gateway to Napa and the city we all love.

All Best,

Katherine Lambert, AIA, IIDA

Dear Council Member Alessio,

I write in regard to the City Council's upcoming critical vote regarding the proposed draft General Plan Napa 2040 and the DEIR. As our District 1 Representative to the City Council our specific concerns focus upon the recommendation by the Napa Planning Commission that the Designation for your suggested re-zoning to the " Foster Rd. Mixed Use Corridor " delineated in the General Plan be changed to a re-zoning of Greenbelt for the Gateway Parcels - aka as the Ghisletta Parcels, the NVHA and the Wilcoxson Parcel. As you may assume, I fully support the Planning Commissions recommendation for this crucial change and encourage you to vote to adopt the General Plan 2040 with the changes for Greenbelt as recommended by the Napa Planning Commission.

As you might recall, you listened to our KNGG presentation about the Gateway Parcels at a Napa Housing Coalition meeting earlier this year. I am part of a community spreading throughout the City of Napa that has become increasingly knowledgable, engaged and committed in our advocacy for keeping the Gateway Parcels zoned as either AGW or Greenbelt. As such, there are a significant number of concerned citizens and organizations who are NOT in support of the City's "Foster Rd. Mixed Use" designation outlined in the proposed draft Napa General Plan 2040. We are all appreciative to the Planning Commission for recommending this change to Greenbelt.

During the GPAC process numerous Napan's initiated a discussion of a Greenbelt designation for the Gateway Parcels similar to TimberHill and the Napa Oaks- these parcels all share the same high-risk site conditions making them unsuitable for housing. In part, our advocacy for Greenbelt was due to the relatively scant amenities offered to residents of Southwest Napa - in your district 2. There are limited (if any) parks. Point in fact, the site conditions of Alden Park (in your own neighborhood of Brown's Valley) is almost a mirror image of the site conditions of the Gateway Parcels, i.e. the West Napa Fault runs directly through both parcels.) Throughout this process and in good faith, we offered alternative visions that offered horse and bike trails, parks, and community activities at the Gateway as both welcoming and necessary.

Responses to our community voices were mixed but frequently met with a response noted by appointed GPAC Chair and developer Chuck Shinaman, that the Ghisletta parcels WILL be developed - that these parcels have been in the plan for development for 50 years….it's a done deal. Contrary to representations, the GPAC did not share a unified position on the Gateway parcels, with a number of GPAC members advocating for Greenbelt along with the community.

GPAC recommendations were compromised, selective and managed. They failed to meet standards that represented true community participation. Despite the flawed recommendations by the GPAC, Sr. Planner Michael Walker reversed even their recommendations and issued a memo dismissing these GPAC recommendations for what had been tagged Foster Rd.

Following City Council's direction (primarily proposed by Beth Painter) in Spring, 2022, City Planning staff renamed the entire area the "Foster Rd. Mixed Use" designation and created detailed goals and policies for the land's eventual annexation and development - a roadmap, if you will for development. This was perplexing as you well know, opposition to this up-zoning, annexation and development has been fierce for more than fifteen years and remains increasingly so. It was as if the City Council had turned a deaf ear to Napa citizens. Apparently, it also did not register as to how galvanizing these actions were to these communities - feeling as if our suggestions and ideas were not only patronized but continually being discounted and dismissed throughout the entirety of this draft General Plan Napa 2040 process. This

flew in the face of the realities that plagued this draft General Plan - that it was replete with factual inaccuracies and misleading half-truths that remained inexplicably hidden until 09.01.2022.

We ask that the City choose not to move forward with this misguided proposal from the Planning Division for the Foster Road Mixed Use. To do so would render an irrevocable decision based on factual inaccuracies and crucial uncertainties. It would ignore the will of the people, the broad spectrum of high-risks associated with these parcels, and inscribe disavowed social practices with the proposed change in zoning for these parcels in the “Foster Rd. Mixed Use” designation. As professionals, we realize that the SOI is a recommendation - not a decision set in stone. It is one subject to the varying influences of time and conditions. It is not a hard and fast rule. The Planning Commissioners who voted to change the land use to Greenbelt all noted how time and new information has influenced their decision to reverse course. But the City Planning staff, one commissioner, and some council members continue to reference this as if it’s written in stone. This is purposefully misguided and simply inaccurate.

Commissioners Massaro, Heuther, Kelley and Shotwell all realized there isn’t a project under review, but that the Goals and Policies of the “Foster Rd. Mixed Use” designation lay the foundation for ushering in just such a project. It is impossible not to discuss one without the other. As you know, Napa Oaks and Timber Hill are all parcels with very similar site constraints where previous housing was slated. Neither serve the City as its Gateway. There is no need for a different set of standards being applied for the proposed “Foster Rd Mixed Use Corridor” than to those parcels making up Napa Oaks or Timber Hill.

Housing Needs, Affordable and Otherwise

Despite numerous attempts by citizens at securing accurate housing numbers, Michael Walker explained to the Napa Planning Commissioners that the Foster Rd. Mixed Use corridor would not be necessary in order to reach the tier 1 RHNA numbers for housing.

This news was welcome relief to those commissioners who were attempting to make an informed decision about adopting the General Plan. For the public, this information was also welcome. A number of citizens have been requesting updated numbers on accurate housing forecasts and infill housing locations. We have been advocating for developing the “Focus Area” corridors on Jefferson, Soscal and Trancas for housing and mixed use, but these numbers were never forthcoming, often shifting and nearly always inaccurate and questioned. The number of potential housing units envisioned along the major boulevard and corridors of Jefferson, Soscal and Trancas remains woefully underestimated.

CEQA

I had written Planning staff with comments to the DEIR and RDEIR that they lacked mitigation measures and alternatives in the areas of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues relative to the Foster Rd. Mixed Use Corridor. There are a number of mitigation measures to be taken. The City states these mitigation measures are unavoidable and there are no acceptable alternatives. This is inaccurate and makes a mockery of the this entire process. Nevertheless, my concerns and comments were dismissed by Michael Walker.

Our proposal to mitigate the effects of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues is simple and direct. If the city postponed indefinitely any possibility of annexation of these parcels that make up the “Foster Rd Mixed Use Corridor” (adopting Greenbelt instead) and are **required** by the City Council/Planning Commission to first develop the identified focus areas of(Jefferson, Soscol, Lincoln and Trancas), this would definitely mitigate Greenhouse Gas Emissions/AQ and the effects of Global Warming. Therefore, the Napa Planning Commission agreed that densifying the city was a mitigation measure by recommending to you to change the “Foster Rd. Mixed Use” corridor to “Greenbelt”.

As you well know, it's infinitely preferable to densify an already urbanized area to keep transportation demands concentrated and deter automobile usage. To provide the mix of housing needs along these corridors revitalizes communities and businesses, and is regenerative to neighborhoods. Many of these existing shopping centers are truly fallow and businesses struggling. Developers/Owners could be incentivized using state and federal funding to create vibrant mixed use corridors. Such an alternative plan would not be adding more cars, air, noise, and light pollution to the edges of the city. Rather it would rightly focus the housing in already urban areas, not create sprawl and a dystopian environment at the rural urban interface.

I appeal to you as our elected representative for Napa and district 1 to exhaust all other alternative viable land and development locations prior to changing the zoning, annexing and developing one of the last vestiges of the Agricultural land at the edge of the city. The City's plan only paves the way for leap-frog development, over-development and sprawl. This has been a key issue for Napans since 1968.

I also advocate to you as a City Council member to change the language of the draft General Plan Napa 2040 to specify and require a priority to advance development first in already urbanized corridors within the city proper to produce the number of RHNA units anticipated in order to reduce sprawl. In so doing, this will reduce the particulate matter, greenhouse gas emissions and maintain air quality. Without question, developing the existing main corridors and focus areas will provide more of the much-needed housing stock options, revitalizing the city neighborhoods and supporting new and existing businesses.

Thank you very much for your service to Napa and I look forward to your responses to the issues outlined in my letter. Given that you represent District 1, we appeal to you to support the General Plan 2040 with the recommended language changes put forth to you by the Napa Planning Commission and preserve the Gateway to Napa - the city we all love.

All Best,

Katherine Lambert, AIA, IIDA

Dear Council Member Narvaez,

I write in regard to the City Council's upcoming critical vote regarding the proposed draft General Plan Napa 2040 and the DEIR. As our District 4 Representative to the City Council our specific concerns focus upon the recommendation by the Napa Planning Commission that the Designation for your suggested re-zoning to the " Foster Rd. Mixed Use Corridor " delineated in the General Plan be changed to a re-zoning of Greenbelt for the Gateway Parcels - aka as the Ghisletta Parcels, the NVHA and the Wilcoxson Parcel. As you may assume, I fully support the Planning Commissions recommendation for this crucial change and encourage you to vote to adopt the General Plan 2040 with the changes for Greenbelt as recommended by the Napa Planning Commission.

I know about your support for housing on these parcels. Respectfully, housing on these Foster Rd. parcels is not the answer to Napa's housing needs. I am part of a community spreading throughout the City of Napa that has become increasingly knowledgable, engaged and committed in our advocacy for keeping the Gateway Parcels zoned as either AGW or Greenbelt. As such there are a significant number of concerned citizens and organizations who are NOT in support of the City's "Foster Rd. Mixed Use" designation outlined in the proposed draft Napa General Plan 2040. We are all appreciative to the Planning Commission for recommending to you this change to Greenbelt.

During the GPAC process numerous Napan's initiated a discussion of a Greenbelt designation for the Gateway Parcels similar to TimberHill and the Napa Oaks- these parcels all share the same high-risk site conditions making them unsuitable for housing. In part, our advocacy for Greenbelt was due to the relatively scant amenities offered to residents of Southwest Napa - in your district 2. There are limited (if any) parks. Point in fact, the site conditions of Alden Park is almost a mirror image of the site conditions of the Gateway Parcels, i.e. the West Napa Fault runs directly through both parcels. Throughout this process and in good faith, we offered alternative visions that offered horse and bike trails, parks, and community activities at the Gateway as both welcoming and necessary.

Responses to our community voices were mixed but frequently met with a response noted by appointed GPAC Chair and developer Chuck Shinaman, that the Ghisletta parcels WILL be developed - that these parcels have been in the plan for development for 50 years….it's a done deal. Contrary to representations, the GPAC did not share a unified position on the Gateway parcels, with a number of GPAC members advocating for Greenbelt along with the community.

GPAC recommendations were compromised, selective and managed. They failed to meet standards that represented true community participation. Despite the flawed recommendations by the GPAC, Sr. Planner Michael Walker reversed even their recommendations and issued a memo dismissing these GPAC recommendations for what had been tagged Foster Rd.

Following City Council's direction (primarily proposed by Beth Painter) in Spring, 2022, City Planning staff renamed the entire area the "Foster Rd. Mixed Use" designation and created detailed goals and policies for the land's eventual annexation and development - a roadmap, if you will for a detailed master plan for its development. This was perplexing as you well know,

opposition to this up-zoning, annexation and development has been fierce for more than fifteen years and remains increasingly so. It was as if the City Council had turned a deaf ear to many Napa citizens - in favor to just a few. Apparently, it also did not register as to how galvanizing these actions were to our communities - feeling as if our suggestions and ideas were not only patronized but continually being discounted and dismissed throughout the entirety of this draft General Plan Napa 2040 process. This flew in the face of the realities that plagued this draft General Plan - that it was replete with factual inaccuracies and misleading half-truths that remained inexplicably hidden until 09.01.2022.

We ask that the City Council choose not to move forward with this misguided proposal from the Planning Division for the Foster Road Mixed Use. To do so would render an irrevocable decision based on factual inaccuracies and crucial uncertainties. It would ignore the will of the people, the broad spectrum of high-risks associated with these parcels, and inscribe disavowed social practices with the proposed change in zoning for these parcels in the “Foster Rd. Mixed Use” designation. As professionals, we realize that the SOI is a recommendation - not a decision set in stone. It is one subject to the varying influences of time and conditions. It is not a hard and fast rule. The Planning Commissioners who voted to change the land use to Greenbelt all noted how time and new information has influenced their decision to reverse course. I urge you also to take up the recommendation of the Napa Planning Commission.

Commissioners Massaro, Heuther, Kelley and Shotwell all realized there isn’t a project under review, but that the Goals and Policies of the “Foster Rd. Mixed Use” designation lay the foundation for ushering in just such a project. It is impossible not to discuss one without the other. As you know, Napa Oaks and Timber Hill are all parcels with very similar site constraints where previous housing was slated. Neither serve the City as its Gateway. There is no need for a different set of standards being applied for the proposed “Foster Rd Mixed Use Corridor” than to those parcels making up Napa Oaks or Timber Hill.

Housing Needs, Affordable and Otherwise

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This news was welcome relief to those commissioners who were attempting to make an informed decision about adopting the General Plan. For the public, this information was also welcome. A number of citizens have been requesting updated numbers on accurate housing forecasts and infill housing locations. We have been advocating for developing the “Focus Area” corridors on Jefferson, Soscal and Trancas for housing and mixed use, but these numbers were never forthcoming, often shifting and nearly always inaccurate and questioned. The number of potential housing units envisioned along the major boulevard and corridors of Jefferson, Soscal and Trancas remains woefully underestimated.

CEQA

I had written City Planning staff with comments to the DEIR and RDEIR that they lacked mitigation measures and alternatives in the areas of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues relative to the Foster Rd. Mixed Use Corridor. There are a number of mitigation measures to be taken. The City states these mitigation

measures are unavoidable and there are no acceptable alternatives. This is inaccurate and untrue. Nevertheless, my concerns and comments were dismissed by Michael Walker.

Our proposal to mitigate the effects of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues is simple and direct. If the city postponed indefinitely any possibility of annexation of these parcels that make up the “Foster Rd Mixed Use Corridor” (adopting Greenbelt instead) and are **required** by the City Council/Planning Commission to first develop the identified focus areas of(Jefferson, Soscol, Lincoln and Trancas), this would definitely mitigate Greenhouse Gas Emissions/AQ and the effects of Global Warming. Therefore, the Napa Planning Commission agreed that densifying the city was a mitigation measure in recommending to you to change the “Foster Rd. Mixed Use” corridor to “Greenbelt”.

As you well know, it’s infinitely preferable to densify an already urbanized area to keep transportation demands concentrated and deter automobile usage. To provide the mix of housing needs along these corridors revitalizes communities and businesses, and is regenerative to neighborhoods. Many of these existing shopping centers are truly fallow and businesses struggling. Owners could be incentivized using state and federal funding to create vibrant mixed use corridors. Such an alternative plan would not be adding more cars, air, noise, and light pollution to the edges of the city. Rather it would rightly focus the housing in already urban areas, not create sprawl and a dystopian environment at the rural urban interface.

I appeal to you as our elected representative for Napa and district 4 to exhaust all other alternative viable land and development locations prior to changing the zoning, annexing and developing one of the last vestiges of the Agricultural land at the edge of the city. The City’s plan only paves the way for leap-frog development, over-development and sprawl. This has been a key issue for Napans since 1968.

I also advocate to you as City Council member to change the language of the draft General Plan Napa 2040 to specify and require a priority to advance development first in already urbanized corridors within the city proper to produce the number of RHNA units anticipated in order to reduce sprawl. In so doing, this will reduce the particulate matter, greenhouse gas emissions and maintain air quality. Without question, developing the existing main corridors and focus areas will provide more of the much-needed housing stock options, revitalizing the city neighborhoods and supporting new and existing businesses.

Thank you very much for your service to Napa and I look forward to your responses to the issues outlined in my letter. Given that you represent District 4, we appeal to you to support the General Plan 2040 with the recommended language changes put forth by the Planning Commission and preserve the Gateway to Napa and the city we all love. While the Ghisletta family supported your candidacy, please do not be influenced in voting for the development of these lands. Many others supported you candidacy as well, and we appeal to you to hear our concerns.

All best,

Katherine Lambert, AIA, IIDA

Dear Mayor Sedgley,

I write in regard to the City Council's upcoming critical vote regarding the proposed draft General Plan Napa 2040 and the DEIR. As our Mayor you have a crucial key vote in the future of our city, and I hope to influence your thinking about where housing development is needed and where it is not. I wish to impress upon you our specific concerns that focus upon the recommendation by the Napa Planning Commission that the Designation for the suggested re-zoning to the " Foster Rd. Mixed Use Corridor " delineated in the General Plan be changed to a re-zoning of Greenbelt for the Gateway Parcels - aka as the Ghisletta Parcels, the NVHA and the Wilcoxson Parcel. As you may assume, I fully support the Planning Commissions recommendation for this crucial change and encourage you to vote to adopt the General Plan 2040 with the changes for Greenbelt as recommended by the Napa Planning Commission.

I know about your support for housing, I remember your comments during the City Council meeting earlier this year. Respectfully, housing on these Foster Rd. parcels is not the answer to Napa's housing needs. I am part of a community spreading throughout the City of Napa that has become increasingly knowledgable, engaged and committed in our advocacy for keeping the Gateway Parcels zoned as either AGW or Greenbelt. As such there are a significant number of concerned citizens and organizations who are NOT in support of the City's "Foster Rd. Mixed Use" designation outlined in the proposed draft Napa General Plan 2040. We are all appreciative to the Planning Commission for recommending to you this change to Greenbelt. Please accept their recommendations, because it is critical to the future of our city.

During the GPAC process numerous Napan's initiated a discussion of a Greenbelt designation for the Gateway Parcels similar to TimberHill and the Napa Oaks- these parcels all share the same high-risk site conditions making them unsuitable for housing. In part, our advocacy for Greenbelt was due to the relatively scant amenities offered to residents of Southwest Napa - in your district 2. There are limited (if any) parks. Point in fact, the site conditions of Alden Park is almost a mirror image of the site conditions of the Gateway Parcels, i.e. the West Napa Fault runs directly through both parcels. Throughout this process and in good faith, we offered alternative visions that offered horse and bike trails, parks, and community activities at the Gateway as both welcoming and necessary.

Responses to our community voices were mixed but frequently met with a response noted by yourself as well as by appointed GPAC Chair and developer Chuck Shinaman, that the Ghisletta parcels WILL be developed - that these parcels have been in the plan for development for 50 years….it's a done deal. Contrary to representations, the GPAC did not share a unified position on the Gateway parcels, with a number of GPAC members advocating for Greenbelt along with the community.

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Following City Council's direction in Spring, 2022, City Planning staff renamed the entire area the "Foster Rd. Mixed Use" designation and created detailed goals and policies for the land's eventual annexation and development - a roadmap, if you will for development via a Masterplan

for the area. This was perplexing as you well know, opposition to this up-zoning, annexation and development has been fierce for more than fifteen years and remains increasingly so. It was as if the City Council had turned a deaf ear to many Napa citizens, in favor of just a few. Apparently, it also did not register as to how galvanizing these actions were to our communities - feeling as if our suggestions and ideas were not only patronized but continually being discounted and dismissed throughout the entirety of this draft General Plan Napa 2040 process. This flew in the face of the realities that plagued this draft General Plan - that it was replete with factual inaccuracies and misleading half-truths that remained inexplicably hidden until 09.01.2022.

We ask that the City Council choose not to move forward with this misguided proposal from the Planning Division for the Foster Road Mixed Use corridor. To do so would render an irrevocable decision based on factual inaccuracies and crucial uncertainties. It would ignore the will of the people, the broad spectrum of high-risks associated with these parcels, and inscribe disavowed social practices with the proposed change in zoning for these parcels in the “Foster Rd. Mixed Use” designation. As professionals, we realize that the SOI is a recommendation - not a decision set in stone. It is one subject to the varying influences of time and conditions. It is not a hard and fast rule. The Planning Commissioners who voted to change the land use to Greenbelt all noted how time and new information has influenced their decision to reverse course. I urge you also to take up the recommendation of the Napa Planning Commission.

Commissioners Massaro, Heuther, Kelley and Shotwell all realized there isn’t a project under review, but that the Goals and Policies of the “Foster Rd. Mixed Use” designation lay the foundation for ushering in just such a project. It is impossible not to discuss one without the other. As you know, Napa Oaks and Timber Hill are all parcels with very similar site constraints where previous housing was slated. Neither serve the City as its Gateway. There is no need for a different set of standards being applied for the proposed “Foster Rd Mixed Use Corridor” than to those parcels making up Napa Oaks or Timber Hill.

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I had written City Planning staff with comments to the DEIR and RDEIR that they lacked mitigation measures and alternatives in the areas of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues relative to the Foster Rd. Mixed Use Corridor. There are a number of mitigation measures to be taken. The City states these mitigation

measures are unavoidable and there are no acceptable alternatives. This is inaccurate and untrue. Nevertheless, my concerns and comments were dismissed by Michael Walker.

Our proposal to mitigate the effects of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues is simple and direct. If the city postponed indefinitely any possibility of annexation of these parcels that make up the “Foster Rd Mixed Use Corridor” (adopting Greenbelt instead) and are **required** by the City Council/Planning Commission to first develop the identified focus areas of(Jefferson, Soscol, Lincoln and Trancas), this would definitely mitigate Greenhouse Gas Emissions/AQ and the effects of Global Warming. Therefore, the Napa Planning Commission agreed that densifying the city was a mitigation measure in recommending to you to change the “Foster Rd. Mixed Use” corridor to “Greenbelt”.

As you well know, it’s infinitely preferable to densify an already urbanized area to keep transportation demands concentrated and deter automobile usage. To provide the mix of housing needs along these corridors revitalizes communities and businesses, and is regenerative to neighborhoods. Many of these existing shopping centers are truly fallow and businesses struggling. Owners could be incentivized using state and federal funding to create vibrant mixed use corridors. Such an alternative plan would not be adding more cars, air, noise, and light pollution to the edges of the city. Rather it would rightly focus the housing in already urban areas, not create sprawl and a dystopian environment at the rural urban interface.

I appeal to you as our elected Mayor of Napa to exhaust all other alternative viable land and development locations prior to changing the zoning, annexing and developing one of the last vestiges of the Agricultural land at the edge of the city. The City’s plan only paves the way for leap-frog development, over-development and sprawl. This has been a key issue for Napans since 1968.

I also advocate to you as Mayor to change the language of the draft General Plan Napa 2040 to specify and require a priority to advance development first in already urbanized corridors within the city proper to produce the number of RHNA units anticipated in order to reduce sprawl. In so doing, this will reduce the particulate matter, greenhouse gas emissions and maintain air quality. Without question, developing the existing main corridors and focus areas will provide more of the much-needed housing stock options, revitalizing the city neighborhoods and supporting new and existing businesses.

Thank you very much for your service to Napa Mayor Sedgley and I look forward to your responses to the issues outlined in my letter. I appeal to you to support the General Plan 2040 WITH the recommended language changes put forth by the Planning Commission and preserve the Gateway to Napa and the city we all love.

While I cannot attend the upcoming meeting on Sept. 20th a number of our community members will be there to share their thoughts on this important decision before you.

All best,

Katherine Lambert, AIA, IIDA

From: Glenn Loveall [redacted]
Date: 9/13/22 3:53 PM (GMT-08:00)
To:
Subject: Napa Working Families Coalition - Tomorrow/Wednesday, 9/14 at 10 AM on Zoom

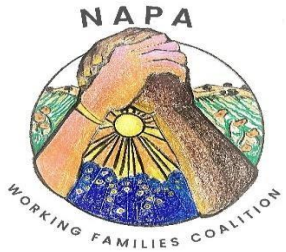
Good afternoon everyone,

The Napa Working Families Coalition will assemble tomorrow at 10 AM on Zoom. Our primary updates will entail our continued efforts to influence the Napa General Plan in the direction of sustainable, equitable, pro-worker growth. Primarily, we will be preparing to mobilize to speak with the Napa City Council meeting next Tuesday, 9/20. **Please see the attached agenda and memo regarding these updates.**

Napa Working Families Coalition
Tomorrow/Wednesday 9/14, 10 AM on Zoom https://us02web.zoom.us/j/85866937233 Meeting ID: 858 6693 7233 One tap mobile +16699009128,,85866937233# US (San Jose) +13462487799,,85866937233# US (Houston) Dial by your location +1 669 900 9128 US (San Jose) +1 346 248 7799 US (Houston) +1 253 215 8782 US (Tacoma) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) Meeting ID: 858 6693 7233 Find your local number: https://us02web.zoom.us/u/kb4rQAhQsU

Thank you!

Glenn Loveall
Special Projects Coordinator
Napa-Solano Central Labor Council (AFL-CIO)
[redacted]
[redacted]
https://napasolanoclc.org/



Napa Working Families Coalition
City of Napa – General Plan

We are writing as members of the Napa Community Benefits Coalition, which is a project of the Napa Working Families Coalition. This Coalition is a combination of labor, environmental, housing, and other community groups active across the City and County of Napa. We agree with the vision expressed in the plan of making Napa a great place to live, work and play. We also agree with the goals of reducing Napa's climate emissions and creating more quality jobs.

The picture the plan needs to paint is fundamentally a puzzle, made up of a lot of little parts that all need to be carefully shaped to fit together. For example, new affordable housing can be a climate solution if it is built in the right place to high performance green building standards. If the construction is done with high road contracting standards, it can be a source of quality jobs too. Co-locating childcare services with affordable housing, when practical, is a best practice that can add an additional layer of benefits. Attending to this sort of detail is what we do.

Our mission is to improve the quality of life of our community by building public support, through collaborative partnerships, for projects and policies that help make our communities inclusive, sustainable, and economically vibrant with quality jobs, services, and housing for all.

To that end, we offer our commentary on how the general plan draft could be improved to meet our community's myriad needs.

Climate Change and Sustainability

We appreciate the changes in the redlined copy addressing our comments on short lived climate pollutants and also revisions limiting new fossil fuel stations and promoting zero emission vehicles.

Economic Development

The General Plan Economic Development Element should have policies aimed at increasing the number of high quality jobs available in Napa, with a special emphasis on providing enhanced economic mobility for targeted populations including women, minorities, residents of low income communities, the formerly incarcerated and veterans.

We recommend the following changes in bolded text each with a parenthetic note indicating an addition or deletion:

10.3 Economic Development Strategies

Workforce Development and Equity:

“there is a gap in workers supporting manufacturing, professional and technical services, healthcare, **(ADD) childcare, construction**, and management professionals. (**DELETE) as compared to the region**. ”

(ADD) Childcare: **After housing, childcare is the largest expenditure for families with small children. Early care and after school care are required in order for a parent to work outside the home. There is 1 (one) licensed childcare spot for every 4 children who need care in Napa.**

(ADD) Construction: The shortage of skilled construction workers in Napa reflects a pattern found throughout the region and presents a constraint on the potential of every other sector that relies on construction to support growth.

10.4 Economic Development Element Goals and Policies

ADD a goal to “Maintain and grow the number of childcare facilities, programs and trained providers to ensure quality childcare for every family in need of this service.”

GOAL ED-2: “Promote training, education and labor support programs that enhance the quality of the city’s workforce and support more equitable economic opportunities.”

ED 2.1: …”Strengthen partnerships with and among local institutions such as NVC, Culinary Institutes of American WANB, the Small Business Development Center, **(ADD) Napa Solano Labor Council, Napa Solano Building Trades Council** and other countywide, regional and local organizations for workforce development, especially in local production, manufacturing, information technology, healthcare, **(ADD) childcare, construction**, and culinary arts, with an emphasis on outreach to Hispanic and Latinx communities.”

ED 2-5 Continue and expand local-hire initiatives, training, apprenticeships, and partnerships with employers, WANB, NVC, **(ADD) Napa Solano Labor Council, Napa Solano Building Trades Council** and others to develop a job pipeline in targeted and growth industry sectors in Napa.

(ADD) ED 2 –7 Work with the Building Trades to research and discuss a Project Labor Agreement for publicly funded construction projects. Include a local and targeted hire requirement in the agreement with an emphasis on women, minorities, residents of low-income communities, the formerly incarcerated and veterans.

(ADD) ED 2- 8 Research and discuss the use of best practices in workforce development for construction, including the use of apprentices and provision of employer paid health care for work on privately financed construction projects greater than 50,000 square feet of building area.

(ADD) ED 2 – 9 Create an incentive program for new hospitality development to employ card check neutrality.

(ADD) 2 – 10 All Cannabis businesses with 10 or more employees, seeking or holding a license, are required to have a signed Labor Peace agreement with a bona fide labor Union".

Public Health and Equity

There are two changes we would recommend here. One is to include explicit support for child care as a home based business in PHE 4 -2. This complements the goals and policies with respect to child care we are recommending in the Economic Development element. The other change we are recommending regards tenant protections in PHE 6 - 3. We were proud to have worked as a coalition to help publicize and promote efforts to limit evictions during the pandemic, and are convinced that ongoing effort to help protect tenants is essential. We agree with the notion expressed in PH 6 -3 that a just cause eviction ordinance would help, but would also like the city to work on developing an appropriate rent stabilization ordinance as a natural complement to just cause policies in order to protect against unexpected sudden large increases in rent.

PHE 4-2 Update the City's zoning regulations pertaining to home-based occupations (including cottage food **(ADD) and child care**) in residential areas to support complete neighborhoods and diverse communities that provide opportunities for micro-businesses and entrepreneurship, as well as recognize an increase in remote work. Also see Chapter 10: Economic Development for further discussion regarding equity and home-based occupations.

PHE 6-3 Develop and monitor indicators such as change in share of low-income households, average rent and sales price, supply of affordable units, and evictions and foreclosures within the City. Use this data to identify at-risk neighborhoods, and develop programs and resources to assist, including renter protections such as **(ADD) rent stabilization and** just cause eviction ordinances, within the limitations of City Charter Section 172.

Rent stabilization, if properly moderated by vacancy decontrol (allows market correction between tenants), new construction exemptions and some allowance for revenue growth can provide protections for renters against the extreme increases, while allowing the market to function smoothly.

9-13-2022

Good afternoon NWFC E-Board members,

We have strategic updates on the Napa General Plan in advance of tomorrow's Napa Working Families Coalition meeting.

First, I would like to thank everyone who managed to speak or have representatives of your organizations speak at the Planning Commission- we had a good presence there. Second, I want to thank everyone who participated in the Zoom meetings with several of the Planning Commissioners.

In the meeting, we got a good number of comments in favor of our language, several commissioners spoke in support, and City Staff are in the process of incorporating recommended language from Commissioners/the public. Tim and I met with several of the relevant City Staff to further discuss our language, and the staff will be releasing their latest edits/additions to the General Plan on Friday.

This is where we're at- the City Council is to review and work to adopt the finalized General Plan at its meeting next Tuesday 9/20, presumably 6:30 PM (their agenda is currently in development). **I recommend the following - 1) we attend the City Council meeting of 9/20 in force, turning out leaders and rank-and-file of all of our organizations so that we are the largest presence in the room, larger even that the local homeowners or neighborhood associations, which are engaged on usually just one particular issue; 2) We secure some meetings with City Councilmembers over the course of this week to overview our language; 3) We adapt our message accordingly once Staff releases its updated General Plan language on Friday (that's when we'll know how much of our language is in and ready for sign off and what we have to advocate for at the City Council meeting).**

The big action to get our vision of sustainable and equitable development into the General Plan is here, and we are ready to press forward.

Thank you,

Glenn Loveall
Special Projects Coordinator
Napa-Solano Central Labor Council (AFL-CIO)
[redacted]
https://napasolanoclc.org/

Napa Working Families Coalition
Wednesday, September 14th, 2022 at 10 AM

Join Zoom Meeting https://us02web.zoom.us/j/85866937233
Meeting ID: 858 6693 7233
One tap mobile +16699009128,,85866937233# US (San Jose),
+13462487799,,85866937233# US (Houston)

Chair – Jon Riley
First Vice Chair – Carol Whichard
Second Vice Chair – G. Anthony Phillips
Secretary – Chris Benz
Treasurer – Johanna O'Kelley
Outreach Chairs – Pablo Zatarain, John Gomez

Agenda

Mission Statement - To improve the quality of life of our community by building public support, through collaborative partnerships, for projects and policies that help make our communities inclusive, sustainable, and economically vibrant with quality jobs and housing for all.

- **Meeting called to order**
- **Introductions**
- **Guests**
- **New Business**
  - Solano Community Benefits Coalition – Fairfield General Plan, Next Meeting on Monday, 9/26 at 1 PM
  - Napa Community Benefits Coalition – Report from Tim Frank- Napa General Plan mobilization at Napa City Council (Tuesday 9/20), Next Meeting on Tuesday, 9/27 at 1 PM
- **Report of Organizations**
  - Business
  - Labor
  - Community
- **Agenda Items for Next Meeting**
  - This is an opportunity for you to identify items you would like to see on the next agenda.
- **Upcoming Events**
- **Adjournment**

The AFL-CIO and the Napa Solano Central Labor Council is committed to providing an environment free from discrimination and harassment. We ask all meeting participants to embrace our values of equity and equality and conduct themselves I all meetings consistent with those values. We have designated the President or the Executive Board Officer running the meeting as the first point of contact for anyone who thinks they have experienced discriminatory, harassing or otherwise unacceptable behavior, and we urge you to contact (him/her) in you have any concerns.

From: [redacted]
Subject: General Plan 2040 - Proposed Linda Vista Bridge
Date: September 14, 2022 at 10:46:58 AM PDT
To: <ssedgley@cityofnapa.org>, <lalessio@cityofnapa.org>, <bpainter@cityofnapa.org>, <mluros@cityofnapa.org>, <bnarvaez@cityofnapa.org>

[EXTERNAL]
Dear Mayor Sedgley and City of Napa Council Members,

I am a resident of Napa and live on the south side of the Napa Creek in Blane Meadows, the area where the Linda Vista Bridge has been proposed since 1966. I have attached a letter regarding my opposition to the Bridge and wanted to share that information with you prior to the City Council Meeting, September 20, 2022.

If you have any questions please reach out to me by phone or email. I plan on attending the meeting as well.

Thank you,

Margan Holloway
[redacted]

September 14, 2022

RE: Proposed Linda Vista Bridge over Napa Creek

Dear Mayor Sedgley and City of Napa Council Members,

I live in the Blane Meadows area on the south side of the Napa Creek where the Linda Vista Bridge has been proposed. This proposal has been in the General Plan since 1966 and has never moved forward. I urge you all to remove this idea from the Plan. I have been opposed to this since 2014 when it was introduced to the City Council. Four years later, in 2018, the City of Napa, Planning Division, presented a study that they conducted regarding the bridge with the goal of "ensuring the safe and efficient movement of people and goods". The findings were not favorable in many aspects of the study:

1. Proposed Street Cross Sections do not meet street alignment standards and is 20' narrower than the requirements resulting in sidewalks on one side only.
2. The streets do not align with Linda Vista Avenue.
3. Traffic will increase on both sides of the bridge; 2500 cars per day on Robinson and an additional cars 1200 on Linda Vista.
4. More than 54 trees will be removed.
5. Residents will lose land.

I have additional concerns:

- **Safety** – of children and adults and pets. There are four schools along the proposed route with a combined enrollment of over 1,200 children. Streets where children play ball, ride bikes and adults and pets walk daily. Additional cars will put everyone at greater risk.
- **Traffic increases** – moving 2500 cars per day along Robinson equates to 156.25 cars per hour in a 16-hour period which is **not** acceptable. Traffic will increase on Browns Valley Road in the South and on Linda Vista in the North and all connecting streets by those cars trying to avoid the gridlock.
- **Environment** – a bridge will displace countless species of plants and animals who call the creek their home; deer, racoons, fox, river otters, salmon, steelhead trout to name a few. The loss of more than 50 trees and the increased car exhaust and noise in the neighborhoods, adding to the carbon footprint.
- **Budget** – the city of Napa has far more important items to spend the millions on what the bridge will cost. At a time when affordable housing is at a critical low, the bridge is not needed.
- **Decreased property values and increased crime** – On both sides of Napa Creek.

Routing traffic from one neighborhood to another is not a solution to traffic circulation from one side of the city to another. That's what Highway 29 is for. When that General Plan item was included in 1966, the population of Napa was about 29,000. Today the population is over 79,000. Things change. A bridge serves only to ruin many neighborhoods and the quality of life for those residents and more importantly the safety of all.

I urge you, Mayor Sedgley and Council Members, to remove the proposed Linda Vista Bridge over the Napa Creek from the General Plan 2040.

Thank you for your continued work and commitment to preserving and promoting the unique quality of life that is Napa.

Sincerely,

Margan Holloway

Margan Holloway
[redacted]

From: Beth Painter <bpainter@cityofnapa.org>
Sent: Wednesday, September 14, 2022 5:34 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Fwd: Linda vista extension and bridge

Begin forwarded message:

From: Andrew Treweek [redacted]
Subject: Linda vista extension and bridge
Date: September 14, 2022 at 4:44:03 PM PDT
To: ssedgley@cityofnapa.org, lalessio@cityofnapa.org, bpainter@cityofnapa.org, mluoros@cityofnapa.org, bnarvaez@cityofnapa.org

[EXTERNAL]

Dear Council members;
I am writing in support of removing the Linda Vista extension and bridge from the General Plan as approved by the Planning Commission.
As a resident of the area I strongly oppose the bridge. It will greatly increase the traffic in a neighborhood that is not designed for this. The road after the Brown Creek bridge was not designed for sidewalks and is used for most residents as a pedestrian and biking route.
Thank you for you consideration.
Sincerely,
Andrew and Marguerite Treweek
[redacted]

From: Heather Croshaw [redacted]
Sent: Thursday, September 15, 2022 10:47 AM
To: Clerk <clerk@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Patricia Baring <pbaring@cityofnapa.org>
Subject: General Plan- Foster Road Mixed Use Corridor

[EXTERNAL]
To whom it may concern,
Annexing rural lands can only be a last resort. I request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate the Foster Road Mixed Use Corridor parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Best,
Heather Croshaw

From: David Dunlap [redacted]
Sent: Thursday, September 15, 2022 12:37 PM
To: Scott Sedgley <ssedgley@cityofnapa.org>
Cc: Emily Cosby [redacted]
Subject: Gateway Parcels

[EXTERNAL]

Dear City Council Members,

I was the foreman who worked to build the auxiliary building on the Ghisletta Property in 1979. The property should remain an agricultural property welcoming those who live here in Napa and those who come to visit the valley.

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel. There is is no reason to reiterate these reasons here as the City's archives bears witness to innumerable documents registering our concerns and opposition to this proposal.

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,

David W Dunlap
Retired General Contractor

From: Charles Shinnamon
To: Council Members; Clerk
Subject: General Plan - Council Hearing - September 20
Date: Friday, September 16, 2022 9:24:48 AM
Attachments: General Plan Comments - City Council hearing 9-20-2022.pdf
Comments on Draft General Plan - Joint Letter 3-26-2022.pdf

[EXTERNAL]

Mayor Sedgely and Councilmembers,

Enclosed are two letters from a group of GPAC members.

Thank you for your consideration,

Chuck

Charles W. Shinnamon, P.E.

[redacted]

"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

September 20, 2022

Napa City Council

Re: Draft General Plan and Draft EIR Via Email

Dear Mayor Sedgley and Council Members,

Enclosed is the March 26, 2022, letter that we, writing as individuals having served on the City's General Plan Advisory Committee (GPAC), sent to you and the Planning Commission for your joint study session. In that letter we made a number of recommendations for improvements to the draft General Plan based on our more than two years of work as members of the GPAC. We clearly noted that these were exclusively our personal comments and not the opinions of other GPAC members, or the GPAC as a whole. It is important to note that additional members of the GPAC may have supported adding their names to such a letter, but it was unclear whether the Brown Act would prohibit such action.

Throughout the 3-plus year process of developing a new General Plan for the City of Napa, you have heard from hundreds of interested residents, business owners, and local workers about the many challenges our community must face as we plan for the next 20 years. But one theme was clearly dominant - the need to quickly and equitably address our severe housing shortage while maintaining the quality of life and character of neighborhoods that make Napa such a desirable place to live and raise a family.

At public meetings of the GPAC, we heard numerous concerned residents speak about the reasons why Timberhill and Napa Oaks should be designated as "Green Belt" and thus limit future housing on the western hills. They provided us with substantial background information and research as to why those designations make sense. The GPAC unanimously agreed and recommended that those areas be designated as such; that continues to hold true in the current draft.

The GPAC also heard from residents concerned about the Foster Road corridor, who encouraged the GPAC to extend Green Belt designation to the Ghisletta and Horsemen's Association properties. While the GPAC was not unanimous in our recommendations for this area, a significant majority of the GPAC supported development of a detailed Master Plan / Specific Plan that would take into account all of the challenges associated with this site. For the better part of three years, this has been the direction of each iteration of draft General Plan language, and what we supported in our March 26th letter to you.

We were surprised by the Planning Commission's September 1st decision to reverse course and recommend to Council that this area be designated Green Belt. We agree with members of the public who rightly want to avoid anything like the walled community across the highway, yet this area remains a key opportunity site for a future neighborhood that can help meet our critical housing shortage. One consideration raised by Planning Commissioners, though, resonated strongly with us. We agree that this area, when developed, should contain a significant share of permanently deed-restricted affordable and workforce housing.

Future development of the Foster Road corridor must include accessible parkland in conjunction with the Snow School open space. Any plan needs to take into account the wetlands and drainages with appropriate setbacks near Golden Gate Drive; to account for the large buffer around the earthquake fault when it is accurately located by a well-qualified geologist; and to carefully incorporate the various slopes and knolls within a broader context worthy of Napa's southern gateway. Additionally, this future neighborhood must be planned with active transportation as a key mode of travel, with separated bike and pedestrian facilities along both Foster and Golden Gate Drive and mixed use retail to reduce the need for residents to travel long distances for basic necessities. In whatever way the lands are potentially designed and developed, they need to support a welcoming entrance to our city while also providing very real and tangible opportunities for housing needed by all elements of our community.

We continue to stand with the recommendations we made in our March 26th letter with the added comments related to future affordability.

Thank you for your consideration. We wish you well as you discuss and make the difficult decisions about the future of our community.

Respectfully submitted,

Danielle Barreca *Patrick Band* *Michelle Dahme* *Chuck Shinnamon* *Howard Siegel* *Ted Ward*

Danielle Barreca Patrick Band Michelle Dahme Chuck Shinnamon Howard Siegel Ted Ward

March 26, 2022

Napa City Council and Napa City Planning Commission

Re: Draft General Plan and Draft EIR Via Email

Dear Mayor Sedgely, Council Members, and Planning Commissioners,

We, the undersigned, had the honor of serving on the General Plan Advisory Committee and we offer the following as our personal comments regarding the Draft General Plan and Draft EIR. They are not intended to reflect the opinions or recommendations from anyone other than ourselves and are not the official position of the GPAC.

KEY OVERARCHING POINTS:

- The new General Plan needs to be both a living document as well as having planned flexibility built into it. These needs have been made clear to us with Covid and with the new reality of potential annual fires.
- Focus on climate change, sustainability, and resilience. All actions and policies in the General Plan and its implementation should emanate from this focus. The future of our local economy and community, as we know them, rely upon bold action in the next 5 years, and through the 20-year planning horizon of this Plan.
- Focus urban development within the existing RUL to continue to ensure the long-term viability of our agricultural lands and heritage.
- Focus first on locals and then on visitors. Although seemingly insignificant, juxtaposition and choice of words throughout the GP in the Vision & Guiding Principles (including but not limited to Guiding Principle #3), as well as numerous Goals, and Policies should always reflect that priority. We appreciate that the Draft GP includes these distinctions.
- Focus first on alternative transportation (bicycle, pedestrians and transit) connectivity throughout the City when transportation improvements, changes, and budgets are being planned and implemented. Our residents must be able to safely navigate around our community without having to drive in a car.
- Focus on the creation of a diverse array of new housing to meet the needs of all segments of our population, both current and future residents. We need new housing in every neighborhood in our City. Densities and heights will probably need to increase given the State's and ABAG's housing requirements. Good, thoughtful design needs to be expected and demanded, while streamlining permitting to expedite project approval and construction.
- For long-term balance and health of our community, ensure, through land use choices and policies, that many young families can continue to afford to live in Napa and, thusly, preserve a strong and viable public school system.

LAND USE COMMENTS (based on February 22, 2022 Draft and Land Use Map):

We are generally supportive of the Land Use designations shown on the Map and expand on various areas in the following.

- We applaud the continuation of the current GP's usage of "gross" acreage rather than "net" acreage.
- Neighborhood delineations. We applaud the continuation of these valuable designations, while also encouraging stronger language to expedite annexation of unincorporated "islands" to ensure that all of those in a given neighborhood benefit from the policies, programs, and improvements outlined in this Plan.
- Allowance, by right, of duplexes, triplexes, and quadplexes in existing single family neighborhoods. Clearly, new standards will need to be created that delineate minimum lot sizes, setbacks, allowed building sizes, etc. A number of other cities are already in the forefront of this effort. Clearly, this is a significant issue that needs more work and study. We urge the Commission and Council to adopt a Policy Statement that the City intends to explore such an effort as part of the GP Implementation Plan and/or the new Housing Element.
- **Ghisletta and Horsemen's Properties.** These properties have been within the City's RUL for almost forty years with an underlying housing designation for that entire period. We support the creation of a thoughtful Master Plan / Specific Plan that considers all of these lands, primarily for housing. Such a planning process should include consideration of best practices from other areas around the country. It needs to include consideration for the known earthquake fault, slopes, flooding and wetlands, water supply, visual and greenbelt issues, and neighbors' concerns. We also support inclusion of a separated Class I pedestrian and bike facility along Foster Road and possibly along Golden Gate Drive. It should be a "complete" neighborhood with trails, open space / park, and small neighborhood-serving retail.

  The Horsemen's Association property has, in our view, uniquely approved land usage in the County's unincorporated area. At such time as the larger area including Ghisletta and others is considered for formal annexation into the City, those existing legal uses outlined in Napa County approvals should continue to be appropriately maintained within the City's jurisdiction while the Horsemen continue to use the property. Such usage might create some "right-to-farm" challenges that should be addressed through the Master/Specific Plan process.
- **Big Ranch Road**. We agree with the Medium Density residential designation as proposed. Such a designation allows for detached and attached single family homes, which we need. We suggest, as well, that other vacant/underutilized parcels on the west side of Big Ranch Road from Trancas Street to the RUL on the north should have this same designation.

  As our land within the RUL is precious and needs to be used wisely, we strongly disagree with proposed LUCD 24-3, which would lower densities near this area's border. It is important to address "right to farm" concerns but we don't believe that feathering does much to resolve an issue that can better be addressed through other, more effective tools.
- **Focus Areas / Major Corridors**. We like the idea of repurposing older shopping centers for higher density mixed uses and are supportive of the proposed land use designations on these corridors. We especially support making these corridors safe and accessible for pedestrian and bicycle users, and with far greater tree canopy and shade to reduce the "urban heat island" effect. We also support the NVTA plan for Imola Avenue and, especially, the Mixed Use-High designation for the River Park Shopping Center. Similar plans should be prioritized, as outlined in the City's existing adopted Bicycle Plan.

  As your Monday study session is appropriately focused on the big picture, some or all of us will have further comments on these areas as they are studied in greater detail at the Planning Commission. One area needing more study is that of Floor Area Ratios (FAR's) in these Corridors. We think that the proposed FAR's may be too low especially as we are trying to achieve densities that are economically viable.

- **Downtown and its Periphery:** We applaud the inclusion of **LUCD 22-2** as it has become clear that the Downtown Specific Plan (DTSP) needs to be updated. These are some of our specific concerns related to Downtown and to the update of the DTSP:
    - As the 2012 DTSP doesn't appear to adequately address or create conditions for housing development, we are curious how a reliable estimate can be made for the number of housing units that might develop Downtown as outlined on Table 2-2.
    - We agree that more discussion needs to be had about the number of Downtown hotels; please see more discussion about hotels in a following section.

- **Oxbow District:** We applaud the inclusion of **LUCD 22-1** regarding the need for a separate land use update for the Oxbow District that would follow the Urban Land Institute recommendations. And, critically, the Napa River needs to remain as its heart.

- **Hotel Estimates**: We are deeply concerned about the amount of land ascribed for potential new hotels and the estimate of possible new rooms. We recognize that not all will be approved or built. Yet, over the life of the General Plan, including those rooms currently in the pipeline, the number of rooms in 2040 could be **two and a half (2 ½) times** the number in existence in January 2021 (as shown in Dyett & Bhatia's report to GPAC). As there is a large difference between the January 2021 D&B tabulations and those in the Draft General Plan, we suggest that there needs to be greater clarity in these numbers:
    - Existing (February 2022).
    - Approved, not built.
    - Approved under construction.
    - Applied for but not approved.

  Added to these concerns are the large number of below market housing units that would be needed to accommodate hotel employees. Hotels take up sites that are also prime multifamily sites. Building the hotels without housing further exacerbates the jobs/housing imbalance especially for affordable needs.

  We strongly suggest that we have reached the point at which it is time for a community conversation about the number of new hotels that should be developed. Have we reached the proverbial Zero-Sum game where newly-approved hotels simply take business and employees away from existing hotels? How does that help the City or anyone other than those who own the newly-built hotels?

- **"Ritz" Site** at First Street and Silverado Trail: This is currently shown in the Draft Plan as "Hospitality Commercial". The site was initially approved for hotel use in 2002 and subsequently in 2008. Although we have endured the Covid slowdown, there have been two strong economic cycles since these approvals were granted. It is pretty clear that the owners have no plans to move forward with a hotel. As such, we suggest that it have an alternate designation added, either "High Density Residential" or "Residential Mixed Use".

  We also believe that the "Ritz" site underscores the need to establish more stringent guidelines for issuance of extensions to project approvals. What may have been appropriate in 2002 or 2008 may not be appropriate today, or five years in the future. As our community develops and changes, the standards and requirements for previously approved, undeveloped projects may need to change as well.

- **"Public Serving" Lands**: Pg 2-12/13 in the Draft General Plan suggests that public serving properties, if converted, might be used for residential or residential mixed-use with densities in keeping with the surrounding areas as those are reflected in the Draft General Plan. We like this but we also see a missed opportunity. We suggest that these sites be given either an underlying "Medium Density" or "High Density" residential designation or a "Residential Mixed-Use" designation. With the Housing Element

update literally just around the corner, there is going to be a strong effort to find sites for housing that is affordable, especially sites with higher densities.

We are thinking especially of Harvest Middle School, the City Corporation Yard on Lincoln, the Caltrans Yard on Jefferson, and Justin Siena High School, among others. We are also surprised to see no discussion of the planned 700+ bed student housing project at Napa Valley College. Although outside the direct jurisdiction of the City, such a project would undoubtedly have ripple effects into several of our local neighborhoods.

- **Light Industrial Lands**: We need to ensure that there are sufficient lands with Light Industrial designations in various parts of the City to serve our current and future needs. One area of particular concern is the potential shift from Light Industrial to Hospitality Commercial in the Jordan Lane area. Let's not force existing important uses into being legally non-conforming.

- **Soscol Avenue, Auto Row, and City Entry**: What is the future of car dealerships? Are there only showrooms in our future? How do we make Auto Row more attractive as one of our entry points to Napa? How does the Draft Land Use Plan conform to the adopted "Soscol Corridor/Downtown Riverfront Development & Design Guidelines"? We see that these Guidelines finally show up in LUCD 18-1 but they need to be more prominently used and referenced. Is our new southern "entry" to Napa near Napa Pipe?

  As we think that the world of auto sales may change dramatically over the life of the General Plan, if not much sooner, we suggest that the Auto Row "General Commercial" designation have an underlying "Mixed Use" designation such that we allow for future higher density housing along one of our primary entries to Napa.

- **Long Term Infrastructure Planning**. Although difficult to contemplate as we debate land use for the coming twenty years, we think that it is important to at least think about how we plan for infrastructure beyond that time horizon. When roads, water and sewer lines, power systems, etc, are planned, there needs to be some Commission and Council guidance to staff over the coming years**.** This issue is not something that necessarily needs to be addressed now but it is something that needs to be kept in our thinking.

GOALS AND POLICIES:

As we all review the "Goals and Policies" sections of the Draft GP, we need to fully acknowledge that language and choice of words is vitally important. There are huge differences between "promote" and "create" or between "should" and "ensure or will". We especially need to set stretch goals and policies, particularly related to Climate Change and Sustainability and to how we get around in our fair city. Prioritizing connectivity and safety for pedestrians and cyclists should be at the forefront of issues related to our infrastructure. These feed right into the Climate Change and Sustainability sections.

We broadly agree with the comments made by the individuals and organizations at the March 17th Planning Commission meeting, who called for greater specificity and language changes within the Goals and Policies sections of the Climate Change & Sustainability and Transportation elements. We believe that a General Plan can and must provide sufficiently specific language to ensure that City staff have appropriate direction to implement the Plan, and that residents, business owners, and other stakeholders can make informed decisions.

BIG PICTURE:

As you discuss and debate the fine points in the Land Use Plan, we urge you to also keep the big picture in mind and to discuss the basic tenets of the Plan. Who are we planning for? How do we make it possible for our own children and grandchildren to live here? How do we ensure a broad spectrum of housing types such that we maintain the richness of a broad and inclusive citizenry?

Finally, we fully expect that both the Commission and Council will want to study many of the finer details of the General Plan and Draft EIR in your coming sessions. We intend to continue to comment, whether collectively or individually, on many of these vital details.

Thank you for your consideration. We wish you well as you discuss and make the difficult decisions about the future of our community.

Respectfully submitted,

Danielle Barreca Patrick Band Michelle Dahme Chuck Shinnamon Howard Siegel Ted Ward

Danielle Barreca Patrick Band Michelle Dahme Chuck Shinnamon Howard Siegel Ted Ward

From:
To: Council Members; Clerk
Subject: City Council - General Plan - Housing Coalition
Date: Friday, September 16, 2022 9:29:12 AM
Attachments: City Council - GP - Foster & Public Serving 9-15-2022.pdf

---

[EXTERNAL]

Mayor Sedgely and Councilmembers,

Enclosed is a letter being sent you on behalf of the Napa Housing Coalition.

Thank you,

Chuck Shinnamon, Member NHC

Charles W. Shinnamon, P.E.

[redacted]

"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

Napa Housing Coalition

c/o 1040 Main Street, Napa, CA 94559

September 15, 2022

Napa City Council
Napa, CA

Re: Draft General Plan
Foster Road Land Use; Public Serving Lands

Dear Mayor Sedgley and Councilmembers,

We at the Napa Housing Coalition are pleased that the General Plan is moving toward adoption. One key reason for our pleasure is that the Draft General Plan both recognizes the need for housing and it has created land use designations that support housing. As you are well aware, the need for good, quality housing that is affordable frequently rises to the top when locals are asked about critical needs.

Our State, our region, and our community face a housing crisis that has been brewing for many years. As a result of our current lack of adequate housing that is affordable, many employees are forced to drive long distances to and from work. The terrible gridlock that impacts our county every day on Highways 29 and 12 (inbound in the morning and outbound in the afternoon) is a significant symptom of this problem.

We believe that there are two remaining significant housing / land use issues before the Council at your September 20th meeting: the "Foster Road Mixed Use" area and the wording outlined in the "Public Serving" land use designation.

"Public Serving" Land Use Designations:

We applaud the philosophy in the General Plan that "Public Serving" properties might also be used for residential or residential mixed-use development. We fully agree that any proposed development of these lands for uses other than "public" should have full and open review. We believe that these properties should be ascribed with the highest possible underlying General Plan densities in keeping with their neighboring General Plan land use designations. We don't know whether that is best done in the General Plan or in the following updates to the Zoning Code. Either way, please make it as seamless as possible to create housing when our public lands are no longer needed for their original public uses.

Foster Road Mixed Use Area:

We recognize and understand some of the reasons for the Planning Commission's concerns about this area. Why should we, as a community, allow a prime and highly visible piece of land to be developed with no real local benefit. As such, if this area is to be used for housing, we at the Housing Coalition will only support its development if it significantly addresses the issues outlined

above. We will demand assurances that a large proportion, e.g. 20% to 30% of the homes built there, be set aside for housing that is affordable in the 60% to 140% AMI range (which covers deed restricted affordable and workforce).

We have no idea of how or when these lands might develop. The land use designations for these properties combined with the proposed land use policies create a very high bar that needs to be reached for any development to occur. The General Plan requirement of a Master Plan / Specific Plan for this area will provide a significant opportunity to address all of the issues that have been raised by the neighbors and by the GPAC in their discussions. If and when such a Plan is moved forward, there will be many opportunities for open discussion and debate. And, as noted above, we at the Housing Coalition will be actively involved to ensure that the issues of affordability outlined above are fully addressed and implemented.

We have an overriding concern of ensuring that we make progress at addressing the lack of affordable, workforce housing that is forcing families to leave our community. We need to incentivize housing creation in every neighborhood in our City and we believe that the draft General Plan does a good job of doing just that.

Thank you for your consideration.

Sincerely yours,

Cass Walker	*Dave Whitmer*	*Grania Lindberg*	*Chuck Shinnamon*
Cass Walker Member NHC	Dave Whitmer Member NHC	Grania Lindberg Member NHC	Chuck Shinnamon Member NHC

Begin forwarded message:

From: Linda Kinder <[redacted]>
Subject: Gateway Parcels, Foster Road Mixed Use Corridor, Ghisletta, NV, Wilcoxson Parcels
Date: September 16, 2022 at 2:19:43 PM PDT
To: "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>
Reply-To: Linda Kinder <lin1224@sbcglobal.net>

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]
Mrs. Painter,
Please see our attached letter regarding the above properties for the proposed draft General Plan Napa 2040. Thank you for your consideration.
Daniel and Linda Kinder

Dear City Council Members,

We are requesting that you honor and accept in full the Napa City Planning Commission recommendation of September 1, 2022 to designate the Gateway Parcel, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA Parcel and the Wilcoxson Parcel as Greenbelt in the proposed draft General Plan Napa 2040.

The Napa Greenbelt is what makes Napa unique when visitors and residents drive into Napa and view the grazing cows on this beautiful hillside. This is inviting and telling everyone coming into Napa "Welcome, Enjoy your stay". If this area is replaced with urban sprawl, bleak shopping center and highway strip housing development, Napa will become another city without an identity. We are Wine Country NOT urban sprawl and city living like San Francisco, Los Angeles, or other large cities. Do you want to be the Napa City Council Members who destroy Napa all for more housing when it isn't needed due to the increased infill areas already being utilized? What about the Napa Pipe development? You need to be responsible for our climate crisis, water supply, increased traffic congestion, and safety for this area due to the earthquake fault line by potentially placing residents at risk to lives as well as their property.

This proposed "re-zoning, annexation, upzoning of development of these parcels" has been addressed by our community many years before and we feel it is one of the largest, unnecessary and harmful development plans in the history of Napa.

Please think about future generations and be economically responsible as well as preserving the Greenbelt. Be brave just as the Planning Commission was on September 1, 2022 and listen to the citizens. Honor the Napa residents who voted for you to be our City Council, listen to the concerns of your residents and not just the ones who will profit off of this development.

KEEP NAPA GATEWAY GREEN!!!!!

Respectfully Submitted,

Daniel and Linda Kinder

From: Mary Luros
To: Clerk
Subject: Fwd: Linda Vista Bridge/Extension
Date: Friday, September 16, 2022 10:22:47 AM

Begin forwarded message:

From: Cynthia Deutsch <[redacted]>
Subject: Linda Vista Bridge/Extension
Date: September 16, 2022 at 10:20:10 AM PDT
To: Mary Luros <mluros@cityofnapa.org>

[EXTERNAL]

Dear Mary,

I have outlined below my reasons why the Linda Vista Bridge/Extension should be taken out of the General Plan. I hope you can vote to do that on Tuesday evening. Please contact me if you have any questions?

Linda Vista Bridge Extension

It is my understanding that the **Planning Department** is currently taking the following position on the Linda Vista Extension:

"With regard to the Linda Vista Avenue extension to Robinson Lane, it is recommended that the City continue to evaluate the need for that connection in the future and that project has been included in the future Study Corridors. This will allow Staff, community members, and the City Council the opportunity to work collaboratively on the best possible solutions for this corridor which may include alternatives such as an emergency vehicle/pedestrian/bicycle only connection.

The residents of the neighborhoods on both sides of this bridge/extension oppose it. So, does the Planning Commission which voted 5 - 0 to remove it from the General Plan.

Questions for Public Works and the Planning Division?

COST:

Public Works currently estimates that the bridge to connect Linda Vista and Robinson Lane would cost $5million. Given that the bridge is a medium to long term project, we can expect this cost will go up every year.

Does the $5 million include the cost to upgrade infrastructure for pedestrians and bicyclists so that they have safe places on both sides of the bridge.

<!--[if !supportLists]-->• <!--[endif]-->Currently there are no bike lanes on the streets that are impacted by this bridge:

<!--[if !supportLists]--><o:p></o:p>
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<!--[if !supportLists]--><o:p></o:p>
<!--[if !supportLists]--><o:p></o:p>

immediately, we can expect the final cost to be much higher.

The focus of Public Works should be on increasing the safety of the roads we already have - not building new roads which cut through residential neighborhoods.

PRIORITIES:

Even if the Linda Vista Extension is kept in the General Plan as a Future Study Corridor, it ignores the fact that if Public Works is doing a Study Corridor, it is time and money taken from other projects. Public Works is perpetually understaffed and underfunded. This extension cannot be a priority for a City with major safety issues and terrible roads. We need to put all our money and attention towards maintaining our existing roads and making them safer.

Please remove the Linda Vista Extension from the General Plan.

Cindy Deutsch CSW
[redacted]

From: Beth Painter
To: Clerk
Subject: Fwd: Letter for City Council - 09.20.2022
Date: Friday, September 16, 2022 10:07:42 AM

Begin forwarded message:

From: M <[redacted]>
Subject: Letter for City Council - 09.20.2022
Date: September 16, 2022 at 9:57:28 AM PDT
To: "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>
Reply-To: M <[redacted]>

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

September 15, 2022

Dear Ms. Painter,

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel.

I have written a number of letters to various City and County officials enumerating the reasons that the majority of Napans do not favor the development of these parcels. I will mention them briefly here however there is no reason to go into depth as the City's archives bears witness to innumerable documents registering our concerns and opposition to this proposal.

I object to expanding the city limits and annexing agricultural and open-space land before all other options for urban infill have been exhausted. I also feel strongly that any development, anywhere in the city and county, must take account of the limits of our water resources, especially in this era of climate change, increasing drought, and catastrophic fire. We must take seriously seismic dangers in south Napa as well, as became abundantly clear in 2014. Finally, we must protect scenic viewsheds, which are central to wine country tourism and local quality of life. I urge you to keep these four concerns — urban infill before annexing rural land, limited water resources, seismic stability, and scenic viewsheds — firmly in mind as you consider how to provide much-needed, affordable housing in Napa while conserving the agricultural land and open space that draws people here in the first place.

As James Hickey said when implemented the Agricultural Preserve, "Urban uses belong in urban areas." He also said, "If Napa can't be saved, no place can." That responsibility rests in our collective hands.

Annexing rural lands can only be a last resort -- and only to the extent our finite

natural resources and plate tectonics can realistically support it.

We are not expressing a NIMBY point of view.

There is nothing wrong with standing up for our community and organizing with fellow neighbors to preserve a neighborhood. Not everything about development and growth is worth accepting. We have the right and the duty to speak out to protect the things we care about. As a matter of fact, it is wrong not to. We proudly stand together to defend this beautiful area of Napa and all areas of Napa that deserve that protection.

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,

Melissa Moravec
Napa, Carneros

From: Kara Vernor
To: Clerk
Subject: Comments for City Council Meeting on 9/20 - RE: 2040 General Plan
Date: Friday, September 16, 2022 9:37:22 AM
Attachments: Draft 2040 GP Comments for 092022.pdf

[EXTERNAL]

Greetings,

Please find our comments for the 9/20 evening council meeting attached. We would appreciate you distributing them to the councilmembers.

Kind regards,

Kara

--
Kara Vernor (she/her)
Executive Director
Napa County Bicycle Coalition
(707) 258-6318
League Cycling Instructor #6818
Become an NCBC Member

NAPA COUNTY BICYCLE COALITION

September 15, 2022

RE: Napa Council Meeting 09/20/22 – Draft 2040 General Plan

Dear City of Napa Councilmembers,

The Napa County Bicycle Coalition—which works to make biking in Napa County safe, convenient, and accessible—thanks the City for some significant and positive changes to the Draft General Plan within the Transportation Element that stand to make Napa a more bicycle-friendly community. Particularly powerful is the addition of TE 1-3, "Develop and maintain a low Level of Traffic Stress (LTS) connected bicycle network consistent with the adopted Bike Plan."

Of the changes we were hoping to see, two that are critical to meeting the City's mode share targets and reducing vehicle miles traveled remain unadopted. We continue to request that "*Work toward a transportation mode share of 10% for bicycling and 10% for walking by 2035*" be added as a policy under Goal TE-6 or to the Goal itself, so it would read: "Support policies and programs to reduce automobile mode share, reduce automobile dependency, and encourage alternative forms of transportation. Work toward a transportation mode share of 10% for bicycling and 10% for walking by 2035."

City representatives asked Public Works about this request, and it was reported at the previous Planning Commission meeting that Public Works "is comfortable" with leaving the goal in the Bike Plan given that the General Plan refers to the Bike Plan. (Only part of the language requested is in the Bike Plan). However, the language in the General Plan that supports the Bike Plan is focused on infrastructure and bike facilities—essentially only one of the four goals of the Bike Plan ("Connectivity"). That City leaders checked in only with Public Works demonstrates why this goal needs to be in the General Plan—because it will take others outside of Public Works (i.e., strategies in addition to engineering) to make this goal a reality. The four other goals of the Bike Plan: Equity, Safety, and Education & Encouragement are mostly outside the scope of Public Works. It will take collaboration and coordination with other elements (land use, climate change, natural resources conservation, public health) as well as other departments and entities (Police, schools, nonprofits) to achieve the goal. If it is tucked away in the Bike Plan, it is much less likely all the parties who will need to work toward the goal will know that the goal exists or what the target is, and we will be less likely to meet it.

We also ask for the following deletion in Policy TE 1-1: "~~Explore opportunities to~~ develop multi-modal level of service (LOS) objectives and performance targets with different priorities depending on road type."

Please urge staff to include LOS standards for all modes, not just for automobiles. Leaving active transportation modes out of Level of Service (LOS); which measures comfort, convenience, and efficiency; disenfranchises active transportation users and prioritizes automobiles, which will very likely skew multi-modal planning and subvert the City's mode share goals. We ask for equal consideration of the experience of people when they choose to walk and bike.

It will take study and gathering new data to set LOS targets for other modes, which is not likely to happen if doing so is optional. Without LOS targets for all modes, driving will continue to receive priority and preferred treatment, which certainly will not help to reduce vehicle miles travelled or climate change.

Again, thank you for the improvements that have already been incorporated. We hope you'll consider these further suggestions that are aligned with the General Plan's goals.

Should you have any questions about the above comments, please contact me at (707) 258-6318 or at kvernor@napabike.org. Thank you for your time and consideration.

Sincerely,

Kara Vernor
Executive Director

From: Patricia Baring
To: Clerk
Subject: FW: Napa Gateway
Date: Thursday, September 15, 2022 5:35:50 PM

Hi! For the next City Council meeting. Thanks!

From: Cole Croshaw [redacted]>
Sent: Thursday, September 15, 2022 5:34 PM
To: Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Patricia Baring <pbaring@cityofnapa.org>
Subject: Napa Gateway

> Some people who received this message don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear City Council Members,

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel. There is no reason to reiterate these reasons here as the City's archives bears witness to innumerable documents registering our concerns and opposition to this proposal.

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,
Cole
[redacted]

From: Mary Luros
To: Tiffany Carranza
Subject: Fwd: Draft General Plan - City Council - Foster Road and Public Lands
Date: Thursday, September 15, 2022 2:38:11 PM

Hi Tiffany—not sure if I need to send this in for public record?

Begin forwarded message:

From: Bob Massaro <[redacted]>
Subject: Fwd: Draft General Plan - City Council - Foster Road and Public Lands
Date: September 15, 2022 at 8:16:46 AM PDT
To: Mary Luros <Mary@hudsonluros.com>

Good morning Mary. I thought you would find these two emails interesting. I'll see you at 11 AM this morning.
Kind regards. Bob.

---------- Forwarded message ---------
From: **Bob Massaro** [redacted]>
Date: Wed, Sep 14, 2022 at 5:53 PM
Subject: Re: Draft General Plan - City Council - Foster Road and Public Lands
To: Charles Shinnamon [redacted]

Ladies and Gentlemen.

I am writing this in response to Chuck's e-mail. I also want to pass along a word of caution to all of you on this matter.

There are some facts that you need to know about the Ghisletta property and why I, as a Planning Commissioner, voted the way I did. (BTW, 3 other Commissioners also voted to keep the project as Green Belt - they all had their own very valid reasons).

First and foremost, if housing was to be developed on this site, I very much wanted it to be housing that is affordable. I tried to make this

happen. However, after countless hours of discussion on this item at PC with staff, I was not given any reassurances that this could be guaranteed. Essentially staff has their hands tied by the City's laws.

At PC we heard a lot about a Master Plan being the solution. But in the end I could not be given any assurances that a Master Plan would or even could insist on housing that is affordable. The very large development at Stanley Ranch had a Master Plan, but in the end it was not required to build housing for the dozens of new employees that it hired. Instead it elected, under its Master Plan, to pay the required in lieu fee. Master plans are not necessarily a guarantee that housing that is affordable is built.

I asked if a Master Plan that included housing that is affordable be added to the GP at this point. I was told that could not happen, due to legal constraints. In fact, the only thing currently in Napa's Municipal code that would be required of a housing developer on the Ghisletta property would be to pay the in lieu fees, and not be required to build anything affordable. My guess is that most of you did not know this.

The Ghilsetta site would be very expensive to build on. The geology is mostly rock, and the cost to bring all the infrastructure to the site would be very high. Any homes built on this site would sell (by my estimate, and 5-7 years down the road), between $1.5 Mil and $5.0 Mil. The new townhomes being built on Foster Rd on the old radio station site are being listed at $1.25 Mil. To quote one of the other Planning Commissioners re: homes to be built on the Ghisletta property… "these are not the houses for people that need it most".

In the end I was faced with two choices. Accept the possibility that only very expensive homes would be built on the site, and that all the developer would have to do was pay an in-lieu fee… or leave it as green space. Thus my vote for green space. There were other reasons for my vote, e.g. avoiding urban sprawl vs building in the City's core, build up not out, encroaching into the RUL, and other things, but lack of affordability was the main one. Let me make this very clear... in the end I would have voted for housing on the site if I knew that a good portion would meet the needs of those that most need good housing, and those that are the back bone of our economy.

So here is the word of caution. If you are going to make your opinion known on this subject, and I hope that you do, I suggest you not fight just "for housing" on this property, and run the risk of 1200 homes built

as 2nd homes or homes for the wealthy. Instead you should fight for assurances that a large proportion, e.g. 20% to 30% of the homes built there, be set aside for housing that is affordable in the 60% to 140% AMI range (which covers deed restricted affordable and workforce.) I would bet that every Council member agrees with this statement of homes for the wealthy vs homes that are affordable.

Joelle and Teresa, I ask that you give me time at the Housing Coalition at some future meeting to lead a discussion how we that *support housing that is affordable* can make sure that situations like this never happen again. I learned a lot, and I want to pass it along, and help strategize.

Thanks for listening.

Bob
p.s. There are people, including some of you, that specifically stated that they wanted to hear from me and understand my reasoning, before possibly critiquing my vote. These people I very much appreciate.

> On Sep 14, 2022, at 10:45 AM, Charles Shinnamon <[redacted]> wrote:
>
> Folks,
> As you know, the City Council is holding a hearing this coming Tuesday, September 20th, to consider the Final EIR and Draft General Plan for adoption. The Planning Commission has held a number of hearings followed by the numerous public meetings and Zooms held by the GPAC. I strongly believe that the Housing Coalition needs to support the Draft General Plan especially as it relates to housing. Although there are probably a number of issues that the Council will face and address on Tuesday, I think there are two key issues for which our input might be helpful:
> **"Public Lands"** – we at GPAC advocated for underlying land use designations for public lands that would support housing and/or mixed use development at such time as they no longer serve the public uses for which they were originally developed. Think of the Caltrans yard on Jefferson Street, Harvest Middle School, the City Corporation Yard on Lincoln. How can we make such a transition more seamless? We all watched the debacle of the Health and Human Services site on Old Sonoma Road. If there had been an underlying housing designation for that property, I think that things would have gone much more smoothly. Beth Painter has been working hard along with some of you and the Community Foundation to get a clearer path for the School District and

the Harvest MS site. I would hope that our advocacy for a clearer approach would have some resonance with the Council.

"Foster Road" area – as you probably also know, the Planning Commission recommended that this area be designated as "Green Belt". I personally disagree with that recommendation for a number of reasons. At GPAC, we heard multiple speakers and neighbors speak about the reasons why Timberhill and Napa Oaks should be designated as "Green Belt". They provided us with substantial background information and research as to why those designations make sense. The GPAC unanimously agreed and recommended that those areas should have that "Green Belt" designation; that continues to hold true in the current document.

We also heard from some Foster Road neighbors who encouraged us to also designate the Ghisletta and Horsemen's Association properties as "Green Belt". While the GPAC was not unanimous in our recommendations for the area, a significant majority of the GPAC was in favor of the approach outlined in the Draft General Plan. Essentially, we recommended that a detailed Master Plan / Specific Plan be prepared taking into account all of the issues raised by members of the GPAC as well as by the neighbors.

Bob Massaro as a Planning Commissioner voted for the Green Belt designation; although I disagree with Bob, I also know that he works his tail off for housing and has been a strong voice for housing in Napa. I know he will provide us his thoughts.

As noted above, I think the Coalition needs to weigh in with support for housing and the General Plan. I have prepared the attached draft for your consideration and comment. On the Foster Road portion, I have tried to create language that respects concerns that Bob raised while also supporting housing throughout Napa.

I urge you to review the attached letter and to provide comments and support. Further, it would be great if folks could come to the Council meeting on Tuesday to provide support for the Plan's focus on housing. I will not be able to attend personally as I will be in Spain (hooray!!!) but I will be there in spirit and will also provide my personal comments to the Council separately.

Thanks,

Chuck

Charles W. Shinnamon, P.E.

[redacted]

"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

<City Council - GP - Foster & Public Serving 9-13-2022.docx>

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Bob Massaro, CEO

Healthy Buildings Construction Group, Inc.

Healthy Buildings Management Group, Inc.

630 Airpark Rd, Suite A. Napa, CA 94558
(707) 320-3243 direct (707) 676-8999 office

www.hbusa.net

From: Mary Luros
To: Clerk
Subject: Fwd: Foster Rd Ranch History
Date: Thursday, September 15, 2022 2:34:20 PM
Attachments: Ghisletta Family Ranch History.pdf

Begin forwarded message:

From: Adam Ghisletta <ghislettarealty@gmail.com>
Subject: Foster Rd Ranch History
Date: September 14, 2022 at 8:04:19 PM PDT
To: Mary Luros <maryahudson@gmail.com>, mluros@cityofnapa.org

[EXTERNAL]
Hi Mary,

Really nice talking to you today. I've attached a brief history of our ranch. I hope we'll have your support Tuesday.

Thank you very much,
Adam

--
Adam Ghisletta
Avenue 8
Cell: 707-363-5868
E-mail: GhislettaRealty@gmail.com
Web: www.GhislettaRealty.com
DRE: 01724657

I am never too busy for referrals. I would be honored to assist your friends and family

Ghisletta Family Ranch History

- The Ghisletta family has owned the property since **1913**, now 107 years. I mention this because I have read allegations that there is a developer looking to make a quick buck. That is simply untrue. This is a multi-generational family property that predates the nearby neighborhoods. There is no developer, nor has there been one involved in promoting development of the property.

- The ranch was originally a dairy farm that stretched from Foster Road to the Napa river. The cows used to cross the old frontage road where Highway 29 is located now as party of the normal dairy life. With the development of Highway 29 in the 1970s, the state severed the ranch. The family worked with the state to allow this to happen because that is what the community needed, even though that forever impacted the dairy operation and ultimately led to its shut-down.

- In 1975, the City, in cooperation with the County established the **Rural Urban Limit Line** or "RUL" in order to create real boundaries to contain urban growth and development. The RUL established a line where development proposals and urban growth would be absolutely discouraged if located outside the RUL. The Ghisletta Family Ranch has always been located within the City's RUL.

- In 1980, **Measure A** became effective. Measure A was approved by the voters and requires a vote of the people to expand the RUL. Under Measure A lands outside the RUL are reserved for resource use, agriculture and low-density residential uses, and lands inside the RUL are reserved for urban uses, primarily residential development. This core Rural/Urban policy was a basis for the City's 1982 General Plan and the Napa County General Plan, which designated the ranch as Urban Reserve for future residential development within the City of Napa. The family cooperated with the City in these processes.

- In the early 1990's, through a public process, LAFCO included the ranch within the City's **Sphere of Influence** under the direction that the Ranch would be developed within a couple of decades to assure orderly development consistent with the City's General Plan and housing needs,

consistent with the RUL, Measure A and the City and County Planning. In 1992, the City conducted a detailed land use and availability inventory as the basis for the current General Plan, which examined lands within the City's RUL, and the ranch was included in that study. Although not interested in development, the family once again cooperated with local government.

- Around the same time, vineyard growth was occurring all around Napa. After extensive study and attempts, the land was determined to not be viable for agriculture due to soil types.

- In 1998, the City went through its general plan process for the **Vision 2020 General Plan** in place today. The process is similar to the one occurring now. The General Plan designated the ranch both Corporate Park and Single Family Residential. Then in 2003 the City prezoned the ranch to Master Plan, requiring a planning process in order to implement those General Plan designations. The family did not necessarily agree with these approaches and designations, but again cooperated with the agencies because it was in the interest of the community.

- In 2000, the flood project acquired the family lands between the Highway and the Napa River as part of the wetland mitigation for our regional **flood project**. The family also had the City and the Flood District set aside some of their former lands for a future park in that area.

- In 2005, LAFCO did a report to update its Sphere of Influence. Based on the confirmation that the property should be part of the City, the City applied to LAFCO to annex the property. The family cooperated with the City. After a lengthy process, the City and County did not come to an agreement on the property tax sharing between the jurisdictions, a prerequisite to annexation. Because of this, the City withdrew its annexation petition in 2008.

- In 2010 an initiative was rejected that attempted to alter the City's processes for future planning of the property. Through each of these

stages there has not been any development planned or pursued. Instead, the family has cooperated with the agencies to further the community needs, often sacrificing their own needs.

- In 2015 the City and County entered into an agreement regarding Napa Pipe that provided a final tax sharing agreement that applies to all properties in the Sphere of Influence.

- When development of the now existing neighborhoods along Foster Road was originally planned, some residents and development opposition in the neighborhood asked the family to fight that development where many Napans call it home today. The family did not oppose those neighboring housing projects and left it to the City to work on and make decisions.

- The Ghisletta Family Ranch is not only important to the City for meeting its future housing needs and goals to house us, our children, our workforce and even some new Napans, but it also is important to balance these needs the important community goals of good planning and design, and preserving and protecting open space in the areas outside of the RUL that protect the Napa's rural, agricultural heritage.

From: Beth Painter
To: Clerk
Subject: Fwd: Foster Road Mixed Use Corridor
Date: Friday, September 16, 2022 3:43:50 PM

Sent from Beth Painter's IPad

Begin forwarded message:

From: [redacted]
Date: September 16, 2022 at 3:42:19 PM PDT
To: Beth Painter <bpainter@cityofnapa.org>
Subject: Foster Road Mixed Use Corridor

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

Dear Beth Painter Dist2 Supervisor,

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel. There is is no reason to reiterate these reasons here as the City's archives bears witness to innumerable documents registering our concerns and opposition to this proposal.

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,

Kurt Reaume
Napa, Carneros

From: Patricia Baring
To: Clerk
Subject: FW: Foster Road Mixed Use Corridor
Date: Friday, September 16, 2022 4:19:35 PM
Attachments: image001.png
image002.png

Hi!

Please see comment below for City Council meeting 09/22.

Thank you,

Patty Baring
Planning Secretary
Community Development Department, City of Napa
1600 First Street, Napa, CA 94559 · PO Box 660
Phone (707) 257-9360
Email pbaring@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa

From: [redacted]
Sent: Friday, September 16, 2022 4:10 PM
To: Patricia Baring <pbaring@cityofnapa.org>
Subject: Foster Road Mixed Use Corridor

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

September 15, 2022

Dear Patty Baring, Administrator,

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel.

I have written a number of letters to various City and County officials enumerating the reasons that the majority of Napans do not favor the development of these parcels. I will mention them briefly here however there is no reason to go into depth as the City's archives bears witness to innumerable documents registering our concerns and opposition to this proposal.

I object to expanding the city limits and annexing agricultural and open-space land before all other options for urban infill have been exhausted. I also feel strongly that any development, anywhere in the city and county, must take account of the limits of

our water resources, especially in this era of climate change, increasing drought, and catastrophic fire. We must take seriously seismic dangers in south Napa as well, as became abundantly clear in 2014. Finally, we must protect scenic viewsheds, which are central to wine country tourism and local quality of life. I urge you to keep these four concerns — urban infill before annexing rural land, limited water resources, seismic stability, and scenic viewsheds — firmly in mind as you consider how to provide much-needed, affordable housing in Napa while conserving the agricultural land and open space that draws people here in the first place.

As James Hickey said when implemented the Agricultural Preserve**, "**Urban uses belong in urban areas." He also said, "If Napa can't be saved, no place can." That responsibility rests in our collective hands.

Annexing rural lands can only be a last resort -- and only to the extent our finite natural resources and plate tectonics can realistically support it.

We are not expressing a NIMBY point of view.

There is nothing wrong with standing up for our community and organizing with fellow neighbors to preserve a neighborhood. Not everything about development and growth is worth accepting. We have the right and the duty to speak out to protect the things we care about. As a matter of fact, it is wrong not to. We proudly stand together to defend this beautiful area of Napa and all areas of Napa that deserve that protection.

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022, to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,

Kurt Reaume
Napa, Carneros

From: Ruth [redacted]
Sent: Saturday, September 17, 2022 1:02 PM
To: Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Patricia Baring <pbaring@cityofnapa.org>
Subject: Foster Rd needs to remain Greenbelt

[EXTERNAL]

Dear City Council Members,

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel. There is is no reason to reiterate these reasons here as the City's archives bears witness to innumerable documents registering our concerns and opposition to this proposal.

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,

RUTH AND CHARLES MCCRUM

From: David Graves [redacted]
Date: September 18, 2022 at 8:45:39 PM PDT
To: Beth Painter [redacted]
Subject: General Plan hearing

Dear Beth:
I was flabbergasted to read that the Planning Commission voted to designate the Foster Rd. area as Greenbelt. That the vote was 4-1 was even more discouraging. I found Commissioner Huether's comments to be particularly puzzling. The triumphant reaction from the KNNG group has been particularly galling.
Please overturn the Commission's error and eliminate the Greenbelt designation for the Foster Road area.
David Graves

From: Brian Kelly [redacted]
Sent: Monday, September 19, 2022 4:40 AM
To: Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>; Clerk <clerk@cityofnapa.org>
Cc: Brian Kelly [redacted]
Subject: Re: 144 Acre area near Foster Road & Golden Gate Drive

[EXTERNAL]
Mayor Sedgley and Council Members -

Napa needs more housing. The Ghisletta property has always been located within the City's RUL - where housing is to be built. That is the purpose of the RUL.

Is seems ridiculous to all of a sudden change the rules to be for extremely limited housing. This is a perfect property to help handle the future housing needs of the city of Napa. This property has been in the plan for housing for decades.

I strongly encourage you to overturn the Planning Commission's recent action.

Thank you for your consideration.

Brian

Brian Kelly
[redacted]

From: missb[redacted]
Sent: Sunday, September 18, 2022 11:11 PM
To: Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Clerk <clerk@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>
Subject: Housing in Napa

[EXTERNAL]

Dear Mayor Sedgley and City Council

We desperately need housing in our community. Hundreds and perhaps Thousands of people drive hours to and from work each day. They do this because they cannot afford to live in Napa, and this is because there is not enough housing. Our schools are suffering because of this. Schools which have been around for decades are being shut down. There is a solution. You must look to the future by allowing housing in our community.

Sincerely,
Eron Munoz-Ledo

From: lorraine fazzolare <[redacted]
Sent: Sunday, September 18, 2022 8:25 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Napa General Plan -- Foster Road Mixed Use Corridor

[EXTERNAL]
I am writing to you as a very concerned resident and worried for the future of the southwest corner of Napa Valley. Everyone in Napa Valley knows and loves the bucolic, rolling hills and 'oreo' cows as they enter the valley. The thought of turning this area into something that resembles an extension to route 29 heading south into American Canyon with strip mall after strip mall is truly destructive to the gateway of the valley. Keep the high density areas on the more commercial Soscol Ave.

Please consider the traffic jams in this area. The intersection of Imola and Golden Gate/Rte 29 is a parking lot during school hours and rush hours. This area of town has been neglected for over 25 years, as the small stretch of W. Imola Ave between Golden Gate Dr and Foster Rd is a patchwork of asphalt from years of potholes, never in 25 years has this stretch of Imola Avenue been paved. It is, arguably, the worst road on a major thoroughfare. The thought of adding an additional 1,100 residences to this area (or approximately 2-3,000 additional cars) will create a worse bottleneck at the two exits in this corner of town. Please consider a study of this intersection, it is already at its maximum capacity, perhaps beyond.

At a time when all Napa residents are asked to conserve water, what would the impact of these additional homes be in the year 2040?

Finally, I have heard that there will be 20,000 sf of retail & office space created on Golden Gate Dr. The paradigm has shifted in the last two years and we are witnessing boarded up storefronts and office space. Other cities are looking into converting big-box stores and shopping centers into low income housing. How can the city council be thinking of 1) adding retail space in Napa and 2) turning pastoral fields into retail space? This prospect just doesn't make sense and does not seem to be in the best interest of Napa Valley.

I have witnessed a great deal of growth in Napa in the last 5-10 years, only to find out that such a small percentage goes to low income housing. Who really stands to gain from this development besides the developers? I ask that you please maintain this parcel of land as green space and the beautiful gateway to Napa Valley.

Respectfully,

Lorraine Fazzolare

From: Christiane Robbins [redacted]
Subject: KNGG Response to Napa Register Article in today's issue
Date: September 18, 2022 at 6:17:52 PM PDT
To: [redacted]

In case you have seen this article in today's paper, here is the link!
https://napavalleyregister.com/news/local/napa-city-council-to-weigh-foster-road-zoning-as-general-plan-process-nears-end/article_a24e7f9a-361b-11ed-a3bd-731fef4ac502.html#tracking-source=home-top-story

OMG! Attorney Kevin Teague is clutching his pearls again …. my, what a web he has woven for himself and his clients.

One would think that he would tire of placing himself in such a tenuous position …. not to mention the citizens of Napa as well as the City Council. As he did with Napa Oaks, he is doing it again with the Gateway Parcels - aka the Ghisletta Parcels - owned by his clients. His clients who, even in this very paper, cried wolf stating that they have NO development project in mind nor plans drawn up - Council member Mary Luros, do you agree do you agree - there is no project, right?

Teague has now resorted to bullying and threats of intimidation of Napa's City Council with frivolous lawsuits/litigation following the recent judicious and diligent decision rendered by the Planning Commission to designate these parcels as Greenbelt. For Teague to insult the integrity and ethics of the Planning Commissioners and to threaten the City Council with lawsuits speaks volumes as to his motives and those of his clients. Who does he aspire to be, Tom Hagen in The Godfather or Noah Cross in Chinatown ? *" It's about evil lurking right under the sun—a film noir told not in high contrast shadows, but in the brightness of day.?"* or in this case in the bright pages of the Napa Register.

Of course, housing is needed - no one has ever denied it - in fact many of us have long supported YIMBY . And the Planning Commission has assured the citizens of Napa that affordable and mixed-income housing will be built throughout all of the SAFE and affordable sites already identified by the City as urban infill - and this speaks to 21st century "smart growth directives" . This is diametrically opposed to Teague's retro 1950's viewpoint of perpetuating urban sprawl - the very sprawl that gave us the unthinkable climate change that we are battling today. But I don't think he is able to grasp anything beyond his transactional thinking, appropriation and co-opting of racist tropes for financial gain by ushering in one of, if not the, the largest, probably segregated developments in the history of Napa, if not the State of California. It makes the mid-century Lakewood Development in Southern California look like a cakewalk: *"Lakewood Developers are credited with "altering forever the map of Southern California."*

Let's talk about Kevin Teague's "race lighting" where his letter gaslights the covert racism in this proposal for the Foster Road Mixed Use - one that was authored by the Planning Division. Their proposal segregates people of lower income (often people of color) by creating a whole new city in South Napa - rather than offering them the same amenities and privileges associated with housing spread throughout the city of Napa (as it should be legally speaking), such as in neighborhoods where he and the members of the City Council live, such as Browns valley and Alta Vista, etc. No ... that would

be way too much for his faux-liberal, happy talk to deliver equitable housing that would offer everyone the ability to afford (or even secure a mortgage) and enjoy the same financial appreciation on their investment …and basically live in relative comfort and safety from the West Napa Fault Line, Flood Plains and Landslide areas - not to mention gas emissions from Hwy 29 and additional 3000 people + commercial ventures and transients.

OR because they will soon discover that it is way too expensive to build on such a high risk site - a site that the Ghisletta and their developer interests seem far too eager to offload onto the city's ability to up-zone for gigantic profit …. only to find that affordable housing is way too costly to build and lo and behold, golly gee, we just won't be able to built it for that price. As the California State Geologist recently mentioned, sites like the Ghisletta parcels are good for one of two things: *Greenbelt or Golf courses.*

Unlike Napa Pipe (similar in scale) the Ghisletta parcels are considered Prime Agricultural Lands by LAFCO (a state agency) - despite what Michael Walker would have us believe. They are not Superfund sites or industrial wasteland begging for welcome reclamation like Napa Pipe. These parcels are the City's of Napa's "last Crop" of AG land - once they are gone they are gone and we will all be the poorer for it.

For the City Council to render such an irrevocable decision based on NO NEED for Housing development on this Prime AG site, a mega-drought, factual inaccuracies in population and housing forecasts, half-truths, 21st red-lining and threats of intimidation is irresponsible - at best. They have discretionary mechanisms that are always available to them that will allow them to make responsible, sensible decisions once all of the information is confirmed - exactly what they did with the Napa Pipe project's general amendment to the General Plan.

We see through you Kevin ….we all do… its time to hang it up and move on to faux greener pastures.

Christiane Robbins

K E E P N A P A's G A T E W A Y S G R E E N

(www.savefosterroad.org)

Power is exercised by those who show up.

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Thank you.

From: Stanley Chen [redacted]
Sent: Sunday, September 18, 2022 4:57 PM
To: Scott Sedgley <ssedgley@cityofnapa.org>; Clerk <clerk@cityofnapa.org>
Cc: Patricia Baring <pbaring@cityofnapa.org>
Subject: RE: The General Plan

[EXTERNAL]
Hi Mayor Sedgley and Mrs. Patty Baring, I was recently informed of a plan to develop the area surrounding Foster road. As a proud home and business owner in this neighborhood, I trust you to to do what is best for the residents of this beautiful little corner of Napa. Please use your best judgement to maintain what beautiful greenery and nature is left in this city, while ensuring that Napa continues to prosper ecnomically. I trust in your decision making.

One item that definitely needs to be addressed are the power lines across from Irene Snow elementary school. These power lines are not only an incredible fire hazard to our children, but also leave harmful EMF radiation that can hurt the development of the future generation of Napa citizens. These power lines need to be moved or buried.

Thank you!

Stanley Chen
Vice President
[redacted]

HOW'RE WE DOING?
LEAVE US A Google REVIEW!

BerryClean gifts now available
Give the gift of Clean!

From: Pam Hightower [redacted]
Sent: Sunday, September 18, 2022 1:25 PM
To: Beth Painter <bpainter@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>
Cc: Pam Hightower <[redacted] Cindy Deutsch CSW [redacted]
Tom Andrews [redacted]
Subject: Linda Vista Bridge/General Plan

[EXTERNAL]

Dear Council Members,

I hope you are well today.
I am writing in regards to the city council meeting this week in which the Linda Vista Bridge Extension is to be discussed. I would like to express my support in removing this project from the general plan.

I am a homeowner on Linda Vista near the Lone Oak intersection and can tell you from experience that we are already experiencing a high traffic flow and also traffic traveling at high rates of speed. I believe that the emergency response questions were answered several years ago to everyone's satisfaction, so this is no longer an issue.

The only other issues have to do with the high cost of the project, the environmental impacts to the creek, as well as the removal of mature trees, and the impact to the existing neighborhoods. The infrastructure on Linda Vista is not sufficient to make this a major thoroughfare and this is even worse on West Lincoln, which already poses safety issues for pedestrians and cyclists.

We also have Westpark Elementary. When school is in session at 2 times per day the traffic is very heavy in the present situation as well as young children in the cross walks and darting between cars. Further north on Linda Vista is another school; Pueblo Elementary with similar issues. So, 2 Elementary schools in the path of this project to be considered. We also have section 8 housing in our area which includes families with small children and disabled seniors regularly on the street near Westpark. There is also an athletic field as part of Westpark elementary where families regularly enjoy soccer and baseball practices and tournaments. It is already a very congested area here without inviting yet more traffic and speeding cars.

I knew when I purchased my home in 2010 that there would be traffic on Linda Vista. No doubt. However, if this bridge were to ever be built the impact on our neighborhood would be quite devastating. The street is simply too narrow for the current flow of traffic that has developed over the last 12 years of living here. We are already experiencing greater traffic flow as our community grows.

I ask that you please consider removing this project once and for all from the general plan. There is simply no good reason environmentally, financially, or logistically for it. Let's keep our neighborhood safe.

Thank you for your time and attention.

Pamela Hightower
[redacted]

Homeowner, Tax Payer, Citizen, Voter

From: Donna Kingsford [redacted]
Sent: Sunday, September 18, 2022 2:32 PM
To: Clerk <clerk@cityofnapa.org>
Subject: FosterRoad

[EXTERNAL]

Dear City Council Members, Scott Sedgley, Liz Alessio, Beth Painter, Mary Luros, Bernie Narvaez, and Patty Baring, For years now the City of Napa has been made aware of the citizens serious concerns regarding the proposed “re-zoning, annexation, up-zoning and development of what is known as the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, and Wilcoxson Parcel. There is no reason to reiterate those reasons here as the City’s archives bears witness to the citizens concerns and opposition to this proposal. Please honor the Napa Planning Commission’s recommendation to designate these parcels Greenbelt! It is the right thing to do!
Sent from my iPad Most sincerely, Donna J. Kingsford

From: segalfoto[redacted]
Sent: Sunday, September 18, 2022 1:09 PM
To: Clerk <clerk@cityofnapa.org>
Subject: General Plan

[EXTERNAL]

Dear All Council Members,
I am completely AGAINST the Foster Road Mixed Use Corridor for a slew of reasons.
Why are you even considering building more houses when we are in a drought! This is foolish thinking.
If this project is allowed to go through it will bring a huge amount of traffic to Foster Road and Golden Gate. In addition, It will seriously impact traffic at Snow Elementary School. What will happen when children are going to school. Cars drive to fast already. Add more cars because of this development and you are asking for a disaster. Children will be seriously injured, if not killed. That will leave blood you your hands because of your foolish decision if you vote for this project.
This land is the gateway to the Napa Valley. I am of the opinion that it must stay rural and not be developed.
You already have brand new homes at TRIO on Linda Vista. They have not sold out and you want more and more development.
Please consider all of the above arguments why you should not allow this project to go forward now or in the future.
Sincerely,
S SegalWood

From: Judy DONOVAN [redacted]
Sent: Sunday, September 18, 2022 9:32 AM
To: Clerk <clerk@cityofnapa.org>
Subject: Foster road Mixed use corridor

[EXTERNAL]

To Whom It May Concern,
I object strongly to the General Plan for this area!! This is a beautiful countryside and deserves to stay that way. We do not need more building in this part of Napa. The charm of that entrance to Napa will be completely destroyed if this is implemented. Once this is done it cannot be undone. I implore you to think of the environment, traffic impact, water impact, as well as natural beauty. Think ahead, without thinking of profits!!!
Sincerely,
Judy Donovan

Sent from my iPhone

From: Nina Cutler [redacted]
Sent: Sunday, September 18, 2022 8:40 AM
To: Clerk <clerk@cityofnapa.org>
Subject: Foster Rd mixed use project-General Plan

[EXTERNAL]

How can so many of the assets of Napa Valley be squandered by yet more developments?
When we first viewed it 25 yrs ago, the diversity of agriculture,livestock, beauty of landscape and character of Napa inspired us to move here. Most of this has been lost .
The safety of our citizens is a huge issue with this proposition, endangered by lack of water, an earthquake fault throughout , plus a difficult traffic situation.
Napa has no public transport,this project affects both our roads and one highway hugely if several thousand more vehicles are using them than currently.

Please protect Napa from sprawl!!!
Nina Cutler

From: Lynne Posner <[redacted]
Sent: Saturday, September 17, 2022 2:38 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Please forward to the Mayor and members of the City Council

[EXTERNAL]

Dear City Council members,

For many years now our organization, known as Save Foster Road and Keep Napa Gateway Green, has made clear our determination to stop the development of the beautiful property along Foster Road. This property presents Napa in its pristine beauty. People traveling from the densely populated East and South Bay and people who live in Napa,all feel at ease when seeing its pristine beauty. We must keep the entrance to Napa welcoming and beautiful. We do not want to lose it because we will not gain it back.

The property lacks water and sits on an earthquake fault. How could those two serious problems make it at all useful for housing? Perhaps the property owner would like to sell it and make a big profit. But the expense to people who live there would be tremendous!

Keep Napa beautiful -- to be enjoyed by all people!

SAVE FOSTER ROAD ! KEEP NAPA'S GATEWAY GREEN!!

-- Lynne Posner

From: Barbara Proft [redacted]
Date: September 17, 2022 at 9:42:14 AM PDT
To: Beth Painter <bpainter@cityofnapa.org>
Subject: Foster Road Redevelopment

[EXTERNAL]

Dear City Council Members,

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel. There is is no reason to reiterate these reasons here as the City's archives bears witness to innumerable documents registering our concerns and opposition to this proposal.

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,

Barbara Proft

From: Josie Givogri [redacted]
Sent: Saturday, September 17, 2022 9:19 AM
To: Clerk <clerk@cityofnapa.org>
Subject: Foster rd mixed use corridors

[EXTERNAL]

Hi,

I am writing in the response in the talks of housing going in on the Foster rd mixed use corridore. This land is one of the most beautiful views you see as you enter Napa. With the rolling hills and grazing cows it is just breathtaking and to potentially lose that to housing will take away from Napas charm which is a huge draw for locals and tourists. Also I see so many people enjoying walks down foster to get away from the noise. This is so needed for mental health and wellness for our community. Please do not build on this land.

Sincerely,

Josie Givogri

From: Peter Trouw [redacted]
Sent: Saturday, September 17, 2022 8:19 AM
To: Clerk <clerk@cityofnapa.org>
Subject: Foster Road

[EXTERNAL]

We are against the development of this proposed mega city.

Peter Trouw
R-Biz Associates
[redacted]

From: Naomi Chamblin [redacted]
Date: September 16, 2022 at 8:39:43 PM PDT
To: Bernie Narvaez <bnarvaez@cityofnapa.org>, Mary Luros <mluros@cityofnapa.org>, Beth Painter <bpainter@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>
Cc: Eric Hagyard [redacted]
Subject: Fwd: Zoning map

[EXTERNAL]
Good evening, Council Members!
I would not normally write to you late on a Friday night but my husband and business partner Eric just received an email about the GP Plan Adoption hearing on Sept 20.
I emailed Scott Sedgley below and hope that I can also put this on your radar.
For those who don't know, we signed a contract to purchase a commercial space in Register Square in November 2016!! The following year the City Council approved a zoning change so we could run our business in a "mixed use" zone. Eric emailed with Mike Walker in March 2021, who assured us that the zoning would be correct for the new GP. See attached email from Mike. I'm guessing it just slipped through the cracks.
We are finally supposed to close on the sale after all this time **next week**. Our space has been ready since May and it has been a dreadfully painful process watching the developers finish the housing and the common areas. Our contractor has a 4-5 buildout of our space but he couldn't start until we have the title due to SBA loan restrictions.
Thank you so much for helping us in any way possible. The Building Dept has been great to work with and we have always felt so much support from the City Council so I'm hopeful we can work this out.
Sincerely,
Naomi, Co-owner of Napa Bookmine

---------- Forwarded message ---------
From: **Naomi Chamblin** [redacted]
Date: Fri, Sep 16, 2022 at 8:21 PM
Subject: Fwd: Zoning map
To: <ssedgley@cityofnapa.org>
Cc: Thomas Kern <tkern@cbnapavalley.com>, Eric Hagyard [redacted]

Hi Scott,
You may remember many years ago we successfully applied for a General Plan amendment to make our new bookstore's location downtown mixed use so that our store could operate as a permitted use. It was approved in November 2017.
Eric had emailed with Mike Walker from Planning who assured him in March 2021 that the new General Plan would reflect this updated use.
I hate to take this email to the top but we are supposed to close as early as the middle of next week and I'm hoping to get this amended to prevent further hold ups. Apologies that we just noticed that the GP wasn't included our use as promised.
Thank you for directing me or this email to anyone who can help us. This project has truly taken forever!!!!!!!!!!!!!! :) It was so nice to see you earlier this week!
Sincerely,
Naomi

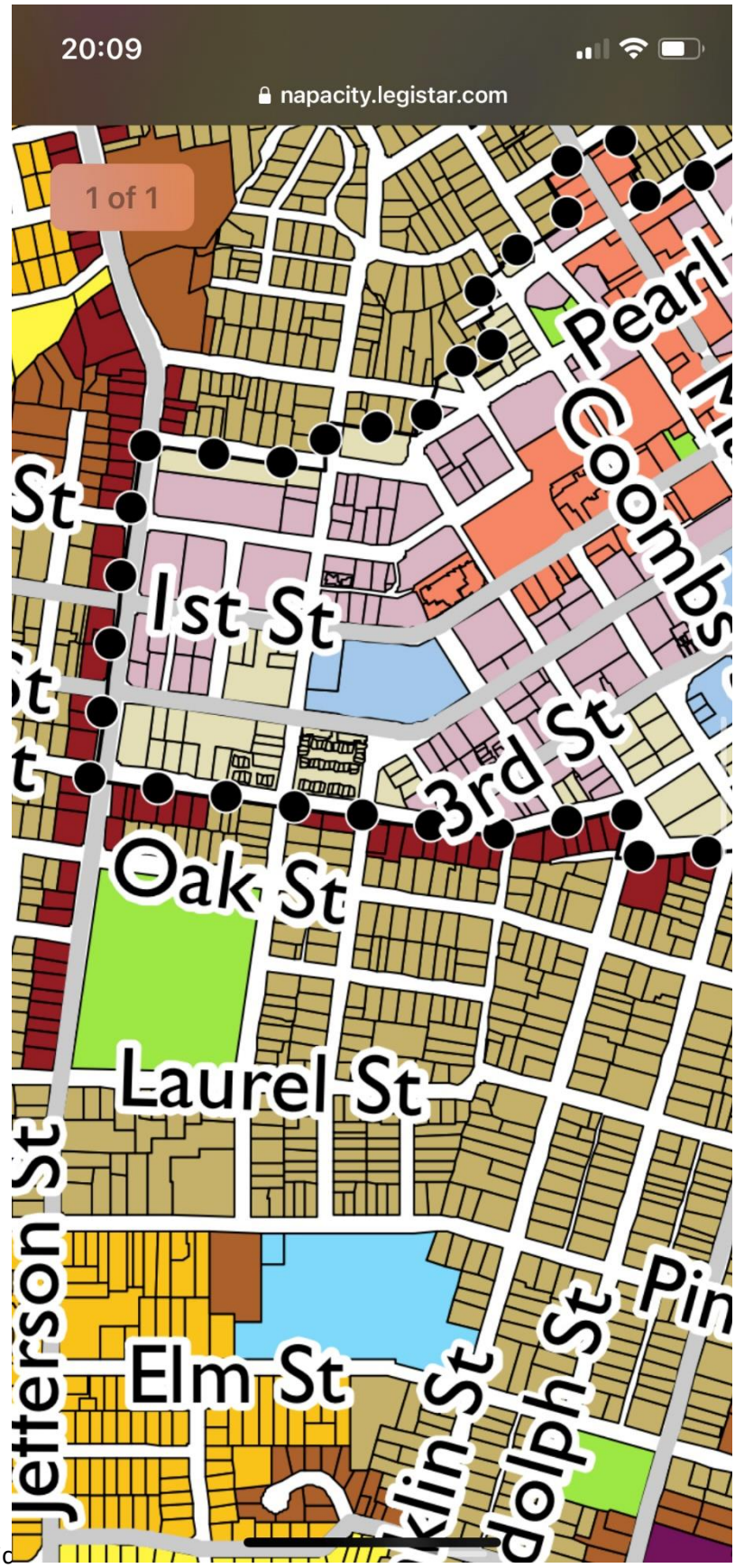
---------- Forwarded message ---------
From: **Eric Hagyard** [redacted]
Date: Fri, Sep 16, 2022 at 8:10 PM
Subject: Zoning map
To: <[redacted]>, <tkern@cbnapavalley.com>

Tom,

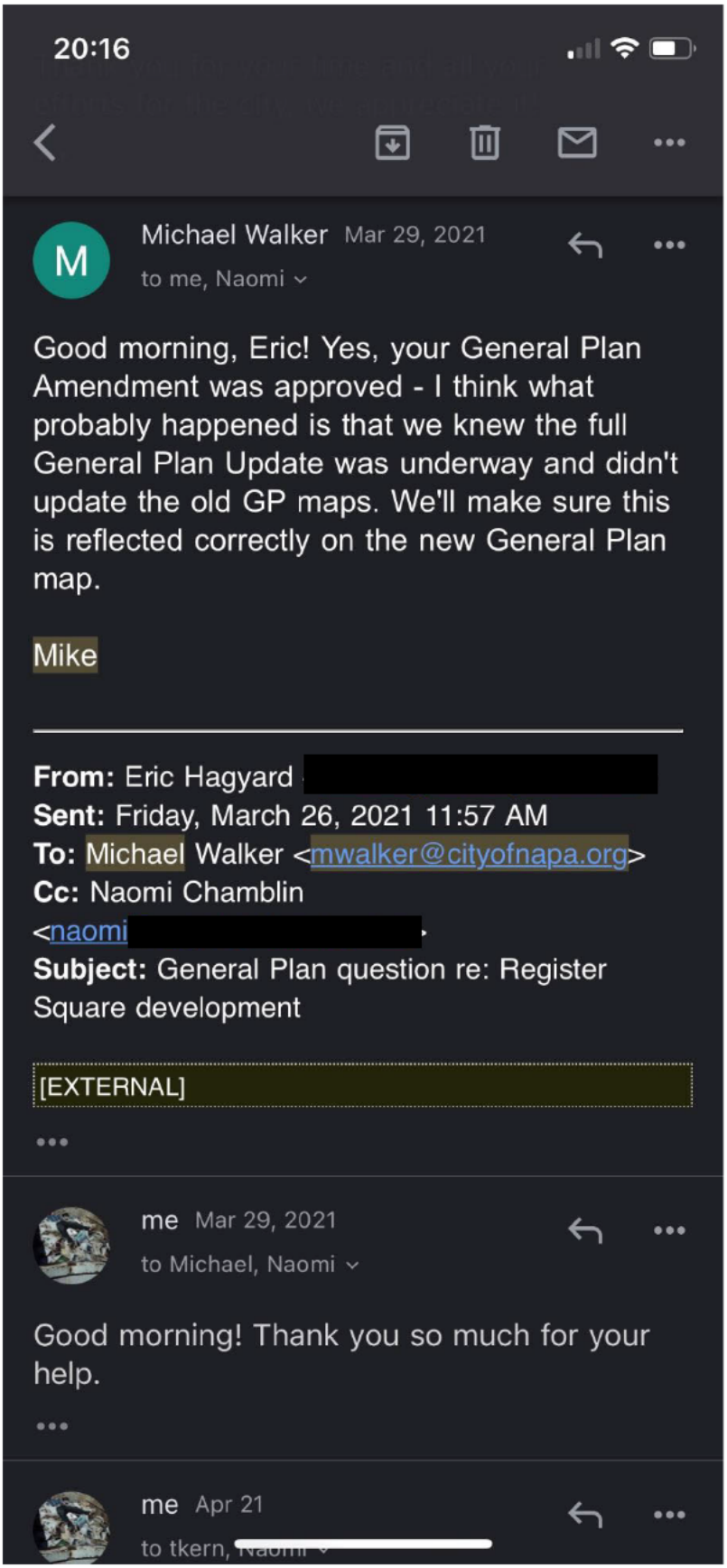
This is the map about to be adopted and our zoning looks wrong.

We need to try and fix this asap!!

Thank you,


20:09
napacity.legistar.com
1 of 1
Pearl
Coombs
1st St
3rd St
Oak St
Laurel St
Jefferson St
Elm St
Franklin St
Adolph St

Eric


20:16
Michael Walker Mar 29, 2021
to me, Naomi
Good morning, Eric! Yes, your General Plan Amendment was approved - I think what probably happened is that we knew the full General Plan Update was underway and didn't update the old GP maps. We'll make sure this is reflected correctly on the new General Plan map.
Mike
From: Eric Hagyard
Sent: Friday, March 26, 2021 11:57 AM
To: Michael Walker <mwalker@cityofnapa.org>
Cc: Naomi Chamblin
<naomi
Subject: General Plan question re: Register Square development
[EXTERNAL]
me Mar 29, 2021
to Michael, Naomi
Good morning! Thank you so much for your help.
me Apr 21
to tkern,

From: Karena Zajicek <[redacted]
Sent: Friday, September 16, 2022 9:59 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Foster Road mixed- use corridor

[EXTERNAL]
Dear CC members,

Please pause a moment and realize what an important decision you are about to make.
Not only for this generation but all other generations coming after us.

Once this property is developed it will be gone forever.
We already have done so much damage so much harm to our environment.

Please do the the right thing, we all know how devastating this will be for our well being. Last thing we need is more congestion, pollution, traffic and noise.

We need to give the earth a chance to breathe and heal.

Please vote against developing Foster Road.

Thank you for your time,

Karena Trouw
Cory Zajicek
Nicholas Zajicek
Tessa Zajicek

Sent: Saturday, September 17, 2022 4:14 PM
To: Clerk <clerk@cityofnapa.org>
Subject: General Plan

[EXTERNAL]

This message is for the City of Napa City Council and the Mayor:
I am a 29 years resident of the City of Napa. I am here to express my strong opinion on the Foster Road Mixed Use Corridor coming to your attention. Foster Road Mixed Use Corridor should be kept as a **green** gateway to Napa. That would be the best use for the land.
Thank you for your kind considerations

Paul Han
[redacted]
Napa, CA 94558

From: Michael Walker
To: Clerk
Cc: Patricia Baring
Subject: Fw: Comment on Item 14 A General Plan Adoption-Recommendation
Date: Monday, September 19, 2022 3:38:45 PM

From: Christina Benz <[redacted]
Sent: Monday, September 19, 2022 3:34 PM
To: Michael Walker <mwalker@cityofnapa.org>; Ricky Caperton <rcaperton@cityofnapa.org>
Cc: Scott Sedgley <ssedgley@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bp@bethpainter.com>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Linda Brown <[redacted]>; Jim Wilson [redacted]com>
Subject: Comment on Item 14 A General Plan Adoption-Recommendation

[EXTERNAL]

Michael,

In doing a closer read of the revised Climate Change and Sustainability Element, we discovered language that is confusing and potentially in conflict with the City's goals in the Climate Emergency Resolution (R2022-030).

CCS 1-1 currently reads:
Implement immediate and sustained actions in support of achieving net zero climate pollutants from public and private operations within the City by 2030 and carbon neutrality by 2040, which is five years sooner than what is established under Executive Order B-55-18.

Different dates for achieving net zero climate pollutants and carbon neutrality will cause confusion. The City's Resolution clearly states a goal of Net Zero Climate pollution by 2030 and this is noted on Page 188 of the Final Admin Draft.

We recommend making the following change to clarify the City's intentions:
CCS 1-1 Implement immediate and sustained actions in support of achieving net zero climate pollutants from public and private operations within the City by 2030. (Delete: and carbon neutrality by 2040, which is five years sooner than what is established under Executive Order B-55-18.)

We applaud the greater detail and stronger language in the revised Climate Change and Sustainability Element and believe it will provide the roadmap to effective actions on climate change.

Thank you for your work on this,

Napa Climate NOW! Steering Committee members Jim Wilson, Chris Benz, and Linda Brown

From: sprice3119@aol.com
To: Clerk
Subject: Fwd: Housing Needs
Date: Monday, September 19, 2022 3:01:40 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and City Council ,

I was raised in Napa along with my 7 siblings.
Several years ago, due to a financial hardship when the company I worked for dissolved, I was hit with a financial hardship and had to make the difficult decision to sell my home. I love my community and for many years decorated my home in December for Napa residents to enjoy. I enjoyed sharing this with my community. I have lived and worked my entire life in Napa, but have found it very difficult to find housing. I have a temporary situation, but will need to be able to find housing in Napa in the future. Hopefully, if I can find housing I can once again return to decorating my home to share with all of Napa.
We desperately need housing in our community!
As you already likely know, the NVUSD has had continued declining enrollment. Families are no longer settling here due to housing shortages and high cost of housing.
I have a brother that is rotating staying at a family members house for the last 10 months due to not being able to find any affordable housing.
I hope you will look to the future for our community and the need for housing.

Thank you,

Steven Price

-----Original Message-----
From: [redacted]
To: lalessio@cityofnapa.org <lalessio@cityofnapa.org>; bnarvaez@cityofnapa.org <bnarvaez@cityofnapa.org>; bpainter@cityofnapa.org <bpainter@cityofnapa.org>; mluros@cityofnapa.org <mluros@cityofnapa.org>
Sent: Mon, Sep 19, 2022 2:59 pm
Subject: Housing Needs

Dear Mayor Sedgley and City Council ,

I was raised in Napa along with my 7 siblings.
Several years ago, due to a financial hardship when the company I worked for dissolved, I was hit with a financial hardship and had to make the difficult decision to sell my home. I love my community and for many years decorated my home in December for Napa residents to enjoy. I enjoyed sharing this with my community. I have lived and worked my entire life in Napa, but have found it very difficult to find housing. I have a temporary situation, but will need to be able to find housing in Napa in the future. Hopefully, if I can find housing I can once again return to decorating my home to share with all of Napa.
We desperately need housing in our community!
As you already likely know, the NVUSD has had continued declining enrollment. Families are no longer settling here due to housing shortages and high cost of housing.
I have a brother that is rotating staying at a family members house for the last 10 months due to not being able to find any affordable housing.

I hope you will look to the future for our community and the need for housing.

Thank you,

Steven Price

From: Beth Painter
To: Clerk
Subject: Fwd: Linda Vista Extension and Bridge
Date: Monday, September 19, 2022 3:36:02 PM

[redacted] appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk

[EXTERNAL]

Begin forwarded message:

From: Simonsen649 <[redacted]>
Subject: Linda Vista Extension and Bridge
Date: September 19, 2022 at 3:30:56 PM PDT
To: "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>
Reply-To: [redacted] <[redacted]>

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Council Member Painter,

We are writing to urge that you vote to adopt the **General Plan without the Linda Vista Extension**. We live in the Lone Oak Avenue area near the proposed extension and are very concerned with the potential impact of the extension and bridge to the almost double traffic flow and the accompanying pollution it would bring to our neighborhood. We would rather see the money spent to improve the streets and sidewalks of Napa.

Thank you
Charles and Marco Simonsen

From:	Clerk
To:	Carlyce Banayat
Subject:	FW: Letter re General Plan & EIR growth projections
Date:	Monday, September 19, 2022 3:37:51 PM
Attachments:	2022.09.19 - Letter to City re Napa 2040 General Plan & EIR-c.pdf

From: Michael Walker <mwalker@cityofnapa.org>
Sent: Monday, September 19, 2022 3:29 PM
To: Clerk <clerk@cityofnapa.org>
Cc: Tiffany Carranza <tcarranza@cityofnapa.org>; Patricia Baring <pbaring@cityofnapa.org>
Subject: Fw: Letter re General Plan & EIR growth projections

Please include attached letter to the City Council.

From: Dodd, Jeff <jdodd@coblentzlaw.com>
Sent: Monday, September 19, 2022 3:26 PM
To: Michael Walker <mwalker@cityofnapa.org>
Cc: Ricky Caperton <rcaperton@cityofnapa.org>; Daniel Doporto <ddoporto@doportolaw.com>
Subject: Letter re General Plan & EIR growth projections

[EXTERNAL]
Mike,

Attached is written correspondence in relation to the City Council's certification of the EIR for the General Plan update and approval of the General Plan update itself. We have identified mutually-agreeable language that we would like the City Council to incorporate by reference into the approval documents.

Please call me on my cell, 707-337-7609, with any questions. Otherwise, we will see you tomorrow night.

Jeff

Jeff Dodd
Coblentz Patch Duffy & Bass LLP
700 Main St, Suite 301
Napa, CA 94559
Direct 415-772-5724 | Office 415-391-4800
jdodd@coblentzlaw.com
www.coblentzlaw.com

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Coblentz
Patch Duffy
& Bass LLP

One Montgomery Street, Suite 3000
San Francisco, CA 94104-5500
T 415 391 4800
coblentzlaw.com

Jeff Dodd
D (415) 772-5724
jdodd@coblentzlaw.com

September 19, 2022

City of Napa
Community Development Department
c/o Michael Walker, Senior Planner
1600 First Street
Napa, CA 94559

Sent via email (mwalker@cityofnapa.org)

RE: Development & growth projections in General Plan Update & Draft Environmental Impact Report

Dear Mike:

On behalf of various local business and property owners, we appreciate the efforts of City staff and its legal counsel to thoughtfully address the issues we raised regarding the various growth and development projections in the draft update to the General Plan's Land Use Element ("Draft Plan") and the accompanying analysis in the draft Environmental Impact Report dated March 2022 ("EIR") prepared under the California Environmental Quality Act ("CEQA").

Based on our discussions, we understand that the City agrees with the discussion copied below in *italics* regarding the growth and development projections in the Draft Plan and EIR. To that end, we would appreciate the City Council's acknowledgment of the discussion in the administrative record before it certifies the EIR and approves the General Plan to avoid future ambiguity on the topic of these growth and development projections.

> *As noted in the General Plan EIR, "the General Plan update and analysis of its effects were built on certain assumptions pertaining to future growth." These assumptions are captured in, among other areas, the General Plan's Table 2-2 (Development Summary – Project Buildout) and Table 2-3 (Citywide Growth) of the General Plan and the EIR's Table 2-3 (Citywide Growth Projections) (collectively, the "Development Assumptions").*
>
> *The Development Assumptions are conceptual only and based on possible development scenarios contemplated under the General Plan and analyzed in the EIR. The Development Assumptions proposed for the number of Housing (Units), Non-Residential Building Area (retail, office, industrial) or the*

number of Hotel (Rooms) do not limit or restrict development of those respective uses in the Planning Area, including the Focus Areas therein.

The General Plan and the EIR's environmental analysis allows for flexibility in location, amount, and type of future development in terms of the precise mix of newly developed land uses and their location within the planning area. For example, there can be a mix and match between various land uses (e.g. there can be more retail if less office, as built, or vice versa). Further, individual development projects need not adhere to the Development Assumptions within any Focus Area or Outside Focus Area, but may rely on either individually or a combination thereof (e.g. a project within the Oxbow area can rely on Development Assumptions for the Downtown Core or Outside Focus Areas or both).

The General Plan EIR provides a level of analysis that may eliminate or minimize the need for subsequent CEQA review of projects that could occur under the General Plan as long as the level of development for a specific project remains below the cumulative Development Assumptions estimated in the General Plan and accompanying EIR analysis (or the Downtown Specific Plan and EIR analysis). Under these circumstances, if a project is within the parameters of the cumulative Development Assumptions, that project may be able to utilize CEQA streamlining procedures to eliminate or minimize the need for CEQA review for that project in accordance with applicable CEQA requirements.

Consistent with the CEQA Guidelines, this discussion "merely clarifies or amplifies or makes insignificant modifications" to the EIR. Thus, the provision of this context applicable to the EIR (and General Plan) does not require recirculation. (Cal. Code Regs. tit. 14 § 15088.5.)

Please contact me with any questions. Thank you again for the City's efforts to resolve the aforementioned issues.

Very truly yours,

Jeff Dodd

From: [redacted]
To: Clerk
Subject: Letter to the city council
Date: Monday, September 19, 2022 4:10:08 PM
Attachments: Letter to Napa regardiing Ghisletta property.pdf

[EXTERNAL]

Hello Tiffany,

Attached is a letter from the Sierra Club to the city council in respect of the deliberations on the new general plan and the Ghisletta properties.

Best regards,

David

[redacted]
Napa, CA 94558

When I despair, I remember that all through history the way of truth and love has always won. There have been tyrants and murderers and for a time they seem invincible, but in the end, they always fall – think of it, always. ***Mahatma Gandhi***.

Go Green! Think before you print.

This email message and any attachments hereto are intended for use only by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you have received this email in error, please immediately notify the sender and permanently delete the original and any copy of this message and its attachments. Thank you.

SIERRA CLUB
NAPA GROUP

September 19, 2022

The Mayor and City Council
City of Napa
255 School St.
Napa, CA 94559

Dear Mayor Sedgley and City Councilmembers,

The Napa Group of the Sierra Club wishes to signal its opposition to that part of the proposed City General Plan that contemplates the annexation and up-zoning of the parcels of land commonly known as the Ghisletta property. We believe, for several reasons, that this property is best treated as Greenbelt land, as proposed by the Napa Planning Commission.

We hold that the highest and best use of all land in unincorporated Napa County is that it be maintained as it is currently; farmlands should remain farmland, wildlands should remain wild. A corollary is that cities should not expand into undeveloped areas of the county and urban sprawl must be curtailed. The proposed General Plan violates both tenets.

Development of the Ghisletta property would replace an existing open space that is an active carbon sink with a heat island. It would bring a tremendous number of new vehicles into the Napa area thereby increasing exhaust emissions. It would require significant investment in new infrastructure. It would strain already stressed water resources and it would expose potential residents to the repercussions of earthquakes as a significant fault line traverses the land. Finally, development of that land will completely and permanently alter the south-western approach to our city.

We believe that the City of Napa should pursue development of all the fifty plus housing appropriate in-fill sites in the city before even contemplating annexation and development of county land. We urge the city council not to adopt the proposed General Plan in its existing state. We urge the city council to abandon the notion of annexation and up-zoning of the Ghisletta property,

Yours sincerely

David Campbell
Chair – Land Use Committee
Sierra Club, Napa Group

From: Mary Luros
To: Clerk
Subject: Fwd: Napa General Plan 2040: Aesthetic Long Term Vision by Napa City Council
Date: Monday, September 19, 2022 3:53:36 PM
Attachments: IMG_0434.MP4

Begin forwarded message:

From: Peggy Squires [redacted]>
Subject: Napa General Plan 2040: Aesthetic Long Term Vision by Napa City Council
Date: September 19, 2022 at 3:02:12 PM PDT
To: Scott Sedgley <ssedgley@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>, Beth Painter <bpainter@cityofnapa.org>, Mary Luros <mluros@cityofnapa.org>, Bernie Narvaez <bnarvaez@cityofnapa.org>

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

To Members of Napa's City Council:

I want to address the concern that I have for the aesthetic long term vision of Napa's 2040 General Plan regarding the gateway entrance to Napa from Hwy 12/29 Stanley Ranch to the land between Gateway Drive and Foster Road. The beauty and appreciation for our gateway to Napa along this corridor that I have known all my life in Napa, was until recently, taken for granted on my part.

In April of 2022, I was walking at Kennedy Park along the Napa River and was struck by the natural beauty of the landscape looking over the river across the wetlands to the west hills from Golden Gate Drive panning south to Stanley Ranch. The sounds of nature that ensued added to the very aesthetic moment. This is what both residents and visitors to Napa see as they enter our beautiful gateway corridor.

Please, take 20 seconds to view the video that I recorded that April day.

https://vimeo.com/751101058

In August 2019, the City of Napa conducted a Community Survey Report. A total of 1,210 persons completed the survey out of a

population in the City of Napa at the time of 79,074.

However, since Napa City Council's decisions are driven by citizen input, 77% of those surveyed stated it was very important and were in favor of preserving the natural environment. 63% stated it would make Napa a better place to work/visit if Napa had parks and open space. A mere 13% surveyed thought housing should be on undeveloped or agricultural land at the edge of the city versus and overwhelming 87% thought housing should be planned downtown, along active corridors like Jefferson and Soscol, and/or to replace older commercial as well as industrial buildings in existing neighborhoods or in other locations.

I support the Planning Commission's recommendation to change the designation of the Foster Road/Golden Gate Corridor as a Greenbelt in the General Plan 2040 and not as potential mixed use land development. I urge you to adopt their recommendation without modification and listen to the surveyed requests by citizens of Napa as to what they believe would make Napa a better place to work and live reflected in the 2040 General Plan.

Sincerely,
Peggy Squires
[redacted]
Napa, California 94559

From: Mary Luros
To: Clerk
Subject: Fwd: Housing
Date: Monday, September 19, 2022 3:52:29 PM

Begin forwarded message:

From: DEANNA BOWERS [redacted]>
Subject: Housing
Date: September 19, 2022 at 3:00:57 PM PDT
To: Scott Sedgley <SSedgley@cityofnapa.org>,
"Lalessio@cityofnapa.org" <Lalessio@cityofnapa.org>,
"mluros@cityofnapa.org" <mluros@cityofnapa.org>,
"Bpainter@cityofnapa.org" <Bpainter@cityofnapa.org>,
"Bnarvaez@cityofnapa.org" <Bnarvaez@cityofnapa.org>

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor and City Council Members,

I am writing to encourage the council to explore any avenues possible to create more actual affordable housing.

I have personal knowledge of a local teacher and coach who is facing homelessness on September 30th due to a raise in rent that he/she simply cannot afford on a local teachers salary. If this person chooses to leave the Valley, it will be a very unfortunate situation and it will negatively impact our local teens (again).

The Napa Valley has so much open space in all corners of the valley. Hiking around Mt St Helena, Westwood hills and the Carneros region, and lots of space at Skyline park. Not to mention the wonderful new bike path that provides great vineyard views as you ride toward Yountville.

I am sure there are lands around the outskirts of our city that could be possibly developed?

Thank you for your time

DeAnna Bowers.

(Please forgive the brevity as I am on my phone due to traveling.)

-----Original Message-----
From: Jill Techel <[redacted]>
Sent: Monday, September 19, 2022 2:48 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Letter to the Council about the General Plan

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL]

September 19, 2022

Dear Napa City Council,
I was very disappointed when the Napa Planning Commission recommended to change the zoning designation of an undeveloped 144 acre area near Foster Road, west of Highway 29, to a greenbelt restricting it to mostly open space.

This property is within the RUL and has been designated for decades as a site for future housing. Protecting the RUL is a huge issue for the City of Napa and to do that we need options within the RUL. This site does that.

When I served on the Napa City Council I saw that past councils had vision for the future and was especially grateful for the water supply options that the City of Napa has. You have a responsibility to future councils who will face the need for housing for those that will be our workforce and their families.

I know it is tough when residents are concerned that their quality of life will change with development, but development can be done right and add to options for teachers, hospitality workers and other that need housing to live and work here. I would rather see the council commit to doing growth the right way and helping Napa be ready with housing that fits the needs of the future. Don't put more stress on the RUL, protect it by not altering the draft General Plan to redesignate the Foster Road area that includes the Ghisletta Ranch- from Mixed Use to Greenbelt.

Jill Techel
Mayor 2005-2020

From: [redacted]
To: Clerk
Subject: Agenda Item 14.A. 323-2022 General Plan Adoption: Foster Road Mixed-Use
Date: Monday, September 19, 2022 4:30:15 PM

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

Dear Napa City Council Members,

Please accept this email letter as support for the proposed Mixed Use Land Use Designation along Golden Gate Drive as depicted in the Land Use Diagram referenced as Attachment 4, Figure 2-3. It is my understanding that the City Council will decide if this area will be designated Low Density Housing (Green Belt) or Mixed Use. Having provided engineering services to develop both low density estate homes and higher density Mixed-Use projects in Napa for over thirty years, it is very clear to me that higher density housing with adjacent services is by far a more appropriate and environmentally responsible land use within the City sphere of influence. This is especially true for this particular property due to its lower ground slope and proximity to services.

In addition, the required amount of infrastructure and resource demand per capita is substantially lower in the higher density modern built environment. Common sense tells us that Napa County already has enough homes with long driveways and huge intensively irrigated landscape areas that are only partially used during the year. Applying a lower density land

use designation will likely bring more of the same.

As much as I understand that some residents desire for this area to remain unchanged, I believe that it is important for the General Plan to look forward and address the growing strains on our community. Specifically, we are challenged with a current housing type that is very attractive for a second home purchase. It is my hope that the Mixed-Use zoning would allow higher density, lower cost housing with adjacent services that would be more appealing to younger professionals such as teachers, fire fighters, service industry managers, and engineers and less appealing to second home purchasers.

The continued conversion of family neighborhoods to shared vacation homes, second homes, and homes for retirees from the Bay Area is very concerning and is leaving a big demand for lower cost work force and family housing. Having visited communities such as Vancouver Canada where modern, higher density communities attract a young and diverse population, I am confident that Napa would benefit by reserving a future option of providing higher density housing development that would be conditionally allowed under the Mixed-Use land use designation.

In the context of timing, the last iteration of the

General Plan and Supplemental General Plan Amendments resulted in the development of Napa Pipe and the Gasser Property. When we look back and consider how long it took these projects to go from planning to actual housing, we can anticipate that the decision to allow the Mixed Use Zoning on Golden Gate Drive will likely result in housing in 10 to 20 years from now. By that time, the need for higher density modern housing will be even more critical.

Lastly, please accept my gratitude and appreciation for taking the time to read and listen to the multitude of opinions on the specific elements of the General Plan. I wish you all the best with your deliberations on this important issue.

Respectfully,

Hugh Linn
[redacted]
Napa Ca.

From: Randy Gularte <[redacted]
Sent: Monday, September 19, 2022 9:54 AM
To: Michael Walker <mwalker@cityofnapa.org>; Clerk <clerk@cityofnapa.org>
Cc: Randy Gularte <[redacted]
Subject: General plan comments for City Council thanks

[EXTERNAL]

Randy A. Gularte
Golden Gate Sotheby's International Realty Broker Associate LIC #00458347
707.256.2145

-----Original Message-----
From: Randy Gularte [redacted]
Sent: Monday, September 19, 2022 6:56 AM
To: Randy Gularte <[redacted]
Subject: Message from [redacted]'

To City Council regarding General Plan 2040

After reviewing what I could of the PC recommendations I would like to point out:

Linda Vista bridge extension should remain in the Plan for a couple of reasons- we do not know what the future holds for this bridge extension and for better circulation throughout the West side of this valley, not only for emergency vehicles, but for the general public- less cars on other streets thus creating a better flow of traffic.

Foster Road – no one knows what the future holds so by putting this in a Greenbelt you are only squeezing the rest of the developable land inside the city limits to provide housing- thus creating less supply and thus higher prices for housing. Simple economics. It should have a designation of Master Plan so just like the Gasser Property it can be debated and discussed on what should be developed. This area would take 6-10 years to develop even if it was brought forward for development today- with annexation, site plan approvals, public hearings, final map and building. Look at Napa Pipe how long that took.

Annexation of all county properties inside the City sphere of influence- they should all be annexed together thus eliminating the confusion of if this parcel is inside the City limits and who can vote, etc.....

Big Ranch Road/ Trower extension- should remain SFR up to 8 units per acre due to lack of proximity to shopping, the surrounding area is lower density with only Duplexes and SFR's not apartments nor condos. Trower Avenue extension should be shown/designated by the city where it should go (like Linda Vista bridge) and then let the developers/owners determine how it will be accomplished.

All government and School properties should have an underlying zoning and general plan so in the future there is no confusion as to what the neighborhood should expect. Look at the Old Sonoma Road County property as an example of no underlying zoning/general plan.

Factory Outlets property should be zoned mixed use thus allowing future residential development if that need is there.

Thank you for your time

Randy G. 9/16/22

Randy Gularte

From: Katherine Zimmer <[redacted]
Sent: Monday, September 19, 2022 12:54 PM
To: Clerk <clerk@cityofnapa.org>
Cc: Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>; Patrick 🧡 Burke [redacted]
Subject: Written Comments - Item 14. Public Hearing – General Plan Adoption

[EXTERNAL]
Dear Napa City Council,

Please do not follow the Planning Commission's recommendation and do not alter the draft General Plan to redesignate the Foster Road area - which includes the Ghisletta Ranch – from Mixed Use to Greenbelt.

The recent General Plan process has been comprehensive and transparent with a high level of engagement. This area and the property have been part of the City of Napa's plan for housing for 50 years as a site for future housing opportunities; has been located inside the Rural Urban Limit Line (RUL) to define where development and grown can occur since 1975; and was included in the City's Sphere of Influence in the early 1990's.

Our community has been very clear that we must have more housing. We are asking for leadership from the City Council.

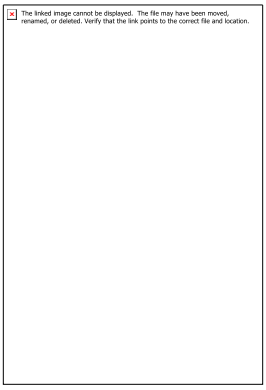
We don't want to send a message to those who seek to build a business here and to invest in a diverse economy that we aren't interested in creating housing so that they and their employees find a place to live.

We don't want to send a message to our neighbors that we are not open to helping those who want to move to another, potentially larger home; to buy a home for the first time to create generational wealth through homeownership; to have their children grow up here; or have the ability to live in the place where they work.

We urge the City Council to stay the course, make the right decision and to be on the right side of Napa housing history.

Thank you for your consideration.
Pat & Katherine Burke
[redacted]

From: Mary Luros <mluros@cityofnapa.org>
Sent: Monday, September 19, 2022 9:48 AM
To: Clerk <clerk@cityofnapa.org>
Subject: Fwd: Stop the Linda Vista extension & bridge



Mary Luros
Councilmember, District 3

City of Napa
PO Box 660 / 955 School Street, Napa, CA 94559
Phone (707) 258-7800 x5284
Email MLuros@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · @CityOfNapa

Begin forwarded message:

From: Jacquelyn Musgrave <[redacted]
Date: September 19, 2022 at 9:43:45 AM PDT
To: Scott Sedgley <SSedgley@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>, Beth Painter <bpainter@cityofnapa.org>, Mary Luros <mluros@cityofnapa.org>, Bernie Narvaez <bnarvaez@cityofnapa.org>
Subject: Stop the Linda Vista extension & bridge

[EXTERNAL]
Hello Napa Council Members,

I am writing to voice my opposition to keeping the Linda Vista Extension & Bridge in the General Plan. As you know, the City Council has voted to NOT build the bridge in both 2014 and 2018, and the Planning Commission voted last month to remove the bridge from the General Plan. As a citizen of Blane Meadows, I request the City Council adopt the General Plan as approved by the Planning Commission. The voting has been consistent to not build the bridge. Dragging this out another 4 years is nonsensical.

Respectfully,
Jacqui Musgrave - Napa resident since 2018

From: Lora Engle <[redacted]
Sent: Monday, September 19, 2022 12:07 PM
To: Clerk <clerk@cityofnapa.org>
Subject: General Plan

[EXTERNAL]
To the City Council:

As Napa residents living in North Napa, we would like to register our opposal to the planned Foster Road Mixed Use Corridor.

We would hate to see this beautiful piece of land that means so much to our community be lost. Please keep our gateway to Napa on Highway 29 as it is, with the trees, vineyards and open fields.

Thank you.
Jim and Lora Engle

From: Beth Painter
To: Clerk
Subject: Fwd: Linda Vista Extension & Bridge
Date: Monday, September 19, 2022 3:11:47 PM

bp@bethpainter.com appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk

[EXTERNAL]

Begin forwarded message:

From: [redacted]
Subject: Linda Vista Extension & Bridge
Date: September 19, 2022 at 3:10:45 PM PDT
To: "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>
Reply-To: [redacted]

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Councilwoman Painter,

I would like to weigh in on the upcoming vote at tomorrow nights meeting, 20 September 2022, on the Linda Vista Extension and Bridge. I vote a very strong NO.

The City Council voted in 2014 NOT to build the bridge.
The City Council voted in 2018 NOT to build the bridge 4-1.
The City Planning Commission voted in August 2022 to remove the bridge from the General Plan 5-0.

Please remove it from the General Plan once and for all. Thank you in advance.

Very respectfully,

CHRISTOPHER F. BURTON
MAJOR, United States Army (Retired)
[redacted]
Napa, CA 94558
[redacted]

Greg and Shirley Crompton
[redacted]
Napa, CA 94558

CITY OF NAPA
CITY CLERK
2022 SEP 19 PM 2:07

To: Mayor Sedgley & City Council Members:
Napa City Hall
955 School Street
Napa, CA 94558

Subject "Foster Road Mixed-Use Corridor"

We recently returned to our home on Foster Road in Napa after about 31 years residing elsewhere. What we have seen that has happened here is very disappointing to us as much of the charm that was Napa 30+ years ago seems to be gone. Granted that as populations grow the people must live somewhere. But if planning for this will inappropriately and/or unnecessarily result in detriment to valued natural aesthetics as well as more directly to the current residents in, or adjacent to, where population growth must be accommodated, the concerns of existing and potential residents must be seriously considered. Measures to adequately address those concerns must be adopted.

To us these concerns significantly include factors related to a "mixed use" that includes residential development along the sides of a road that is used as part of a through route to other destinations. On Foster Rd. this would be the case. Currently a significant portion of Foster Rd. is lined with residences. There is much traffic that travels through this section of the road to other destinations. This circumstance is a detriment to the quality of life for residents and especially constitutes a detriment to safety for children living along, or adjacent to, the section of that road. Further development along Foster Rd that results in increasing the use of Foster Rd. will exacerbate this problem. But none of this should diminish the importance of preserving the natural aesthetic value of the most physically affected portion of Foster Rd. where much of the "Mixed Use" is likely to occur.

We have observed massive residential development projects within the boundaries of an existing city in the flat lands of central California. They were built short travel distances from business/commercial areas and local and state government facilities. An important factor related to the residential development we observed there is they are configured and located such that through traffic from and to other (outside) areas does not occur. At the very least development related codes in Napa should prohibit approval of projects that involve or exacerbate through traffic patterns using residential roads.

Your consideration of our input is appreciated.

Sincerely,

[redacted]

Greg and Shirley Crompton

From: Stephanie DiStefano
To: Clerk
Subject: Re the General Plan
Date: Monday, September 19, 2022 10:02:32 AM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and Council Members,

I ask that you accept in full the Planning Commission's recommendation to remove the Foster Road Mixed-Use Corridor from the Napa 2040 General Plan. As is, the Gateway welcomes travelers and sets Napa aside as uniquely inviting. Replacing it with urban sprawl would be greatly disruptive to the community and environment.

Thank you,
Stephanie

From: Mark Lesti BRE#01784430
To: Clerk; Scott Sedgley
Subject: Foster Rd. land
Date: Monday, September 19, 2022 10:05:01 AM

You don't often get email from mlesti@windermere.com. Learn why this is important

[EXTERNAL]

Dear Napa City Council.
I own Windermere Napa Valley Properties here in Napa. We are a boutique real estate sales brokerage. As such, we are acutely aware of the home inventory shortage here in Napa.
With this shortage, existing home prices are soaring. This makes Napa not affordable to many of our essential workforce.
The housing inventory issue is getting tighter and worse with each passing year.
Simply put, we cannot turn down each and every meaningful chance to provide housing in our community.
I believe that the Foster Rd. land is a great candidate for housing; given its distance from the Ag Preserve and its chance to provide a good number of well planned units for our community.
Thanks.
Mark Lesti

Broker / Owner / CPA (inactive)
BRE#01784430
Windermere Napa Valley Properties
1010 Third St., Napa CA 94559
(707)320-8950 - CELL (707)226-1823 - OFFICE (707)409-6249 - PRIVATE FAX
MLesti@Windermere.com - email
TheLestiTeam.com (Website for property searches and more)
Proud Member of Napa Sunrise Rotary

-----Original Message-----
From: Jim Huntsinger <[redacted]>
Sent: Monday, September 19, 2022 10:37 AM
To: Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Patricia Baring <pbaring@cityofnapa.org>; emorris <emorris@cityofnapa.org>
Cc: Michael Walker <mwalker@cityofnapa.org>
Subject: Napa Gateway

[Some people who received this message don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[EXTERNAL]

Dear Napa City Council Members,

We ask that you fully accept the Planning Commission's recommendation pertaining to the general plan which includes designating the Foster Road Mixed Use Corridor as Greenbelt.

We know that most, or all, of you recognize the remarkable pastoral beauty of this area and it's value as the Gateway to the Napa Valley and to the City of Napa so we won't go into the multitude of reasons why we hope you vote to accept the plan with the Greenbelt Designation- limited geography, lack of water, traffic congestion, earthquake fault-line, plus many other unintended consequences.

I (Jim) have been told by an esteemed member of the Council in no uncertain terms that developing the Foster Road site is a " done deal ". I was very surprised to hear that this member, and apparantely speaking for a majority of the council, had concluded that this decision had already been made. I truly hope this is not the case.

Please don't destroy the beautiful Gateway to Napa Valley and to The City of Napa. Once destroyed, the fields that grace this Gateway can never be replaced.

Jim and Debra Huntsinger
Napa, CA 94558

From: Gina Massolo
To: Clerk
Cc: Michael Walker
Subject: NVHA Comment for 9/20 City Council record - item 14.A.
Date: Monday, September 19, 2022 11:26:46 AM
Attachments: 9.13.22 Letter to PC Final.pdf

[EXTERNAL]

Good morning,
Please see attached letter to the City Council from the Napa Valley Horsemen's Association. Your time is appreciated!
Thank you,
Gina Massolo
[redacted]

September 19, 2022

Napa City Council

Re: Public comment on Agenda item 14.A. “General Plan Adoption” on 9/20 evening session agenda.

Dear Mayor Sedgley, Vice Mayor Luros and Council members Alessio, Painter, & Narvaez:

As you are already aware the Napa Valley Horsemen’s Association has been tuned in to the General Plan 2040 process for the past two years. Our expectations remain the same; preserve/protect our uses under our Napa County CLN at our current location, and to maintain and improve our property, and buildings/structures.

Working collaboratively with the GPAC and your staff, policies to protect the short and long term future of he NVHA were developed and included in the February 2022 public hearing draft. The Napa Valley Horsemen’s Association strongly supports LUCD-23 6 as proposed in the public hearing draft General Plan.

Proposed policy LUCD 23-6 together with the Foster Road Mixed Use designation as recommended in the public hearing draft will preserve and protect future opportunities for our parcel, and to secure its uses for future members beyond 2040.

NVHA is greatly appreciative of the time city and county representatives took listening to us, acknowledging our commitment to preserving our operations and for being willing to incorporate protective policy for this parcel.

Thank you,

Gina Massolo & Sarah Linkenheil, NVHA Longevity Committee

From: Mary Luros
To: Clerk
Subject: Fwd: General Plan- No Linda Vista Extension & Bridge
Date: Monday, September 19, 2022 11:50:45 AM

Begin forwarded message:

From: "Harrison, Benjamin" <[redacted]>
Subject: General Plan- No Linda Vista Extension & Bridge
Date: September 18, 2022 at 7:48:22 PM PDT
To: "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>
Cc: "ssedgley@cityofnapa.org" <ssedgley@cityofnapa.org>,
"lalessio@cityofnapa.org" <lalessio@cityofnapa.org>,
"mluros@cityofnapa.org" <mluros@cityofnapa.org>,
"bnarvaez@cityofnapa.org" <bnarvaez@cityofnapa.org>,
[redacted]" <[redacted]>

Some people who received this message don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Ms. Painter,

As owner of 1039 Johnston Street and avid area walker and biker please uphold the planning commission's decision to exclude the Linda Vista extension and bridge from the general plan. Certain edges of neighborhoods remain peaceful when they are not connected to thoroughfares. A bridge of any kind over Redwood Creek at Linda Vista will increase traffic in the area and detract from the character of the neighborhood.

I wrote few years back arguing that small savings in emergency vehicle response did not warrant a bridge. I'm counting on you to support a general plan that excludes provisions for a future Linda Vista extension over Redwood Creek.

Best,

Benjamin F. Harrison
Commercial Real Estate
Colliers International
[redacted]

From: dla
To: Clerk
Subject: Need Housing
Date: Monday, September 19, 2022 1:03:27 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and City Council

I own a small business in Napa. Many of my employees live out of the area because they cannot live here – they make enough money but there is simply no place to live. They support other small businesses in other communities. They come to work tired from a long drive and have a long drive home at the end of the day. They complain about being away from their families and wish they could live in the community they work in. Please plan to build housing in this community so all of us can live in and support Napa.

Dave Ahlberg

From: Mark Schaefer
To: Clerk
Subject: Proposed Foster Road Mixed-Use Corridor
Date: Monday, September 19, 2022 1:12:44 PM

[You don't often get email from [redacted] Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

[EXTERNAL]

Dear Mayor Sedgley and Members of the City Council,

We believe the proposed Foster Road Mixed-Use Corridor is not in the long-term interest of the citizens of Napa because it will result in the permanent loss of valuable agricultural land and greatly diminish one of our most significant and attractive gateways. Unfortunately, there are many run-down and poorly developed areas within the City limits. Redeveloping and beautifying these areas would be much more beneficial and cost-effective, given the proximity of existing water, power, and sewage infrastructure.

Napa is a unique community in California and the Bay area because of our rural and viticulture-oriented environs. If we succumb to the short-term demands of developers and prioritize sprawl over renewal and renovation, we will become just another over-developed urban center and lose our greatest asset as the nation's first agricultural preserve—and as a world-renowned winemaking region.

We hope you will protect and celebrate our unique community for the benefit of future generations and oppose actions by those motivated by short-term, profit-oriented development.

Sincerely,

Mark & Jo Ann Schaefer

From: [redacted]
To: Clerk
Cc: Liz Alessio; Beth Painter; Mary Luros; Bernie Narvaez; Scott Sedgley
Date: Monday, September 19, 2022 1:19:27 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and members of the City Council,

My name is Paul Hicks, and I live on Ruston Lane in Napa.

I'm writing to ask that you do not adopt the recommendations of the Planning Commission to change the designation of the Foster Road Area from Mixed Use to Greenbelt.

I've been a resident of Napa for 28 years as of this week, and my family has been in the Valley since the mid 1980's. It's the longest I've lived in any one place. I'm not exactly a "tourist" anymore but I'm not a native, which means I don't always understand all of the historical nuances around every issue. That said, I've spent a few decades being involved in local areas of interest through the Chambers, LNV, etc.

I attended several of the GPAC meetings that crafted the General Plan draft. I've worked with some of you over the years and I think you know that one of my sticking points is process. My impression of the committee and the process was that it was done well, with integrity and transparency. In this case, it's my opinion that the GPAC committee received significant community input, and were extremely thoughtful and deliberate regarding this specific issue.

The Foster Road Area has been inside the RUL for about 50 years, and has been in the City's SOI since the 90's. The committee recognized that, explored the alternatives, and decided that it was a good idea to leave it as it is. In other words they stuck to the process, evaluated the options and determined that the Foster Road Area should remain Mixed Use.

I get that some people don't like the prospect of change. That said, the General Plan is just that, a *general* plan. It outlines possibility and opportunity, not projects. For example I think the recommendations about the Trancas and Imola corridors are fantastic. Do I think they'll get built in the next 20 years before the next General Plan comes around? I hope so, but doubtful.

We all know we need housing. It's been difficult to find employees here forever, and because of the lack of housing in general it strains our roads, hurts our schools and the community overall. I'm not saying we should build housing there tomorrow, but I think it would be a mistake to take tools out of our toolbox, limiting our options.

Thank you for the opportunity to pass along my thoughts. I also hope to be able to make the City Council meeting tomorrow to make some comments in person but in closing please reject the recommendation of the Planning Commission to change the designation of the Foster Road Area to Greenbelt and adopt the GPAC's draft keeping its historical Mixed Use designation.

Sincerely,

Paul Hicks

From: [redacted]
To: Clerk
Subject: Re: Re The General Plan
Date: Monday, September 19, 2022 1:27:14 PM

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

I apologize I did not sign my name to the email I sent earlier -

Sylvia Vannucchi

[redacted]

On Monday, September 19, 2022 at 01:23:31 PM PDT, Sylvia <[redacted]> wrote:

Mayor Sedgley and Council Members,

I am in opposition of the development of the Foster Road Mixed-Use Corridor.

Napa County does not have the infrastructure to support this growth. With the proposed future development of the Napa Pipe property, the development of the old KVINE Radio property on Foster Road and now the proposed development of our iconic gateway we are endangering the very citizens that support this City. Over 2,600+ cars will be added to our already congested roads. Water, sanitation and most importantly emergency access is already at it's limit. How much more can you continue to tax homeowners to support this growth?

Currently there is an abundance of vacant office space in Napa County. Proposed retail space will most likely only cater to tourists, forcing the local middle class to shop outside of the county moving local tax dollars elsewhere.

Also, Monday through Friday between 8:00 am and 2:45 pm there are children being dropped off and picked up from the Irene Snow Elementary School on Foster Road with only one crosswalk with a caution light. Adding more traffic to that road five days a week will endanger those children and their families.

PLEASE DO NOT ALLOW THE CONSTRUCTION OF THIS BEAUTIFUL AGRICUTURAL LAND THAT IS THE GATEWAY TO THE BEAUTIFUL NAPA VALLEY!

From: chris canevari
To: Clerk
Cc: chris canevari
Subject: GENERAL PLAN - Foster Road Mixed-Use Corridor
Date: Monday, September 19, 2022 6:24:07 PM

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

Hello Mayor, City Council Members, and City Planners:
I am writing in favor of a final designation of the 100+ acres of the Foster Road gateway as a greenbelt area.

Entrance into Napa city limits is the unofficial entrance into the famed Napa Valley. (Sorry American Canyon!) There are only two pathways in... one pathway is the HWY 221/Soscol Avenue route, and the other is the HWY 29 route.

In general, the HWY 221 pathway is used for those entering for "business" in the city ... government appointments, attendance at the college, shopping. It is a frequent pathway for residents returning to the city. The view of this entrance is all about "business". Nothing different than entering any other city... nothing special. It could be Fairfield or Concord, or Sacramento.

In general, the HWY 29 pathway is used for residents, and is the primary pathway for those visiting. The pristine rolling hills give a hint of the vistas yet to be. It is special. When the grass is green, or the light is "just right", the scenery elicits a gasp. It is the only pathway that gives a fresh breath of beauty.

Returning or departing town, via HWY 29, still takes my breath away. Even after 30 years.

If the "fresh breath of open" is built out... the specialness of Napa's entrance can never be repaired or replaced.

Please take a stand for the open beauty by designating this special property as a greenbelt.

Thank you for your attention -
Christina Canevari
Napa, CA

From: Jeri Hansen
To: Scott Sedgley; Mary Luros; Bernie Narvaez; Liz Alessio; Beth Painter
Cc: Clerk
Subject: Comment on General Plan: Sept 20 Council Meeting
Date: Monday, September 19, 2022 7:17:45 PM
Attachments: Gen Plan Comment Letter 9.20.22 Jeri Hansen.pdf

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Comment letter also attached.

September 19, 2022

Re: Item 14. Public Hearing – General Plan

Dear Mayor Sedgley, Vice Mayor Luros and Council members Alessio, Narvaez and Painter,

I encourage you to continue with the long-established direction of the draft General Plan and do not accept the Planning Commission's recommendation to change the zoning designation of the Foster Road area – which includes the Ghisletta Ranch – from Mixed Use to Greenbelt.

Housing is in critically short supply at nearly all income levels throughout Napa County. This area has been part of the City of Napa's plan for 50 years as a site for future housing opportunities. It has been located inside the Rural Urban Limit Line (RUL) since 1975, and has been included in the City's Sphere of Influence since the early 1990's.

The need for housing only has increased, not decreased.

The lack of housing in this community has been a key topic of conversation and a top priority for decades. We cannot solve our housing crisis by eliminating any sites that have been identified as viable. In addition, the State of California has made it abundantly clear that housing is the top priority for all jurisdictions.

Failure to build our housing supply – not just zone or plan for it – will lead to severe financial consequences for the City of Napa and for our entire community as many residents and local workers will be unable to afford to live here.

However, pressure from the State should not be the only consideration of our efforts to zone for housing. The real drivers should be that we know housing is not just about four walls and a roof. Housing helps build a diverse and vibrant community. It is about providing affordable opportunities for our current and future neighbors and working families. It is about supporting our local businesses and our economy by providing employees affordable options to live and work in the same community, so they can spend more time with their families, support other local businesses and public education, and be a part of life in this unique, special place that we get to call home.

Please remain consistent with the General Plan designation for this area as identified through the

recent comprehensive, publicly vetted General Plan process. I encourage you to stay the course and provide compassionate, thoughtful, and strategic leadership for our entire community.

Respectfully,

Jeri Hansen

From: Michael silkwood
To: Clerk
Subject: The General Plan
Date: Monday, September 19, 2022 7:20:08 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

[EXTERNAL]

Dear Mayor Sedgley and Council Members,

I ask that you accept in full the Planning Commission's recommendation to remove the Foster Road Mixed-Use Corridor from the Napa 2040 General Plan. As is, the Gateway welcomes travelers and sets Napa aside as uniquely inviting. Replacing it with urban sprawl would be greatly disruptive to the community and environment.

Sincerely,

Michael G. Silkwood

From: [redacted]
To: Clerk
Subject: General Plan
Date: Monday, September 19, 2022 7:48:14 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

To the City Council:

I'm a Napa resident who has been living in here for over 45 years. I would like to register my opposition to the planned Foster Road Mixed Use Corridor.

I don't want to see this beautiful piece of land, that means so much to our community, be lost. Please keep our gateway to Napa on Highway 29 as it is, with the trees, vineyards and open fields.

Thank you,
Sarah Engle

From: [redacted]
To: Clerk
Subject: opposition to General Plan amendment concerning Foster Rd
Date: Monday, September 19, 2022 11:54:18 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley, and Councilmembers Alessio, Luros, Narvaez and Painter,

I am writing to express my opposition to the proposed amendment to the General Plan concerning the area in South Napa along Foster Road. I believe this area has been labeled the "Foster Road Mixed Use Corridor" by those who aspire to pave the way for its unnecessary development.

Foster Road is no "corridor." It's a country road.

Visit this south western edge of town on any evening and you'll find scores of locals jogging, biking or walking our dogs on this picturesque stretch of Foster Road. There is so little open space in southwest Napa. This country road is a cherished resource for community members.

People come from far and wide to visit Napa. Not only are we proud of that fact, we all know our local economy depends on it. And when they come from the south or the west, they're welcomed at the southern mouth of the valley by beautiful green space that has been undeveloped agricultural land. Most weekend days you'll find loads of bicycle tourists whizzing by in packs along Foster Rd, enjoying the expansive views of the valley and the rural feel of this winding country lane.

Rather than considering development on this rural southern edge of town, I urge you to focus on opportunities for development in the context of infill projects rather than developing areas that remain green. And from a safety standpoint, certainly there are parcels of land better suited to development than one that has an active earthquake fault and the town gas line on top of one another!!

Please don't make the mistake of thinking for a minute that this proposed amendment will solve our community's housing challenges. I learned recently that the townhouse development further north on Foster Road, at the old site of the radio station, has priced their units for sale at $1.2 million. This is for a two bedroom townhouse crammed onto a tiny lot with thirteen other units, with no privacy and no yard whatsoever.

I understand there is no specific proposal for development currently under consideration, but this is a slippery slope. I have little doubt that, should you make the mistake of amending the general plan to allow a "mixed use corridor" on this beautiful southern gateway of our valley (providing for both commercial development and more than 1,200 housing units!!) the offers will flow, the deals will be made, the pristine land will be exploited, and there will be no going back. What seems like a distant possibility will become a tragic, avoidable alteration of our beautiful world class vistas.

I don't think it's hyperbole to say the fate of the unique character and beauty of this valley lies in your hands. I just returned from a trip to Orange County, and have been sadly reminded of the results of short-sighted planning and unabated development. Please don't do that to Napa.

Your mission is to preserve and promote Napa's unique quality of life." Allowing development at the southern end of Foster Road will not benefit our community. Please do not amend the general plan to allow development of this agricultural land.

Thank you for your service, and for your consideration.

Sincerely,
Eve Ryser

From: thomas stockwell
To: Clerk
Subject: General plan
Date: Tuesday, September 20, 2022 8:44:59 AM

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

To Mayor Sedgley ans City Council Members

I am opposed to the Foster Road Mixed-Use Corridor Plan. This ill-advised land-grab will destroy so much of the quality of life for Naoa residents, compromise the ecology of the area, increase the traffic along Rt 121, and transform the southern section of the area into a commuter hotspot thst will not serve the interests of the Napa community. If built, the new residents will not be beneficial to Napa's vommitment to its citizen, but merely transform the area into a gateway community for the Santa Rosa megolopolis and other commuter corridors. This area is an ecolohical gem, the image of an opportunity to preserve the flavor of our precious city. Listen to your city planners! Do NOT support this land-grab and live up to your responsibilities to do your best for your current residents and citizens.

Sincerely,
Thomas Stockwell
40 years a resident of Napa County.

From: Genji Schmeder <[redacted]>
Sent: Monday, September 19, 2022 6:07 PM
To: Patricia Baring <pbaring@cityofnapa.org>
Subject: Action proposal for agenda item 14.A of City Council meeting of 20 September 2022

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]
To: City Council of Napa, California
From: Genji Schmeder, [redacted]
Subject: Action proposal for agenda item 14.A of City Council meeting of 20 September 2022
Date: 19 September 2022

The Final Admin Draft of Napa General Plan 2040 fails to confront the problems caused by motor traffic through residential neighborhoods. It is not enough to recognize the problems, rather amelioration needs to be incorporated into routine street maintenance. Unless this becomes regular practice, we can reasonably expect a decade or more of worsening safety and comfort on our home streets.

Goal TE 2-3 on page 105 of the Draft is currently this:
Apply traffic calming principles where appropriate with consideration of functional classification, emergency access, and vehicular traffic volumes to support livable and complete streets. Conduct an update of the City of Napa Traffic Calming Guidelines.

Napa County Bicycle Coalition in its comments of 25 March 2022 proposed this substitute for Goal TE 2-3:
Adopt and implement a comprehensive traffic calming program to meet Level of Traffic Stress thresholds throughout the city. Incorporate traffic calming in regular paving and maintenance projects by default, unless infeasible due to engineering or emergency/transit access needs.

I urge you to adopt that substitution for the new General Plan.

Genji Schmeder

From: Deborah Macdonald
To: Clerk
Subject: Agenda Item 14.A. General Plan Adoption Foster Road
Date: Tuesday, September 20, 2022 9:26:59 AM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Please place the following in the Public Comments for the City Council Meeting on September 20, 2022 regarding Item 14A.

I also plan to present these comments in person at the Meeting.

September 20, 2022

clerk@cityofnapa.org

City Council 9/20/22

Re: Agenda Item 14.A. General Plan Adoption
Foster Road

Dear City Clerk and Council Members,

My name is Deborah Macdonald and I reside at [redacted] and thus am a neighbor of the Foster Rd. property discussed in the draft General Plan. I am also a member of the General Plan Advisory Committee appointed by the City Council which met for over 2 years.

I previously submitted written comments to object to the Foster Road Mixed Use Goal LUCD-23 section of the Draft General Plan and associated references (comment reprinted below)*. I wish to supplement those comments.

The message I want to convey to you is this:

I support the Planning Commission's recommendation to modify the draft General Plan to designate Foster Rd as Greenbelt. However, I would also like to highlight the misleading and factually incorrect assertions about legalities, the implication that the draft plan represents consensus from the GPAC, and the imperfect process by which the draft plan was crafted.

Attorney Teague's recent letter to Attorney Barrett on behalf of the Ghisletta family, as reported by the Napa Valley Register on September 19, 2022, suggested that adopting the Planning Commission's recommendation to designate Foster Road as Greenbelt "opens up the city to significant legal liability". This is absurd, inaccurate, disingenuous, and misleading.

Nothing requires the city to allow mixed use building on *this specific property*. I would argue that following the Planning Commission's recommendation, who are qualified, indeed required, to render opinions on these matters and who took into account the data and community's desires does NOT open the city to liability as attorney Teague suggests. Rather, allowing and encouraging building on an area of geologic faults and flood hazards is more odious to legal requirements.

Furthermore, the nature of the proposed mixed use suggested in the plan does nothing to solve the city's needs for *affordable* housing. The proposed density rates allowed under the Foster

Road Mixed Use (p. 48) proposal is neither supported by the environmental constraints nor supportable for affordable housing. (Take a close look at the tortured language of Foster Road Mixed Use Goal LUCD-23). After taking into account environmental constraints, which are significant, the proposed designation stated in the plan is a slight of hand.

In addition, the draft plan does NOT accurately reflect the deliberations of the GPAC who were selected to underpin the plan with study, advice, and community opinion. A number of us have been appalled by, after volunteering over 2 years and countless hours of our time, the disregard of opinions and input. Foster Rd. is but one example.

During deliberations, the GPAC asked the staff and consultant to overlay the property in question with preliminary information concerning geologic faults, slopes, unstable soils, and flood hazards. The resultant buildable area did not support the suggested designation proposed. Despite this, the next draft came back with buildable unit numbers that were misaligned with the environmental constraints. The GPAC's concerns and the data were ignored in favor of what appears to be a predetermined outcome now presented to you in the draft plan.

Clearly, the Planning Commission saw this. I urge the City Council to adopt the Planning Commission's recommendation to amend the draft General Plan to designate the Foster Road property as Greenbelt.

Respectfully,
Deborah Macdonald

*For your reference, below is the text of my previously submitted comments:

I am writing to object to the Foster Road Mixed Use Goal LUCD-23 section of the Draft General Plan (p.2-50-51). As a member of GPAC, I and other members of GPAC, along with members of the general public, objected to the classification of the Foster Road property as Mixed Use during our meetings and I do not believe this designation represents a majority consensus. Although the draft plan mentions developing trails and maintaining some open spaces, and that the development of the property take into account its environmental constraints, this area is unsuitable for the designation assigned and was mentioned as such at GPAC meetings. Apart from keeping the gateway to the Napa Valley green to preserve our unique entrance to the valley which many members of the public duly noted at our meetings, the land is replete with geologic faults, slopes, unstable soils, and flood hazards. No amount of couching the goals in terms of respecting these characteristics will mitigate the designation of mixed use. This area is not suitable for development. I strongly object to this designation.

-----Original Message-----
From: Craig Isham <[redacted]>
Sent: Monday, September 19, 2022 4:55 PM
To: Patricia Baring <pbaring@cityofnapa.org>
Subject: Letter for Sept 20 Council Meeting

[EXTERNAL]

September 19, 2022

Subject: General plan 2040

Dear Napa Mayor and City Council Members,

Tomorrow evening you will all be tasked to decide on something that will affect all of the citizens of Napa as well as the generations that will follow. The decision that we are referring to, is of course, the adoption of the new General Plan 2040. Of particular concern to us as well as many, many others, is the Foster Road Mixed Use Corridor designation that is included in this plan. This new moniker will open the door for development of high density housing and commercial uses on this pastoral agricultural land located at the very gateway to our city. Once this area is developed it will never go back to what it is today.

As you are all aware, your duty is to be responsible for, and responsive to the citizens that elected you. Your duty is to represent the majority of your constituents and you have been trusted decide what is the greater good for all of us. You are aided in your decisions by the Planning staff as well as the Planning Commissioners that you have appointed to look at planning matters in greater detail.

After attending the September 1 meeting of the Planning Commission we were encouraged that while many members may have had preconceived opinions regarding the Foster Road Mixed Use Corridor, they listened carefully to reasons of those in opposition. We commend them for recognizing the gravity of the situation and making a decision that would benefit all of the citizens of our City as well as future generations.

What we now find discouraging is what appears to be the Planing staff's steadfast resolve to push the Foster Road Mixed Use Corridor designation through to the Council level. It is our hope, and the hope of the 77% of the people that were poled as part of the EIR that want to preserve the natural environment, that the Council will agree with the Planning Commission recommendation and approve the new General Plan 2040, including the Commission's recommendations.

All of the speakers at the Planning Commission meetings and those that you will hear at your meeting tommorow evening all of the correspondence that you and the Commission have received regarding the General Plan 2040 provide an overwhelming number or reasons to remove the Foster Road Mixed Use Corridor designation from The Horsemen's\Willcoxson \Ghisletta parcels. We are yet to hear a compelling reason to sacrifice prime agricultural land, which also provides a green buffer at the entrance to our city, for high density housing and commercial use. We do not think that anyone, with the exception of those that would reap considerable financial gain, would agree to a general plan that would open the door for this potential development.

Sincerely,

Craig and Renee Isham

From: [redacted]
To: Clerk
Subject: Re: the General Plan
Date: Tuesday, September 20, 2022 9:31:47 AM

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and Council Members,

I am writing to you to let you know that I oppose the development of the Foster Road Mixed - Use Corridor.

Prior to moving to Napa, my husband and I would come to Napa frequently. The first thing we would see was the iconic Gateway, that let us know that we had arrived into this scenic and beautiful valley. It truly greeted us and made me personally feel more rested and relaxed. We then moved to Napa and purchased our home in 2017, and I actually walk the perimeter of this gateway every day - giving me that same piece of mind and a smile to my face knowing it is so iconic Napa.

It is therefore unfathomable to me that we are considering the destruction of one of our largest agricultural lands left in Napa, and removing this beautiful iconic gateway. And as a resident now, the idea of replacing it with more sprawl - office space, retail space and 3000 more residents - and eliminating the gateway to one of the most treasured Wine Country regions in the world would be a travesty.

I also must note that knowing that a earthquake fault runs through this area and there is no water to infrastructure in place, seems a reckless and expensive proposition to move forward with this proposal.

I therefore please request that you **do not proceed with the Foster Road - Mixed use corrido**r. It is not good for Napa's tourism, economy, sustainability or the residents.

Thank you

Meg Shea-Chiles Hayman

[redacted]
Napa, CA 94558

From: Dommen, Debra <[redacted]>
Sent: Tuesday, September 20, 2022 9:33 AM
To: Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>
Cc: Clerk <clerk@cityofnapa.org>
Subject: In Support of Housing

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]
Hello All – please find my letter to support keeping the Foster Road area designated as mixed use in the General Plan. As a very close neighbor to the property please do not hesitate to reach out to me with questions.

Debra

****
****

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****
****

Mark & Debra Dommen
[redacted]
Napa, CA 94558

Dear Mayor Sedgley and members of the Napa City Council,

My family and I have lived across the road from the Foster Road/Ghisletta parcel for almost 12 years. You may be assuming that, because of that, I am opposed to including this parcel in the General Plan as a study area for housing.

But I strongly support it and have for years. Before we purchased our house, we did our homework. We knew that the parcels across the street were part of Napa's voter approved Sphere of Influence and were part of the cities future plan for housing.

Furthermore, if the site were to be developed one day, I look forward to being part of the process. I imagine safer areas to walk then up and down Foster Road with speeding cars.

Our community has been telling elected and appointed officials year after year that housing is a priority in our community. Housing of all types and price points. We need housing for our workforce, for young families, for seniors who want to downsize but have no other place to go, to people who want to make a life or start a business here.

Please do not follow the Planning Commission's recommendation and do not alter the draft General Plan to redesignate the Foster Road area - which includes the Ghisletta Ranch – from Mixed Use to Greenbelt.

This area and the property have been part of the City of Napa's plan for 50 years as a site for future housing opportunities. We need more sites for housing not less, and we need to plan thoughtfully and intentionally.

We should not change our direction because those who oppose this potential site are living in homes and neighborhoods that were once the site of someone else's view in the distant past.

I urge the City Council to stay the course, make the right decision and continue to show your leadership on making housing for all a priority.

Sincerely,

Debra Dommen

From: [redacted]
To: Clerk
Cc: Scott Sedgley
Subject: FW: General Plan - Foster Road
Date: Tuesday, September 20, 2022 10:25:01 AM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Thank you for the opportunity to express my opinion!

I have been a Napa resident for since 1962.

I love our town and have watched it grow up, down and sideways these many years.
But this recent plan for development has myself and many more concerned about
overuse and blight given our current state of water supply, traffic and public services!

I'm asking you to please not vote for this property to be developed!
What an unsightly scene as you truly enter the gateway to the Napa Valley with two/three story homes and
traffic that knows no end without the roads to support it! Also worth mentioning again is the consistent
water shortage we have been incurring and the fact that the homes will be built on an earthquake
fault line?!?!

There has to be a more suitable place for housing and I get it, grapes rule (I would rather see grapes) but there is a lot of land south
as well! Our quaint town that tourists flock to is being overrun with development, high prices for wine tastings,
high prices for hotels, restaurants, homes, rent and more!

I have lived on Foster Road for 40 years. We do not need the additional traffic as Foster Road is used EVERY

morning as an alternate route when 29 and the 12/121 get jammed up during every weekday morning and evening commute.

We enjoy the limited amount of open space and country feeling to walk and ride our bikes with our families!
Please vote (as the Planning Commission did) against this development and take it out of the general plan or change the area to a Greenbelt).

Thank you for your attention!

Sincerely,
Robin Slusher
[redacted]

Robin Slusher | Account Coordinator | **TricorBraun WinePak**

Cell 707-696-2517 | Robin.Slusher@ticorbraun.com
2235 Mercury Way | Suite 205 | Santa Rosa CA 95407

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A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

September 20, 2022

Vincent Smith, Director
Community Development Department
City of Napa
955 School Street
Napa, CA 94559

RE: Item 14.A on the September 20, 2022, Regular City Council Meeting Agenda
Regarding General Plan Adoption

Dear Mr. Smith,

The County of Napa Planning, Building, and Environmental Services (PBES) Department strongly supports the Community Development Director's recommendation to designate the southwest area in the draft City of Napa General Plan as Foster Road Mixed Use, consistent with previous direction provided by the City Council at its April 20, 2021 meeting.

The Napa draft General Plan is very important to the County's housing efforts. Under Agreement R2019-145 ("First Amended and Restated Memorandum of Agreement between the City of Napa and Napa County Regarding Regional Housing Needs Allocations for Future Housing Element Planning Periods"), the City agreed to accept 80 percent of the County's Regional Housing Needs Allocation (RHNA) in return for 80 percent of the County's Non-Residential Affordable Housing Impact Fees and to maintain existing zoning in the South County Industrial Area.

The 1,210 proposed housing units in the Foster Road Mixed Use area represent 26 percent of all net new housing development being considered in the draft City General Plan. Nearly eliminating the availability of housing in the Foster Road area would leave the City little margin for compliance with Agreement R2019-145 and/or certification of the Housing Element by the California Housing and Community Development (HCD) Department.

PBES is currently evaluating a small site within the Foster Road Mixed Use area as a potential affordable housing location within the draft County Housing Element. County staff acknowledge that this site is within the City Rural Urban Limit (RUL) and the Sphere of Influence (SOI), and would require municipal services if developed. However, both City and County staff are continuing to collaborate on creative ways to address mutual housing needs and are currently investigating how this site may serve the larger community, as well as benefit both jurisdictions.

The draft General Plan as previously recommended effectively responds to the urgent need for a wide range of local housing opportunities. The Foster Road Mixed Use area is a vital component of the City's overall housing strategy. I urge the City Council to restore the Foster Road Mixed Use designation, as recommended.

Respectfully,
David Morrison, Director

From: [redacted]
To: Clerk
Subject: Re the General Plan
Date: Tuesday, September 20, 2022 10:42:34 AM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and Council Members,

I am writing to you today to let you know that I am very much against the development of the Foster Road Mixed-Use Corridor.

We have been visiting Napa Valley for over 30 years, we moved to Napa in 2017. Seeing the iconic Gateway pastures and distinct Belted Galloway cows signaled we have arrived into the beautiful Napa Valley. The view truly gives me and all that visit Napa Valley its sense of place, an agricultural destination. World class wine and food. In addition, my wife and I live off Foster road and love to walk foster road frequently because it is so sinic, relaxing and gives us peace of mind.

I feel it would be a grave mistake to destroy one of our largest agricultural lands left in Napa, taking away this beautiful iconic gateway. As a resident, the ideal of taking all this away replacing it with urban sprawl, office space, retail space and 3,000 homes would be a great travesty.

It is hard for me to understand why this is even being considered knowing that earthquake faults run through this area, there is no water or infrastructure in place, seems a reckless and expensive proposition to move forward with.

Please **DO NOT MOVE FORWARD WITH THE FOSTER ROAD - MIXED USE CORRIDOR!!!!**
It is not good for Napa's tourism, economic sustainability or residents.

Sincerely,
Jeff Hayman
[redacted]
Napa, CA. 94558

RECEIVED
SEP 9 0 2022
COMMUNITY DEVELOPMENT
DEPARTMENT

September 19, 2020
Joseph and Rosemarie Keebler
Open Space Conservation
[redacted]
Napa, California 94558

Scenic

Napa City Council
600 First Street
Napa, California 94558-0660

Re: General Plan Land Use Designations for Keeblers' APN 50-170-49, 67.4 acres, recalculated by RSA to be 62.6 Acre, formerly the "Fumasi Parcel"

Dear Council:

We refer back to our August 31, 2022 letter, which summarized Keeblers' prior letters for the Planning Commission meeting and your September 20 council meeting discussions of the draft GP2040.

City approved the 1970 DRCCA ('Browns Valley Plan") with PC approval for 72 residential units on 18.2 acres+/- designated area HAD-F of the Fumasi Parcel (relevant pages are attached). City subsequently took title to the Fumasi and Joens Scenic Open Space Conservation Easements (SCOEs) and Timberhill Park. Keeblers took title to the Fumasi Parcel with SCOE and HAD-F areas in 2000. No deed executed by owners of a majority of the DRCCA land area have ever been recorded through date; therefor the DRCCA remains enforcable under DRCCA paragraphs 3 and 6.

Keeblers continue their request for 2040 General Plan VLDR designation of Keebler's entire parcel. If the Council determines an alternative mixed General Plan designation is preferable, we request the mixed designations for Keeblers' parcel shown on the attached copy of Assessor's Map page 50-170, which we marked in green to remain in GB and in yellow to be designated VLDR, which would include both our 18.2Ac+/- lying outside the Fumasi SCOE, with the remaining 44.4Ac+/- subject to the Fumasi SCOE restrictions with reserved rights to construct 3 residential units within that SCOE.

We have previously commented that 2020 GP2040 should be revised to: (a) allow the Greenbelt (GB) designation to provide both 20 acres and 10 acres zoning for greater zoning flexibility, and (b) state the VLDR DU/acre Development Metrics Standard to be 10, 5 and 2 acres and 40,000 and 20,000sf, and (c) existing zoning Chapters 17.16.030, 17.40.030 and 17.52.040, already provide very broad discretion to implement the VLDR and GB areas.

GB designation of the entire Keebler parcel would preclude our following application to divide our 62.6 Ac+/- parcel into 3 residential parcels in the Fumasi SCOE area and 8 parcels in the 18.2 acres in the DRCCA HAD-F area without permanent amendments to the 2040 General Plan. Keeblers have offered to execute an amendment together with City of the DRCCA to permanently limit area HAD-F and Keeblers' portion of the Fumasi SCOE to total only 11 parcels if their general plan requests are approved, which would permanently end potential future controversies.

[redacted]
Joseph Keebler

[redacted]
Rosemarie Keebler

COUNTY ASSESSOR'S PARCEL MAP
PTN. NAPA RANCHO

50–17
41–24

Tax Area Code
2018, 2019
2054, 2026

W	162.57'	41.	S74°31'17"W	67.44'	81.	S61°24'E	202.00'	121.	S26°32'46"W	12.48'
W	35.06'	42.	S29°15'W	41.67'	82.	S54°56'E	100.00'	122.	S67°54'53"W	59.32'
W	88.71'	43.	N40°48'5"W	103.55'	83.	S76°05'E	140.00'	123.	S28°42'50"W	73.43'
W	170.16'	44.	S63°26'6"W	22.36'	84.	S85°43'E	34.50'	124.	S57°21'01"E	28.30'
W	42.41'	45.	N57°59'41"W	47.17'	85.	N80°52'E	75.00'	125.	S12°10'22"W	266.92'
W	66.90'	46.	N77°54'19"W	143.18'	86.	N77°30'E	41.04'	126.	S42°24'12"W	203.66'
	111.10'	47.	S11°18'36"W	25.50'	87.	N77°50'E	173.96'			
W	41.46'	48.	N56°18'36"E	36.06'	88.	N85°29'E	37.67'			
W	92.69'	49.	N71°33'54"E	94.87'	89.	N63°19'W	73.10'			
W	80.70'	50.	S50°59'41"W	47.17'	90.	R=750.00'	L=74.35'			
	34.00'	51.	S38°9'29"W	89.02'	91.	N42°08'E	60.20'			
W	137.01'	52.	N51°20'25"W	64.03'	92.	N46°52'W	267.09'			
	207.84'	53.	WEST	40.00'	93.	N60°09'36"W -	47.83'			
	129.99'	54.	S66°30'45"W	242.30'	94.	R=750'	L=72.21'			
	77.52'	55.	S87°36'14"W	69.33'	95.	M.Y.	148.00'±			
E	154.02'	56.	N33°20'40"E	34.27'	96.	SEE Y.	95.00'±			
	L=43.07'	57.	N63°18'20"E	99.56'	97.	SEE Y.	96.00'±			
W	95.02'	58.	N31°52'46"E	202.39'	98.	N12°35'21"W	81.25'			
		59.	N61°56'1"E	93.42'	99.	N1°14'16"W	36.67'			
	L=74.73'	60.	N45°52'12"E	118.21'	100.	N28°48'34"E	177.00'			
	28.00'	61.	N62°23'48"E	88.24'	101.	N41°2'6"W	100.57'			
W	30.00'±	62.	N75°36'50"E	60.41'	102.	N41°2'6"W	123.43'			
W	37.80'	63.	N47°5'37"E	181.60'	103.	N53°40'6"W	59.44'			
	46.00'	64.	N42°50'32"E	38.34'	104.	N66°15'49"W	131.98'			
W	217.59'	65.	N71°12'23"E	45.18'	105.	N70°2'6"E	137.77'			
	52.85'	66.	N29°44'21"E	80.97'	106.	N78°25'27"E	68.26'			
W	42.87'	67.	N78°55'7"E	70.19'	107.	N40°8'3"E	24.21'			
E	22.63'	68.	N11°33'16"E	23.95'	108.	N27°40'11"W	81.88'			
	49.36'	69.	N74°9'32"E	52.02'	109.	S70°2'6"W	72.00'			
W	56.07'	70.	S33°42'56"E	20.98'	110.	N66°15'49"W	106.41'			
	18.01'	71.	N76°14'48"E	56.38'	111.	N53°40'6"W	48.39'			
	43.28'	72.	N0°42'15"W	43.56'	112.	S22°03'23"E	86.83'			
W	87.10'	73.	N71°21'7"E	79.45'	113.	S38°02'51"E	52.66'			
W	25.51'	74.	N65°51'15"E	41.54'	114.	N62°38'29"E	112.25'			
E	66.94'	75.	S78°14'58"E	169.15'	115.	N29°48'34"E	50.66'			
E	39.90'	76.	N85°36'14"E	20.03'	116.	S55°39'E	77.03'			
W	176.75'	77.	S73°38'W	179.50'	117.	S63°19'E	124.87'			
	63.00'	78.	N46°32'E	163.60'	118.	N68°27'45"E	104.42'			
	66.00'	79.	S63°19'E	102.67'	119.	N37°42'22"E	34.55'			
W	105.41'	80.	S55°39'E	272.00'	120.	S63°27'14"E	53.65'			

This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated

49 & 50 PM	1-14-00
NAME CHG	12-31-01
51THRU55 PM	12-11-02
56 LLA	9-17-04
10 TO BK 50	11-2-07
56 TRA CHG	12-31-15
VISION	DATE

1980

18048-10

DECLARATION OF RESTRICTIONS, CONDITIONS, COVENANTS AND AGREEMENTS

VOL 840 PAGE 51

THIS DECLARATION made this 30th day of July , 1970 by CHARLES I. JOENS and PAULINE JOENS,

W I T N E S S E T H

WHEREAS, the undersigned are the legal owners of certain real property situated in the City of Napa, County of Napa, State of California, more particularly described in "Exhibit A", attached hereto and incorporated herein by reference thereto; and

WHEREAS, the subject property was classified and zoned PC: B17.424 District by Ordinance No. 1634 adopted by the City Council of the City of Napa July 6, 1964 amending Section 9023 of the Municipal Code of the City of Napa, and

WHEREAS, the "Refinement of General Site Utilization Plan" attached hereto as Exhibit "B-1" and incorporated herein by reference thereto is a refinement of map entitled "General Site Utilization Plan" filed with the City of Napa as a part of the application for Planned Community zoning, said zoning being established by above said Ordinance 1634; and

WHEREAS, a map "Conceptual Master Plan Utilities & Drainage" attached hereto as Exhibit "B-2" and incorporated herein by reference thereto establishes guidelines for location, design and construction of utility facilities and lines in connection with the development of subject property, and

WHEREAS above said "General Site Utilization Plan", and "Refinement of General Site Utilization Plan" and "Conceptual Master Plan Utilities & Drainage" were developed in accordance with Purposes, Objectives, Principles, and Standards set forth in documents attached hereto as Exhibits "B-3" and "B-4" and incorporated herein by reference thereto, and

WHEREAS it is the intention and purpose of these covenants to assure to the greatest practical extent that the natural and planned nature and character of the area described will be maintained and that property values will be sustained and enhanced, and

WHEREAS, the undersigned desire to restrict each and every parcel of said property to certain restrictions, conditions, covenants and agreements, and

NOW, THEREFORE, the undersigned declares that said property is held and shall be sold, conveyed, owned, leased, occupied, resided upon, hypothecated and held subject to the following restrictions, conditions, covenants and agreements between the several owners and purchasers of said property as among themselves and their heirs, successors and assigns:

1. DEFINITIONS

a. The word "property" shall mean all of the real property above described in the introduction to this declaration of restrictions;

b. The word "parcel" shall mean the above described parcel of real property owned by the undersigned, and any subsequent division of said parcel into smaller parcels, including the redivision thereof, and any lots resulting from the formal subdivision of said parcel or parcels;

c. The word "owner" shall mean any single owner or several owners in common, in joint tenancy, or in association, of any separate parcel.

2. MUTUAL AND RECIPROCAL BENEFITS

Each of and all of the restrictions, conditions, covenants and agreements set forth herein are and shall be for the direct, mutual and reciprocal benefit of each and every parcel, and are intended to create and do create mutual and equitable servitudes and reciprocal rights and obligations between

the respective owners of all of the parcels, and thereby create a privity of contract and estate among the grantees of said property, their heirs, successors and assigns, and shall operate as covenants running with the land for the benefit of all of the parcels within said property.

3. TERM OF RESTRICTIONS

Each of and all of the restrictions, conditions, covenants and agreements set forth in this Declaration shall inure to the benefit of other parcel holders and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date this Declaration is recorded, after which time said Declaration shall be automatically extended for successive periods of ten years unless an instrument signed by the then owners of a majority of the land area then subject hereto has been recorded, agreeing to change said restrictions, conditions, covenants and agreements in whole or in part. In any event the agreement of not less than three (3) owners of said land area shall be required to change said restrictions, conditions, covenants and agreements in whole or in part.

4. GENERAL SITE UTILIZATION PLAN & CONCEPTUAL MASTER PLAN UTILITIES & DRAINAGE

Development of subject property and any construction thereon shall be done in accordance with the Map entitled "The Refinement of General Site Utilization Plan" and "Conceptual Master Plan Utilities and Drainage," attached hereto - Exhibit "B-1" and "B-2". Streets, roads, trails and utility and drainage facilities and lines shall be located and constructed in general conformance with Exhibits "B-1", "B-2", "B-3", and "B-4".

5. LAWS & ORDINANCES

All improvements shall be in conformance with all laws, ordinances, rules and regulations of any political subdivision where applicable.

6. GRADING AND TREE REMOVAL

Major mass grading of parcels, particularly in hill areas, and tree removal are to be discouraged.

7. NOXIOUS OR OFFENSIVE ACTIVITY

No noxious or offensive activity and in particular the operation of two wheel motor vehicles, shall be carried on upon any parcel, nor shall anything be done which may be or shall become detrimental to the health, safety, and comfort of the neighborhood or an annoyance or nuisance thereto, or be detrimental to the general character and quality of the real property subject hereto.

8. INVALIDITY

The invalidation of any of these restrictions, conditions, covenants and agreements, by judgment of court or other wise, shall in no wise effect any of the other provisions hereof, all of which shall remain in full force and effect.

9. MODIFICATIONS

Any of the restrictions, conditions, covenants and agreements set forth hereinabove in this Declaration may be modified, altered, changed, extended or cancelled as to any parcel or parcels or combinations of parcels or as to any portion of the real property then subject hereto by the written consent and agreement of all the owners of not less than 51% of the total area contained within the real property then subject hereto and which consent shall only be effective for any purpose upon the recording thereof in the same manner as grants of real property. In any event the agreement of not less than three (3) owners of said land area shall be required to change said restrictions, conditions, covenants and agreements.

10. VIOLATIONS

If any person or persons, or their heirs or assigns, should violate or attempt to violate any of the within restrictions, conditions, covenants and agreements, the undersigned, or any other person or persons owning or having a beneficial interest in any of the real property above described, may prosecute any proceeding at law or equity to prevent such violation. Such proceedings shall include the right to an injunction, in addition to all other remedies at law which may be available. Injunctive relief may be of a mandatory as well as of a prohibitory nature.

In the event that legal action is instituted for the violation or attempted violation of any restrictions, conditions, covenants and agreements herein by either equitable action or otherwise, the violator or attempted violator of said declarations or covenants shall be liable to the party seeking enforcement of said restrictions, conditions, covenants and agreements for a reasonable sum for attorney's fees in such action as well as for the plaintiff's costs and disbursements, which said attorney's fees and Court costs in such action shall be added to and become a part of any judgment entered in such action.

IN WITNESS WHEREOF, the undersigned has executed this Declaration, this 30th day of July 1970.

Charles I. Joens

Pauline Joens

by Charles I. Joens her attorney in fact

CONSENT

Security Title Insurance Co., trustee under those certain Deeds of Trust executed by Charles I. Joens and Pauline Joens, recorded August 26, 1970 in Book 834 of Official Records at Page 190 and recorded November 6, 1968 in Book 797 of Official Records at Page 176 does hereby consent to the execution of this Declaration of Restrictions, Conditions, Covenants, and Agreements.

SECURITY TITLE INSURANCE CO.

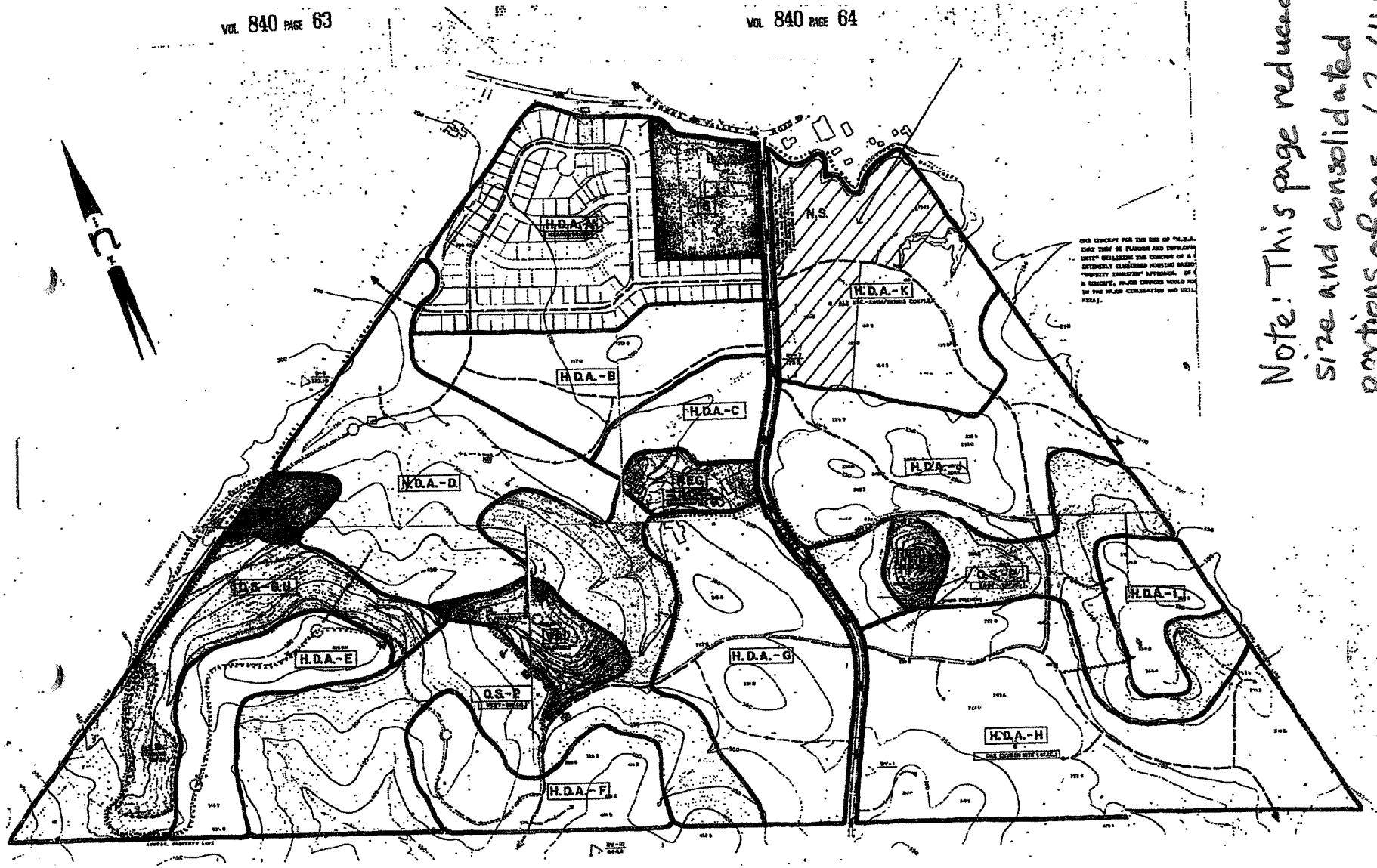
By Raymond C. Martinez
Raymond C. Martinez,
Assistant Secretary

BC1084

RECORDED AT REQUEST OF SECURITY TITLE
IN OFFICIAL RECORDS OF NAPA COUNTY, CALIF.
2:45 P.M. DEC 3 1970
VELVA SWAN, County Recorder

21.20

Indexed Compared Paged



REFINEMENT OF
GENERAL SITE UTILIZATION PLA
BROWNS VALLEY HIGHLANDS, NAPA, CALIFORNIA

SCALE: 1" = 400' JUNE, 1970
PREPARED FOR: CHARLES I. JOENS, NAPA
PREPARED BY: FARNUM KERR ASSOCIATES, INC., NAPA
P7001

Note: This page reduced size and consolidated portions of pgs. 63-64 & 66 and was reorganized to precede page 65, which is a table referring to these pages.

CENTER OF 6± AC. (NS), ONE CHURCH SITE
SES AND/OR COMMUNITY FACILITIES.

KEY AND TABULATION

AREA (1) SYMBOL	USE (2)	APPROX GROSS (NET) ACRES*	PREDOMINANT LAND SLOPE RANGE	RESIDENTIAL DENSITY (DWELLING UNITS PER GROSS ACRE)*	APPROX. NO. DWELLING UNITS
H.D.A. - A	RESIDENTIAL	38 GROSS	0- 5%	3.74	142
H.D.A. - B	DO.	23 GROSS	5-10%	4.0	92
H.D.A. - C	DO.	10 GROSS	5-10%	12.1	121
H.D.A. - D	DO.	40 GROSS	10-25%	2.0	80
H.D.A. - E	DO.	16 GROSS	10-25%	0.5	8
H.D.A. - F	DO.	18 GROSS	5-20%	4.0	72
H.D.A. - G	DO.	37 GROSS	10-25%	3.7	137
H.D.A. - H	DO.	56 GROSS	5-15%	4.52	253
H.D.A. - I	DO.	11 GROSS	15-over 25%	0.7	8
H.D.A. - J	DO.	37 GROSS	5-20%	3.46	128
H.D.A. - K	RESIDENTIAL	28 GROSS	0- 5%	7.82	219
O.S. - P	MAJOR ('EXTERNAL') OPEN SPACE-PASTORAL	88 GROSS	15-over 25%	1 per 20 Ac±	5
O.S. - GU	MAJOR ('EXTERNAL') OPEN SPACE-GENERAL USE (3)	35 GROSS	15-over 25%	-	0
	RECREATION AREA (SEMI-PRIVATE)	6-(NET)	0-10%	-	-
	CHURCHES (2)	8±(NET)	-	-	-
NS	NEIGHBORHOOD SHOPPING	6±(NET)	0- 5%	-	-
VP	PUBLIC VIEW PARK(S)	12±(NET)	-	-	-
S	ELEMENTARY SCHOOL	11-(NET)	0- 5%	-	-
TOTALS	ALL USES	480			1285±

OVERALL "NEIGHBORHOOD" DENSITY 2.64

MAJOR OPEN SPACE INCLUDING PUBLIC VIEW PARKS: 135±

(1) H.D.A. = Housing Development Area. ("H.D.A. -A" is Substantially Completed)

(2) RESIDENTIAL = Individual Detached Single Family Houses, Patio Houses, Town-Houses, Medium Density Apartments Or Other Compatible Housing Forms; Each Area Subject To Internal "Density Transfer".

(3) Includes Space For: 4± Ac. "Recreation Area-Outdoor Activities" and 5± Ac. "Recreation Area-Stables" (Semi-Private), Alternates (In Part) For "Recreation Area (Semi-Private)".

* "GROSS ACRES" Include Streets & Other Minor Uses Not Included In The Table Below Dashed Line and Minor "Waste" Land; That Is, "GROSS ACRES" Exclude Other Uses Listed In The Table Below The Dashed Line. "NET ACRES" (NET) Is The Site Net Of Public Streets And "Waste" Land.

CIRCULATION

- MAJOR AREA CIRCULATION (PUBLIC)
- SCENIC DRIVE
- SIGNIFICANT NEIGHBORHOOD CIRCULATION (PUBLIC)
- SELECTED MINOR ACCESS (& CONNECTING) ROUTES (PUBLIC)
- LIMITED USE ROADS (PUBLIC)-PROPERTY ACCESS AND/OR EMERGENCY USE
- BACK-A-ROUND OR TURNAROUND

. J" & "H.D.A. - K" IS
AS A SINGLE "PLANNED
ARGE COMMON GREEN AND
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E LIKELY BE REQUIRED
Y PATTERNS (IN THIS

From: Christiane Robbins
To: Clerk; Liz Alessio; Mary Luros; Bernie Narvaez; Beth Painter; Scott Sedgley
Subject: KNGG Letter for City Council Meeting_09.20.2022
Date: Tuesday, September 20, 2022 11:25:58 AM
Attachments: KNGG_CityCouncil_09.18.2022.pdf

[EXTERNAL]

Dear City Council members,

Please accept the attached letter intended for this evening's City Council meeting and public commentary archive - on behalf of KNGG.

Respectfully submitted,

Christiane Robbins

Christiane Robbins

KEEP NAPA's GATEWAYS GREEN

(www.savefosterroad.org)

Power is exercised by those who show up.

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Thank you.

KEEP NAPA'S GATEWAYS GREEN

September 18, 2022

Mayor Scott Sedgley,
City Council Members: Liz Alessio, Mary Luros, Bernie Navarez,& Beth Painter
City Council of Napa
955 School St.
Napa, CA 94559

Dear Members of the City Council,

On behalf of KNGG a coalition of citizens, businesses and groups throughout the City and County of Napa, we submit this letter responding to the recent release of the FEIR and the more recent Napa Valley Register reportage of the Letter from Attorney Kevin Teague to City Attorney, Michael Barrett, dated 09.09.2022.

As always we remain appreciative of the City's efforts in drafting their proposed General Plan Napa 2040. To reiterate, each of us are here contributing our time expertise, efforts and financial support, as we cherish Napa and the promise of its future – for us all.

With this in mind, we request that you honor the recent **recommendation by the Planning Commission's for GREENBELT designation without modification** for these Gateway Parcels aka The Ghisletta, NVHA and the Wilcoxson Parcels and also the recently identified Foster Road Mixed Use (Corridor).

As you are well aware, for well over a decade members of Save Foster Road and KNGG have been working diligently in staunch opposition to the misguided

proposals for re-zoning, annexing and developing these Gateways Parcels. Our efforts have resulted in having the City of Napa Planning Commission reverse their previous decision for commercial and residential development (Foster Road Mixed Use) and **recommend the zoning designation of GREENBELT** for these parcels in the City's proposed draft General Plan 2040 which is now before you. It is our sincerest hope that the City Council will follow in the steps of the Planning Commission's reversal and re-direct of the City of Napa to a judicious path of approving their recommendation for GREENBELT designation and including it in the approved General Plan Napa 2040.

A Bit of History

© Heather Cox Richardson, 2022

In 1761, 55-year-old Benjamin Franklin attended the coronation of King George III and later wrote that he expected the young monarch's reign would "be happy and truly glorious." Then, in 1776, he helped to draft and then signed the Declaration of Independence. An 81-year-old man in 1787, he urged his colleagues at the Constitutional Convention in Philadelphia to rally behind the new plan of government they had written.

"I confess that there are several parts of this constitution which I do not at present approve, but I am not sure I shall never approve them," he said, "For having lived long, I have experienced many instances of being obliged by better information, or fuller consideration, to change opinions even on important subjects, which I once thought right, but found to be otherwise."

FEIR

The purpose of a General Plan is to be the "constitution for development" within the City. This is the City's rare opportunity to prevent or strongly discourage sprawl development and all of its acknowledged and infamous effects to the environment and our quality of life..

The proposed findings contained in the latest Draft / Final EIR is that conversion of farmland and other indirect adverse impacts on Agriculture allowed by the proposed General Plan are unavoidable. *(See "City of Napa General Plan Update Final Environmental Impact Report," September 2022, pp. 1-2, 2-12, 2-13, 3-1–3-5, .)*

The FEIR's claim that development pressure will force the conversion of farmland is an abdication of the City's land use planning duties and responsibilities. Including land use designations for **GREENBELT** and open space areas of AG and/or open space may not prevent all future development proposals for these sites. That said, it would require solidly informed, well-considered, and future discretionary determinations by the City if a change in land use designation would then be proposed.

To the contrary, designating these sites now for higher intensity mixed use in this General Plan Napa 2040 eliminates a tool and deprives the City of the necessary agency and instrumentality that it would otherwise have available to it. A **GREENBELT** designation would allow the City to exercise an unencumbered vision, determinative control and the ability to effectively guide any proposed development at these sites in the future.

KNGG has continually raised a number of significant environmental impacts that could result from the conversion of the Gateway Parcels aka the "Ghisletta Parcels" to a "Foster Road Mixed Use" designation. These are well-know to the City for the some time now and are available in the City's archives of public commentary.

As was earlier, the Planning Division's response to comments contained in the Final EIR remain inadequate and do not respond to the seriousness of the task at hand. That is, in this moment of critical uncertainty, the intention of the General Plan remains a policy statement that expresses a collective vision as to how our city will evolve over a specific time frame (2020-2040). The foundation of any General Plan is informed by community values: how we all *wish* to grow and how we all *will* respond and accommodate the challenges before us through identified goals and objectives. Simply put, the General Plan is our plan for the future and to:

"preserve and promote the unique quality of life that is Napa".

In stark contrast to the Final DEIR, these environmental impacts are not "*unavoidable* "and can be mitigated - contrary to what has been repeatedly stated in iterations of the City's proposed General Plan 2040 and FEIR. These include: the elimination of

important agricultural land, conflicts with existing General Plan policies, urban sprawl, Alquist Priolo Zones, Flood Plains, Landslide Areas, Water Scarcity, Air quality, Traffic and Greenhouse Gas Emissions, Native American Cultural/Archeological Sites, noise/ light pollution, WUL, etc. due to the misguided, proposed density of re-zoning, annexation, up-zoning and development planned for this compromised, high risk site,.

"There is No Project"

This has been the intractable and repeated response by the Planning Staff, City representative/officials to serious comments is that there is no specific project planned at this time therefore it is impossible to measure any effects from their FOSTER ROAD MIXED USE proposal.

This response to public comments remains inadequate. KNGG has consistently raised a number of significant environmental impacts that could result from the conversion of the "Ghisletta Parcels" to a Foster Road Mixed Use designation due to elimination of important agricultural land, conflicts with existing General Plan policies, urban sprawl, air quality, traffic and greenhouse gas emissions due to the density of development planned for this site, etc.. The repeated and disingenuous response to these serious comments is that there is no specific project planned at this time.

This response is also legally invalid, for several reasons.

> 1. *"When a comment raises a significant environmental issue, the lead agency must address the comment "in detail giving reasons why" the comment was "not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice."* (*The Flanders Foundation v. City of Carmel-by-the-Sea* (2012) 202 Cal.App.4th 603, 615, citation to CEQA Guidelines, § 15088, subd. (c).)

The City has provided only unsupported, conclusory responses that lack the required good faith reasoned analysis.

Moreover, again, the City's response fails to comply with CEQA's requirements to study the whole of a project. The General Plan Update includes specific details

regarding development proposed for the *Foster Road Mixed Use* area, even developing policies specific to this area, taking a significant step to commit the City to the project .

All of which provides more than adequate information to allow for an assessment of impacts associated with this increased intensity of development. Urban Planning Forecasting tools/models are plentiful and easily available. They would offer substantive information and data-sets that would prove instrumental in evaluating Environmental impacts. The City has failed to include any such evaluative modeling/ forecasting in this Final DEIR for the FOSTER ROAD MIXED USE.

Most unfortunately, the City continues to violate CEQA by repeatedly failing to address the impacts associated with this *Foster Road Mixed Use* development in the FEIR.

"There is No Project" response remains problematic on several levels not the least of which is the specificity of the FOSTER ROAD MIXED USE contained in the FEIR/ General Plan 2040 which serves as the basis for any project development contemplated and impacts anticipated. The often-voiced plea for the proposal is the supposed need for a "Master Plan". This supposed need has echoed throughout this General Plan process and leading this charge has been urban planner and City Council Representative Painter.

To be clear, the Master Plan is an absolute necessity ONLY to usher in both annexation and development as required by the County of Napa's SOI in 2005.

A Master Plan is not required by a designation of GREENBELT.

As part of the City Council's General Plan 2040 approval, the City Council must arrive at findings that are contained in and based upon the Final EIR (FEIR).

The proposed finding contained in the latest FEIR is that: conversion of farmland and other indirect adverse impacts on agriculture allowed by the proposed General Plan

2040 are unavoidable. *(See "City of Napa General Plan Update Final Environmental Impact Report," September 2022, pp. 1-2, 2-12, 2-13, 3-1–3-5, https://napa2040.com/s/NapaGPU_Admin_FEIR_Sept2022.pdf, and attached.)*

The Staff recommended FEIR finding

> *The Project's [the general plan's] emphasis on infill growth along major corridors and within key Focus Areas fits with Napa County's policies, concentrating growth in the urban core and disincentivizing growth in surrounding farmlands. However, development pressures will likely result in the conversion of more farmland, and implementation of the Project [general plan] would result in contributing farmland conversion and indirect affects to agricultural uses. . . . . All impacts identified in Chapter 3, Impact Analysis, of this Draft EIR, are less than significant or less than significant with implementation of mitigation, with the exception of air quality and greenhouse gas emissions, and agricultural resources which are significant and unavoidable. (pp. 3-4–3-5)*

A suggested revision to the staff recommended FEIR finding:

> *The Project's [the general plan's] emphasis on infill growth along major corridors and within key Focus Areas fits with Napa County's policies, concentrating growth in the urban core and disincentivizing growth in surrounding farmlands. However, city officials must not allow any such development pressures that will likely result in the arbitrary and capricious conversion of more farmland driven by developer interests, and implementation of the Project [general plan] that would result in contributing to farmland conversion and avoidable and indirect affects to agricultural uses. .*
>
> ~~All impacts identified in Chapter 3, Impact Analysis, of this Draft EIR, are less than significant or less than significant with implementation of mitigation, with the exception of air quality and greenhouse gas emissions, and agricultural resources which are significant and unavoidable. (pp. 3-4–3-5)~~

The only evidence provided to support the conclusion of "*unavoidability*" in the Staff FEIR finding is that development pressures will likely overrule the good intentions of the written policies. This finding speaks to sleight of hand conclusions based upon speculation and bias by the City - and is not supported by factual evidence.

Further, a failure by the City Council to honor and accept the PC recommendation of **GREENBELT** may also be a cause of internal inconsistencies within the General Plan 2040 itself (i.e., LUCD 5-3:)

"Support inclusion and preservation of greenways, open space, riparian corridors, wetland areas and agricultural land when they exist in gateway locations." *Napa 2040 General Plan, p. 2-42).*

KNGG's proposal to mitigate the effects of Greenhouse Gas Emissions, Air Quality, Traffic, Noise and Environmental Justice issues is rather straightforward.

1. **Honor, Accept and Inscribe** the Planning Commission's Recommendation for **GREENBELT** Designation for these Gateway Parcels;

2. **Require** the City Council/Planning Commission to:

First, develop and complete in-fill housing within the city core, specifically to the identified focus areas of(Jefferson, Soscol, Lincoln and Trancas). In so doing, this in itself would definitively mitigate Greenhouse Gas Emissions/AQ and the effects of Global Warming.prior to other development..

As you realize, it's infinitely preferable to densify an already urbanized area to minimize transportation demands - rendering them concentrated and a deterrence to automobile usage and parking real estate.

To provide the mix of housing needs along these identified corridors FIRST, thus offering a much needed regenerative incentive for the energetic revitalization of these corridors, neighborhoods and corporate parks. Many of these single-story shopping centers along the identified corridors truly are fallow and businesses failing or shuttered - falling into blight and reflecting poorly on the City.

Developers/owners would be viewed as partners and incentivized using the once-in -lifetime state and federal funding to create vibrant mixed use corridors. Such an alternative plan would not be additive of more cars, air, noise, and light pollution to the edges of the city. Rather it would rightly focus the housing in already urbanized areas, not further creating sprawl and resulting in a segregated and marginalized environment at the rural urban interface of the gateway to the world famous Napa Valley- one of the world's most impressive tourist (economic) drivers - second only to Disneyland.

Overriding Considerations

The issue of Overriding Considerations was raised during the Planning Commission meeting on 09.01.2022. To this point, our understanding is that the City Council may only adopt a statement of overriding considerations if substantial evidence is in hand. It is not.

Following two years of persistent questioning and stonewalling, the Planning Staff finally revealed information on the state's RHNA housing requirements on 09.01.2022. In fact, the re-zoning, annexation, upzoning, and development of the Gateway parcels **are not necessary** to fulfill the RHNA numbers housing requirements as has been declared by the Planning Staff and a cadre of City/County representatives. There are already more than adequate in-fill housing units to satisfy these requirements. Simply put there is no need, other than to fulfill the request of the Property owner of the Ghisletta Parcels.

RHNA

KNGG understands that RHNA circulates in 8 year cycles, however:

1. unlike other Bay Area municipalities the City and County of Napa have inexplicably not appealed these RHNA numbers, and

2. the State itself has recently issued a scathing report on both the inaccuracy and the inadequacy of reliable evidence for these RHNA numbers and forecasting;
   On March 17, Michael S. Tilden, the Acting California State Auditor, issued a blistering critique of the Department of Housing and Community Development (HCD) and its Regional Housing Needs Assessments (RHNA).

   The Auditor found problems in the HCD methodology that may have inflated RHNA requirements by hundreds of thousands of housing units. *The Auditor concludes that "The Department of Housing and Community Development must improve its processes to ensure that communities can adequately plan for housing."*

   In his letter to the Governor and legislative leaders, the Auditor also states, "Overall, our audit determined that HCD does not ensure that its needs assessments are accurate and adequately supported. …This insufficient oversight and lack of support for its considerations risks eroding public confidence that HCD is informing local governments of the appropriate amount of housing they will need."

3. the verified decreasing population of the City, the County and State; and

4. the high level of inaccuracies of historical data forecasting, I.e. population for Napa was forecast to be 250,000 in 2020 by the City years ago;

It is highly improbable that RHNA numbers will be an issue in the interim years until 2040. In the unlikely event a need arises the City has a number of discretionary measures that could be effectively deployed, such as the General Amendment used with the annexation of NapaPipe.

With this in mind , we advocate that the City Council members change the language of the draft General Plan Napa 2040 to specify and require priority development first in the already urbanized corridors within the city proper to produce the number of RHNA units anticipated in order to reduce sprawl and advance climate resiliency. In so doing, this will reduce the particulate matter, greenhouse gas emissions and advance levels of clean air quality. Without question, developing the existing main corridors with existing infrastructures/systems and focus areas will provide more of the much-needed housing stock options, prove cost-efficient, revitalize the city neighborhoods and supporting new and existing businesses.

- KNGG has noted that the City of Napa's own 2015 Napa Housing Element identified at least 51 sites (reasonably accommodating over 1550 housing units) for in-fill housing site equitably situated throughout the City. Most of these sites, if any at all, have not yet been developed. This number itself would yield high % of the ABAG current demand for housing.

- Despite KNGG requests the transit corridors identified in the Draft General Plan 2040 seemingly had not been populated with mixed use housing and housing numbers.

- The Draft General Plan's own Consultants housing projections have remained inaccurate and do not align with the States' own numbers upon which they are based. KNGG has repeatedly brought this to the attention of the City about 2 years ago. These numbers have never been corrected.

Certainly, the city has checked all of the bureaucratic boxes in compliance with municipal process guidelines . But checking boxes belies a dismissal of the spirit of what checking those boxes represents - an authentic community participation and a respect of what the residents of the City of Napa have voiced for decades now. Most unfortunately, this omission speaks to a continued disservice to the residents of Napa and to the future sustainable housing, public good and climate resiliency of our region.

Issues of Social Justice and Equity

Certainly, these are privately held lands and their owners - as any of us - are entitled to realize whatever profit is in keeping with the (high) market valuation of Prime Agriculture lands. While highly valued for Agriculture, these parcels are deeply compromised and high-risk for residential and commercial development. That said, the elephant in the room is that these are Prime Agriculture lands, once treasured for their multi-faceted value to the City of Napa, appear to be the sacrificial lamb in a disingenuous ploy to up-zone and develop (affordable/low-income) housing. That ploy itself speaks to an unacceptable degree of environmental racism and ghetto-ization and may be viewed as an updated form of 21st century red-lining.

Affordable housing needs to be (and can be) integrated throughout the City of Napa - in every corner where each of us lives. Affordable/Workforce housing should not be situated entirely within one area of the City. The draft Napa General Plan 2040 proposal indicates that well over 300% of all new housing is slated for the development of the Ghisletta and Horseman's Association parcels and represents approximately 5% of. The City of Napa's population.

But the Planning Commission's recommendation of **GREENBELT** Designation has assured the citizens of Napa that affordable and mixed-income housing will be built throughout all of the SAFE and affordable sites already identified by the City as urban infill - and this speaks to 21st century "smart growth directives" and to social justice and racial equity .

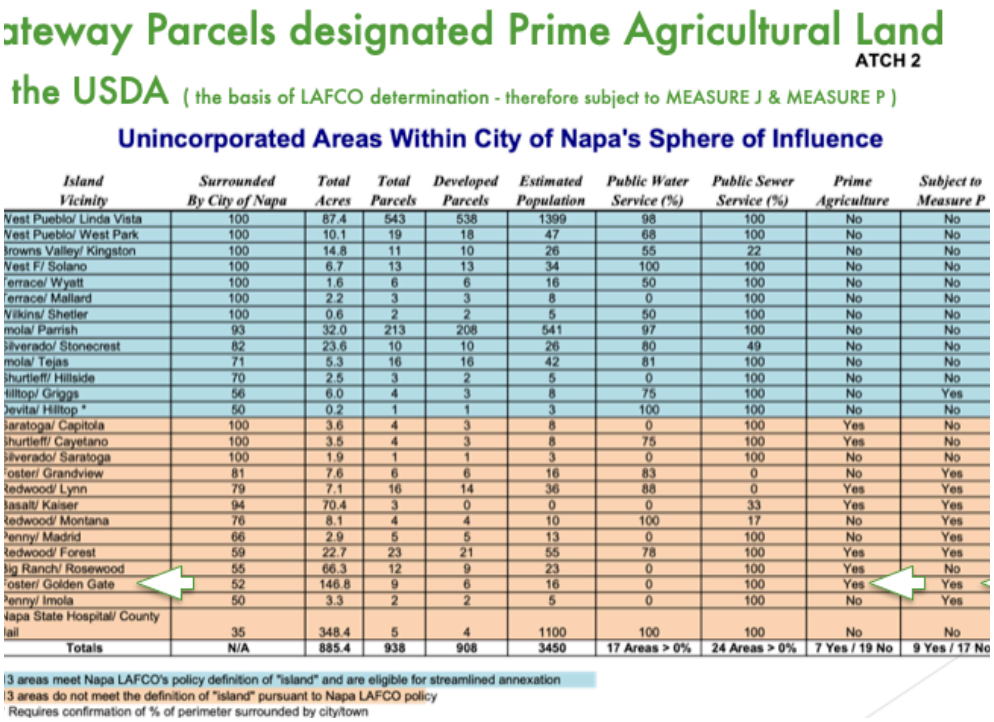
The FOSTER ROAD MIXED USE proposal (perhaps unintentionally) covertly segregates people of lower income (often people of color) by creating a whole new city in South Napa - rather than offering them the same amenities and privileges associated with housing spread throughout the City of Napa (as it should be legally), such as in neighborhoods such as Browns Valley and Alta Vista, etc. It is incumbent upon the City Council to deliver equitable housing that would offer everyone (not matter race, class or gender) the ability to afford or even secure a mortgage and enjoy the same financial appreciation on their investment. And to ensure that residents live in relative comfort and safety from the West Napa Fault Line, Flood Plains and Landslide areas - not to mention gas emissions and other pollutions from Hwy 29 and additional 3000 people + commercial ventures and transient consumers/ workers. We all want this for ourselves and our neighbors throughout Napa.

OR because developers will soon discover that it is way too expensive to build on such a high risk site - a site that the property/developer interests seem far too eager to offload onto the city's ability to re/up-zone for their gigantic profit …. only to then find that affordable housing is way too costly to build won't be able to built such housing for an affordable price despite augmented funding sources. Case in point is Napa Pipe whereas the City has an agreement for a minimum of 140 affordable housing units are to be built. Recent reportage indicates that number has now been cut in half.

As the California State Geologist recently mentioned, compromised, high risk sites like the Ghisletta parcels are good for one of two things: ***GREENBELT*** *or Golf courses*.

Unlike Napa Pipe (similar in scale) the Ghisletta parcels are considered Prime Agricultural Lands by LAFCO (a state agency) - despite what Planning Staff would have us believe. These parcels are not *Superfund* sites or industrial wastelands begging for welcome reclamation like Napa Pipe.

These parcels are the City's of Napa's "Last Crop" of AG land - once they are gone they are gone and we will all be the poorer for it.



ateway Parcels designated Prime Agricultural Land

ATCH 2

the USDA (the basis of LAFCO determination - therefore subject to MEASURE J & MEASURE P)

Unincorporated Areas Within City of Napa's Sphere of Influence

Island Vicinity	Surrounded By City of Napa	Total Acres	Total Parcels	Developed Parcels	Estimated Population	Public Water Service (%)	Public Sewer Service (%)	Prime Agriculture	Subject to Measure P
Vest Pueblo/ Linda Vista	100	87.4	543	538	1399	98	100	No	No
Vest Pueblo/ West Park	100	10.1	19	18	47	68	100	No	No
Browns Valley/ Kingston	100	14.8	11	10	26	55	22	No	No
Vest F/ Solano	100	6.7	13	13	34	100	100	No	No
Terrace/ Wyatt	100	1.6	6	6	16	50	100	No	No
Terrace/ Mallard	100	2.2	3	3	8	0	100	No	No
Vilkins/ Shetler	100	0.6	2	2	5	50	100	No	No
mola/ Parrish	93	32.0	213	208	541	97	100	No	No
ilverado/ Stonecrest	82	23.6	10	10	26	80	49	No	No
mola/ Tejas	71	5.3	16	16	42	81	100	No	No
hurtleff/ Hillside	70	2.5	3	2	5	0	100	No	No
illtop/ Griggs	56	6.0	4	3	8	75	100	No	Yes
evita/ Hilltop *	50	0.2	1	1	3	100	100	No	No
aratoga/ Capitola	100	3.6	4	3	8	0	100	Yes	No
hurtleff/ Cayetano	100	3.5	4	3	8	75	100	Yes	No
ilverado/ Saratoga	100	1.9	1	1	3	0	100	No	No
oster/ Grandview	81	7.6	6	6	16	83	0	No	Yes
edwood/ Lynn	79	7.1	16	14	36	88	0	Yes	Yes
asalt/ Kaiser	94	70.4	3	0	0	0	33	Yes	Yes
edwood/ Montana	76	8.1	4	4	10	100	17	No	Yes
enny/ Madrid	66	2.9	5	5	13	0	100	No	Yes
edwood/ Forest	59	22.7	23	21	55	78	100	Yes	Yes
ig Ranch/ Rosewood	55	66.3	12	9	23	0	100	Yes	No
oster/ Golden Gate	52	146.8	9	6	16	0	100	Yes	Yes
enny/ Imola	50	3.3	2	2	5	0	100	No	Yes
apa State Hospital/ County ail	35	348.4	5	4	1100	100	100	No	No
Totals	**N/A**	**885.4**	**938**	**908**	**3450**	**17 Areas > 0%**	**24 Areas > 0%**	**7 Yes / 19 No**	**9 Yes / 17 No**

3 areas meet Napa LAFCO's policy definition of "island" and are eligible for streamlined annexation
3 areas do not meet the definition of "island" pursuant to Napa LAFCO policy
Requires confirmation of % of perimeter surrounded by city/town

Response to Napa Register Article, 09.18.2022

Napa City Council to weigh Foster Road zoning as general Plan process nears end by Edward Boothe

As the references in the article are generalized and the Letter of 09.09.2022 has not been released to the public in the Staff Report packet, it is difficult to discern with any degree of certainty what legal claims Attorney. Kevin Teague is actually presenting.

The article states "He also cites California's Housing Element Law, saying it would place the city in "legal jeopardy by failing to adequately identify housing sites."

Our understanding is that the Housing Element Law does require the City to identify adequate housing sites to meet their RHNA. As was finally disclosed by City Staff at

the Planning Commission hearing, **the Gateway parcels are not required to meet the RHNA. And that other identified sites will meet the required RHNA.**
The article also states that Mr. Teague references the Housing Crisis Act of 2019 regarding a *"prohibition on any net loss in residential capacity,"* In response, the relevant section of the law states:

"This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity."

Further to this point LAFCO states *(Countywide update on Housing and General Plan-10.04.2021):*

"Certain actions related to RHNAs are required of the local land use authorities, and certain other actions are strictly advisory. Specifically, jurisdictions are required to zone a sufficient amount of land to accommodate their respective RHNA totals. However, it is only advised that each of these agencies issue housing permits to accommodate their respective RHNA totals."

The KNGG response to Mr. Teague's claim is that the City would not be reducing residential capacity, it would just not be changing the current land use designation to a much denser Foster Road Mixed Use - (which we must all remember is not a project). Moreover, the City is finally acknowledging and increasing residential capacity at other identified sites throughout the City proper, resulting in no net loss in residential capacity.

Bias and Impartiality

During the past two years, KNGG and its members have offered a number of "expert" suggestions, most of which have been dismissed by the various agencies in the City of Napa. Thankfully, the City of Napa did ultimately include a "climate change" addendum in the draft General Plan 2040/FEIR.

Inexplicably, it appears that this notable lack of consideration is in keeping with the lack of inclusion of the earlier Draft General Plan surveys of City's own residents as well as the City's own GPAC recommendations. Such continued exclusion by the

City's representatives renders mute any discussion of these parcels - other than those of the acknowledged, selective and unilateral privatized interests supporting this disavowed development - many of whom have been meeting with various representatives of the City of Napa for years now.

To ensure the public's confidence in the impartiality of Council, the Council must avoid even the appearance of bias or prejudice in its decision-making process. In this situation it has been most unfortunate that, several council members and other government officials, i.e. in the County realm, have made clear statements publicly that the Ghisletta parcels would be developed with the significantly increased intensity of the *Foster Road Mixed Use* designation. It was often commonly referred to as a :"done deal".

A number of the City's acts and statements were made prior to the City's review and consideration of the EIR for the Project and prior to the public hearing on the project, demonstrating pre-commitment, a lack of impartiality in decision-making, and thus the unacceptable probability of bias.

Referendum

KNGG and SFR have long enlisted support from residents, business and groups from around the City and County. As in 2007 the Save Foster Road group gathered approximately 5700 signatures for a referendum in response to the City Council voting to annex these parcels. The annexation was then dropped by the City and County of Napa.

If the General Plan Napa 2040 was adopted as proposed with the inclusion of the Foster Road Mixed Use site instead of the recommended **GREENBELT** designation to in the General Plan Napa 2040, a referendum could be brought once again. Our understanding is that this time however the stakes are much higher as such a referendum would then need to apply to the entire ordinance adopting the General Plan Update.

Summary

The possible up-zoning, annexation and development of these Gateway Parcels cannot be seen as a chess game any longer - as mere tactics to get this past the residents of Napa. Napa is not a bedroom community - as is American Canyon. That is not the mission of the City nor the County of Napa.

For the better part of 75 years the City of Napa has developed its General Plans to carry out a mission of melding vision/foresight, sustainability and measured / reasoned responses to resolving the problems before us. This vision has been exceptional and only served to benefit the City and County of Napa enriching this renown world-class area that we all treasure.

The proposed FOSTER ROAD MIXED USE does not to speak to these directives. It speaks to an "easy way out" that profits privatized interests and a directive which will relinquish the progress and devastate the beauty generated by the wisdom of the last 75 years. Developing high-risk multi-story, multi-family complexes, tract housing and the retro-sprawl of retail, gas stations, and parking lots on these view corridor properties is nothing more than an undeniable BLIGHT to the City's entry - and reputation - and is exactly what citizens and tourists (the foundation of Napa's economy) do not want to see nor experience upon arrival.

KNGG requests that the City choose not to move forward with this misguided proposal from the Planning Division for the FOSTER ROAD MIXED USE and honor the Planning Commission's recommendation for **GREENBELT DESIGNATION.**

For the City Council to approve the FOSTER ROAD MIXED USE would render an irrevocable decision based on a lack of need, factual inaccuracies and critical uncertainties. If nothing else, sound management practices dictate never predicating such a consequential decision on such a tenuous basis. These parcels represent one of, if not the, the "Last Crop: of AGW land (as currently zoned by the County of Napa). Once it is gone - it is gone forever. (think Joni Mitchell).

Furthermore, such a decision would ignore the will of the people,.the broad spectrum of high-risks associated with these parcels, and inscribe disavowed planning and social practices with the proposed change in zoning for these parcels in the "Foster Road Mixed Use" designation.

Four of the Planning Commissioners took note as to how integral was the new introduction of critical information regarding RHNA numbers and the rapid advance of Climate Change. Both factors influenced their decision to reverse their earlier recommendation. They did so without compunction. It is our sincerest hope that you all will honor the implicit trust that you placed in them to render recommendations that serve the whole of the City and its aspirational future well-being.

" But the rest of the Bay Area sees a huge difference. If the EPA growth scenarios are correct, Napa Valley will be a regional oasis of agriculture 50 years from now.

"We're going to get squeezed," Morrison said. "Solano is going be fairly developed, Sonoma's going to be fairly developed. Vallejo is like Oakland-level density."

Morrison can envision an alternative future for Napa County. Perhaps land grows far more valuable for home building than grape growing, political re- solve to protect agriculture wains and the agricultural preserve is swallowed by development.

"That's the choice," Morrison said. "We either fight really hard to keep what we have in terms of agriculture or we're absorbed into the Bay Area metropolitan region."

***Ag preserve, totalitarian- ism and 'slip-shod semi-city'** That's the same choice the county faced at the birth of the agricultural preserve in 1968. At that time, the idea of zoning 23,000 or so acres on the Napa Valley floor as protected agriculture proved controversial....*

This was before Napa County's future as a prosperous Wine Country was assured, when some thought Napa Valley might go the way of Santa Clara Valley."

David Morrison, Director of Planning, Napa County, AG Preserve Success Touted, Napa Register, February 4, 2018

Respectfully submitted,

Christiane Robbins
On behalf of KNGG

From: [redacted]
To: Clerk
Subject: The Foster Road Mixed-Use Corridor
Date: Tuesday, September 20, 2022 12:17:16 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Mayor Sedgley and Council Members,

As homeowners on Foster Road, I strongly encourage you to vote **NO** on developing the Foster Road Mixed-Use Corridor and voting **Yes** on designating this "prime agricultural land" as Green Belt and removing its development from Napa's 20 year General Plan, as recommended by the Planning Commission.

Please do not fall prey to the outrageous shenanigans of Kevin Teague and those seeking a quick financial profit from developing this prime agricultural land!

The people of Napa do not want to see this prime agricultural land developed, vote **NO** with and on behalf of your constituents! The people of Napa do remember how well or badly you represent us!

Yours truly,
Michele and Richard Gandolfo
[redacted]
Napa, CA

From: Alexandra Hayman
To: Clerk
Subject: Re: The General Plan
Date: Tuesday, September 20, 2022 12:20:34 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and Council Members,

I am writing to you today in relation to the proposed agenda item **"Adopt a resolution adopting the City of Napa 2040 General Plan".**

In particular, I would like to express my strong opposition to the inclusion of the "Foster Road Mixed Use Corridor" + the Linda Vista Bridge proposals as part of the General Plan. These projects would not benefit the community of Napa, and do not address the housing shortage issue in a way that is thoughtful, equitable or sustainable, and therefore are not acceptable proposals. We are living through a historically difficult time, and as a community that already deeply feels the inevitable challenges climate change already brings (and will continue to bring), decisions like these will have serious, lasting consequences. If passed, this decision would have negative, long lasting consequences on our community. We can do better.

Thank you for your time.

A concerned citizen,
Alexandra Hayman

From: [redacted]
To: Clerk
Subject: Foster Road Mixed Use Plan
Date: Tuesday, September 20, 2022 12:31:20 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

[EXTERNAL]

I am a resident of Napa living just off Foster Road. I am not in favor of the Foster Road mixed use plan as stated. The area being considered for expansion makes no sense when taking into account all of the property within the current city limits that are available for 'development'. There is plenty of areas available for lower income and other types of housing that would help Napa meet the Bay Area plan to increase available housing without annexation. This plan has the stench of insider trading where a few well placed individuals currently holding positions of power stand to benefit financially. Going forward with this plan will likely result in legal actions and fees that will be shouldered by all the citizens of Napa for the benefit of a very few. This would be a waste of taxpayer funds.

Annexation will only reduce the available AG land within the county and threaten the continuation of the very reason so many visitors come to Napa in the first place.

Please follow the planning commission's recommendations and reject this plan.

Regard,

Tad Bassett
Jacqueline Court

Sent from my iPad

From: todd@c-linexp.com [redacted]>
Sent: Tuesday, September 20, 2022 12:32 PM
To: Clerk <clerk@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; mluros@cityofnaoa.org; Bernie Narvaez <bnarvaez@cityofnapa.org>
Subject: Housing

[redacted]

[EXTERNAL]

Please consider the attached letter

Todd Walker

[redacted]

[redacted]

Dear Mayor Sedgley and City Council,

Our community desperately need affordable housing.

As an employer, 90% of my employees commute into Napa County to work because there are very few affordable housing options.

As a parent, my wife and I have had to subsidize our kids housing (down payments) to keep our kids and grandkids in Napa. Unfortunately, not everyone can afford this option.

As the population of school age children are declining, we see an increase in the number of kids we serve at the Boys and Girls Club because families child care budgets are getting consumed by housing.

Housing is a real problem! In my opinion, it outweighs keeping the 'iconic gateway' to napa clear.

Please plan smart development where it makes sense such as the Ghisletta Family property.

Todd Walker
[redacted]
Napa Ca 94558
[redacted]

From: [redacted]
To: Clerk
Subject: Foster Road Mixed Used Corridor
Date: Tuesday, September 20, 2022 12:49:38 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

[EXTERNAL]

Mayor Sedgley and Council Members,

As a relatively new resident of Napa I'd like to express my feelings about the proposed changes being considered for the Foster Road corridor. One of the things that has drawn me to the area is the wonderful mix of open space and city amenities. It is so refreshing to drive into Napa from the south and not be met with urban clutter, strip malls and congestion. We don't want to see Napa become a continuation of the urban sprawl that is Vallejo and American Canyon. Napa Valley is world renowned for its agriculture and beauty. Do we really want visitors to our city to be met with a wall of asphalt and concrete as they enter the valley? There are numerous areas within the city limits that could much more easily be developed without having to add extra infrastructure and disturb the natural feel of our gateway.

In a less emotional and more practical train of thought, how can you justify putting in so many new dwellings when we are in a serious water crisis ? Please support the planning commission recommendations and vote no to this plan.

Cindy Bassett

NOTES

Sept 15 - 2022

Dear Sirs:

I Please do not turn what is left of Napa Valley into a ugly tourist trap full of never ending cars & people who again can't afford their own transport.

Greed is at the core of this whole idea. It's a crime against Nature & the people of our valley.

We've had enough & more than 2-3 times of apts / condos, Let's not add many people, straining our Natural resources. Climate change is created naturally & artificially by Mankind.

This area is a third world county & frankly & sorely in dire need of repair. Fill in not just a few areas but take off the corner. Stop building - our grandchildren need a lovely future.

OE

NOTES

September 15 - 2022

II

Many years ago I joined Mr David Mullligan to preserve our vineyards & natural lands. No more than 1 home per 40 acres that kept us from building on our existing family land. It could our own home - at a more important time to preserve our vineyards.

What's morally correct? You have to live w your decision & so will my loved grandchildren.

Nana Dee

Sincerely,

Dee Colburn

RECEIVED
2022 SEP 20 PM 12:01
CITY OF NAPA
CITY CLERK

Greg and Shirley Crompton
[redacted]
Napa, CA 94558

CITY OF NAPA
CITY CLERK
2022 SEP 20 PM 12:32

Napa City Hall
955 School Street
Napa, CA 94558

To Whom It May Concern:

We moved away from Napa about 31 years ago after purchasing a residence in a more rural area. We retained ownership of our Napa residence realizing that during our time, as we advanced in age, we would need to be closer to such services as medical care and the amenities not closely located to our rural area.

When we returned to Napa after some 30+ years of rural life, we were appalled at what had happened to Napa while we were gone. It has become virtually unrecognizable as the pleasing somewhat rural like, yet in essence suburban, community it was. We feel that over the time we have been away that those of us who came here not that long ago are losing the community that once attracted us. It is almost like many of us are being deprived of what we thought we had bought.

We have, during our 30+ years elsewhere, observed massive residential development projects within the boundaries of an existing city in the flat lands of central California. They were built short travel distances from business/commercial areas and local and state government facilities. An important factor related to the residential development addressed here is they are configured and located such that through traffic from and to other (outside) areas does not occur. In the case related to Foster Road, development there can greatly increase traffic through a residential area. Development in proximity to residential areas that will be accessed via roads passing through residential areas will likely result in quality of life being diminished for adults, and the best interests for a safe and healthy environment for their children becomes a serious issue.

It can only be considered something less than good planning when inserting urban style development into areas of natural beauty takes precedence over quality of life, safety aspects related to children and preserving the natural amenities that once were Napa. Let's not just make it worse.

Your consideration of our input is appreciated.

Sincerely,

[redacted]

Greg and Shirley Crompton

From: Beth Painter
To: Clerk
Subject: Fwd: Linda Vista Bridge
Date: Tuesday, September 20, 2022 12:44:56 PM

---

bp@bethpainter.com appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk

[EXTERNAL]

Beth Painter
District 2, Napa City Council
bp@bethpainter.com
[redacted]

Begin forwarded message:

From: Barry Marcillac <[redacted]>
Subject: Linda Vista Bridge
Date: September 20, 2022 at 12:08:56 PM PDT
To: "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>
Reply-To: Barry Marcillac <bmarcillac@aol.com>

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Beth Painter,

I have lived 5 houses south of the proposed Linda Vista Ave bridge for 25 years. In the 60's when our housing development was created, called Buckingham Court, Robinson Lane was a graveled road off of Browns Valley, one way in and the same way out, why most of us bought property here and the way we want to keep it.
From my house I watch 50 to 75 Napa Adults and kids use this, no sidewalk, community like a park for exercise and play. Please don't allow 2500 car daily destroy what has been created here in Buckingham Court,

Thanking you in advance,

Barry Marcillac

I am deeply saddened that I cannot attend the Sept. 20 meeting to discuss the 2040 General Plan. This is a milestone moment, and I am fully prepared to participate. However, my health and the health of those around me take priority.

I went back to review the timeline and efforts over the past 4 (+) years. The efforts were comprehensive, welcoming, informative, and involved significant technical and environmental evaluations.

- Outreach using workshops
- Community surveys and open houses
- Completion of a robust existing conditions report
- Preparing a vision and set of guiding principles to create a framework
- Establishing the GPAC who worked from December 2018 through February 2021
- Planning Commission input starting in March 2021
- EIR preparation
- Drafting and re-drafting of the plan itself

As many of you may know, I have worked in Land Use and Planning since 1984 so am quite familiar with the requirements of a General Plan. This draft plan exceeds all State guidelines in terms of the required elements. It honors the historical development of Napa while also creating a vision that ***Napa will be a city that is inclusive, family-friendly, balanced, sustainable, and flexible to adapt to changing future circumstances*** (Vision Statement, Page 7). The framework of this plan is solid. Thank you to all the staff, community members, and Commission members who have gotten us to this point.

The draft 2040 Plan includes new visions to achieve desperately needed housing, new language to ensure we continue to do our part to address climate change and new language to address public health and equity. These are significant steps forward. As a whole, the document is extremely well done. The redline edits added based on comments from the community and from the Planning Commission are substantive and make the document even better.

Significant time was spent by the GPAC, Planning Commission and community members to really drill into the details. Literally hours and hours of discussion on every aspect of the plan. One new land use tool is the creation of the focus areas. (Jefferson, Trancas and Soscol). I do think these new policies work to unify and strengthen the visual character and improve the experience of walking, biking and driving within these areas. The plan also sets a framework to encourage more housing along these critical corridors. Time will tell if we have created achievable plans for housing and improved mobility in these important corridors. As we have said so many times, this is a "living document" and we can and will make amendments in the future. I also know we will get annual reports, so my first ask is that these summaries give us updates on each of the focus areas so we can track progress.

I am pleased to see the simplification of the description of Public Serving Lands (page 41) and a new policy (LUCD 6-7) that supports updates to zoning codes to allow for housing on lands designated as Public Serving. While there is a broad variety of "public serving" parcels, it is evident that some will provide wonderful opportunity for additional housing so we should set a framework to streamline the process.

Clearly, there are a few specific items that require additional discussion. I want to offer my comments on the two key issues to be discussed this evening. While I cannot participate in the meeting, I would appreciate it if my fellow councilmembers could read my remarks.

Foster Road

I followed the General Plan update process from the beginning and the question of how to designate the Foster Road area, which is NOT yet in the city limits, but in the Sphere of Influence (SOI) has had a lot of discussion. Remember where things started. First, all areas in the SOI must have a land use designation in both the City General Plan and the County General Plan. The current designation in the City is Single Family Housing, Multifamily Housing and Corporate Park. The County designation is Agricultural Watershed with an Urban Reserve overlay. There are no policies that specifically discuss the significance of this area in the current General Plan.

As the discussion evolved through GPAC, to the joint Council/PC meeting and then to Planning Commission, policy was added to ensure that a Master Plan or Specific Plan would be done for the area AND the plan would have to carefully consider the site constraints, the visual impacts and include an integrated publicly accessible trail system. Policy specifically encourages the retention of the Horseman's Association as an agricultural use. I believe that the intent of these policies was to ensure that any future plan meets a defined high standard.

Can we honor the visual character, design an integrated project that features access to the area's open space assets AND build housing that we desperately need? I think we can. If or when a project is proposed, it would go through a thorough public review process and would be required to meet these standards. I am NOT in favor of a massive housing project or a strip mall or creation of expensive second homes. I am in favor of housing that is attainable to our local workforce, housing that is built in a sustainable manner, walkable neighborhoods, improvements to the bike and pedestrian facilities along Foster Road, preservation of the scenic corridor, and access to open space on public trails.

LUCD-23 includes 9 policies that are intended to set a high standard for any potential future project. The clustering of any development should not just be promoted, it should be required. It is the only way to ensure the establishment of an open space and trail system that will preserve the scenic values. It is also the tool needed to ensure that housing can be higher density which would allow housing to be more affordable by design. I would propose 4 amendments which are detailed on a stand-alone page with redline to show edits.

The four amendments include:

1. The heading of the section should clearly call out the fact that both Foster Road and Big Ranch Road are in the Sphere of Influence.
2. Amend LUCD 23-1 to include housing to serve the local Napa workforce and preservation of open space as key elements to include in the Master Plan.
3. Amend LUCD-23-3 to require clustered development.
4. Amend LUCD 23-7 to require preservation of open space.

Linda Vista Bridge

My strong preference is to remove the bridge from the General Plan. To call this out as a Major Collector Street in our future roadway network is just wrong (figure 3-1). Let me remind you that the classification of Major Collector is a road that serves up to 6,300 vehicles daily. This is completely unreasonable for a small residential neighborhood and in direct conflict with our goals to create safe and walkable neighborhoods.

This issue has been brought forward by residents since the very beginning of the General Plan Update effort and their concerns have not been heard at all. Nowhere in the plan are these concerns expressed. So again, my preference is to take it out of the plan. Should this council or a future council want to spend the money to study it more, fine. I am not interested right now in spending money on this kind of study, I would rather just take it out of the plan.

I listened to Planning Commission and agree with Commissioner Kelley's comment that when or if a bridge is needed, the burden should be on the City to add it back in. I do not support adding this additional cut through which conflicts with our goals to work to develop traffic calming measures in our residential neighborhoods.

I support the Planning Commission recommendation to take this out of the General Plan.

In closing, I want to again acknowledge all the work from staff, GPAC, Planning Commission and the consultant team who got us to this point. I know other General Plan topics will be discussed this evening and I am truly saddened that I cannot participate in the discussion, which I know will be robust. I did feel a strong obligation to comment on the two issues that have generated significant public comment.

Thank you taking the time to review my comments.

Beth Painter

Beth Painter
Councilmember, District 2

SPECIFIC AREA POLICIES

The following area goals and policies apply to specific portions of the Planning area outside of Downtown and the Focus Areas. Foster Road and Big Ranch Road are within the City's Sphere of Influence but have not been annexed into the City. Napa Pipe was annexed to the City in XXXX.

Foster Road Mixed Use

GOAL LUCD-23 **Promote residential development with supporting commercial uses, integrated with site topography and the natural environments.**

Amended Policies

LUCD 23-1 Require a cohesive master or specific plan that incorporates all parcels and property owners with the Foster Road Mixed Use designation, while recognizing that parcels may be annexed to the City at different times. Require that the plan outlines, at a minimum, (1) an integrated system of streets, trails and open spaces for the area; (2) a mix of housing types to serve the local Napa workforce and (3) preservation of open space to protect sensitive resources and habitats and viewsheds.

LUCD 23-3 Require clustered development to minimize grading, preserve landforms and minimize visual impacts.

Deleted: Promote

LUCD 23-7 Require preservation of open space that will promote development of an integrated, publicly-accessible trails system that connects the area's open space assets, adjacent schools, and new commercial uses; and provides access to ridgelines and vantage points. Consider incorporating geologic faults/Alquist Priolo Zones as part of the trails system.

Formatted: Font: Not Bold

Deleted: in the area

From: [redacted]
To: Clerk
Subject: Plz read Foster Road Mixed Use Corridor
Date: Tuesday, September 20, 2022 1:27:54 PM

[EXTERNAL]

Dear Mayor, Council and Honored Guests;

I would like to see the entrance to the city along Hwy 29 remain as a green belt. It would be a shame to add 100 or more homes there. We would look like other ugly Metropolitan Cities.

People do not live in Napa or visit Napa to see houses - they want to see the quaint farming community and vineyards that make us unique.

While I support progress. And support homes for others. Infill, ADU's and unique solutions should be our focus. I personally know each one of you and I know you love and care about our city. Please keep Napa lovely. Do not mess us up with homes at our entrance.

Thanks so much!
Former Vice Mayor at City of Napa
[redacted]
#geterdonenapa
Sent from my iPhone

From: [redacted]
To: Clerk
Subject: Foster Road Mixed-use Corridor
Date: Tuesday, September 20, 2022 1:33:26 PM

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

Hello Mayor Sedgley and Council Members,
I am adamantly opposed to the development of the Foster Road Mixed-Use Corridor!
How can you say this is good for Napa? What will you do about the increased traffic? The pollution that comes with this enormous amount of development so near protected wetlands? Not to mention where is the water going to come from? We are already in a drought and the continued development in and around Napa cannot be good for our dwindling water supply!
The voters of this county have repeatedly told you that we do not want this land developed and you chose to ignore this fact.
The citizens of this county will not stand for you to continually ignore the concerns of the citizens that put you in office. We can remove you just as easily.
We will investigate where your campaign funds have come from and who has lost their integrity!
We, the citizens of Napa, will be watching all of you. Waiting for you to make the right choices for ALL of Napa, not just the select few!!

Regards,
Marjorie Trammell
Concerned Napa Resident

From:	[redacted]
To:	Clerk
Cc:	Scott Sedgley; Liz Alessio; Mary Luros; Bernie Narvaez; Beth Painter; Vincent Smith; Tom Andrews
Subject:	Emailing: City Council; Adopt the Eir and General Plan September 12, 2022.pdf
Date:	Tuesday, September 20, 2022 1:33:33 PM
Attachments:	City Council; Adopt the Eir and General Plan September 12, 2022.pdf

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[You don't often get email from [redacted]m. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

[EXTERNAL]

Please find my attached recommendations for 2040 General Plan. I will drop of a wet signed original later today...;)

Thanks for all of your hard work to get this done!

Tom Andrews
[redacted]

[redacted]

Your message is ready to be sent with the following file or link attachments:

City Council; Adopt the Eir and General Plan September 12, 2022.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

September 20, 2022

To: City of Napa, City Council

Via email and Hand Delivery to: The City Clerk clerk@cityofnapa.org

From: Thomas Andrews

Dear Mayor and Council Members,

In Consideration of the City of Napa 2040 General Plan.

A Final Environmental Impact Report (EIR) analyzing environmental impacts that could result from adoption of the 2040 General Plan has been prepared. The EIR identifies mitigation measures that would reduce potentially significant impacts to a level that is less than significant. Impacts to Air Quality, Greenhouse Gas Emissions, and Agricultural Resources have been determined to be significant and unavoidable.

A Statement of Overriding Considerations has been prepared.

The Planning Commission considered the above referenced matters at a public hearing on September 1, 2022 and has recommended approval to:

(1) Adopt a resolution certifying the Environmental Impact Report for the City of Napa 2040 General Plan, and adopting findings of fact and a statement of overriding considerations and determining that the General Plan may serve as a Mitigation Monitoring Plan in compliance with the California Environmental Quality Act:
(2) Adopt a resolution adopting the City of Napa 2040 General Plan, The City of Napa General Plan with the following modification: Eliminate the Linda Vista Avenue roadway extension (extending Linda Vista southwest of Lone Oak Avenue and connecting with Robinson Lane) from the Transportation Element.

Sincerely,

Thomas Andrews

From: [redacted]
To: Clerk
Subject: The Foster Road Mixed-Use Corridor
Date: Tuesday, September 20, 2022 1:34:48 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Mayor Sedgley and Council Members-
I am writing to request that you honor and accept the City of Napa's Planning Commission recommendation of September 1, 2022 to designate the Foster Road Mixed Use Corridor/ Gateway Parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Respectfully Submitted,
-The Mendenhall Family (City of Napa residents)

From: [redacted]
To: Clerk; ssedgley@cityofnapa.org.
Cc: Liz Alessio; Beth Painter; Mary Luros; Bernie Narvaez
Subject: Ghisletta Property
Date: Tuesday, September 20, 2022 1:49:57 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Dear Mayor Sedgley and City Council

Napa City desperately needs new housing in our community. Commuter traffic into Napa from Solano and Sonoma Counties has steadily increased over the years due to the lack of available housing in Napa for its workforce. The Ghisletta parcel is located within Napa City's sphere of influence and is an ideal location for community based housing. I urge the Napa City Council to approve smart development where it is allowed. The City of Napa has a target of 1939 new homes with the current RHNA cycle and this parcel will go a long way in meeting those requirements.

Thank you,
Peter Nissen

From: [redacted]
To: Clerk
Subject: Re the General Plan
Date: Tuesday, September 20, 2022 2:05:11 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

To Mayor Sedgley and Council Members:

As a resident of Napa I want to express my concern over the development of the proposed Foster Road Mixed-Use Corridor. Though Napa certainly needs more affordable housing, this development will be highly unlikely to meet that need, and it will eliminate one of the largest unspoiled agricultural areas still remaining in the city of Napa. The proposed retail/ office/ housing units would also severely tax our diminishing supply of water in a time of unprecedented drought. In addition, the idea of building houses along a fault line only eight years after a major earthquake is ill-advised, to say the least.

Please refuse to allow the exploitation of our city for commercial gain.

Sincerely,
Judith Rose
[redacted]

From:	Kevin Teague
To:	Scott Sedgley; Clerk
Cc:	Vincent Smith; Steve Potter; Tiffany Carranza; Michael Barrett
Subject:	General Plan Comments, 9-20-22, City Council Item 14A
Date:	Tuesday, September 20, 2022 2:03:16 PM
Attachments:	Fwd Planning Commission Napa General Plan DiscussionFoster Road Area 2.pdf Fwd Napa County General Plan Comments.pdf Ranch History.pdf Fwd KNGG Response to Napa Register Article in todays issue.pdf

[EXTERNAL]

Dear Mayor and City Council (by bcc),

I write on behalf of the Ghisletta family, whom I have personally known for nearly 40 years, and I have represented for the past 20 years. I am out of town and cannot attend the hearing tonight.

The purpose of this email is to provide you with facts and accurate information regarding the Foster Road area as it relates to the City's General Plan update. I attach to this email some prior communications I have submitted as part of this nearly 4-year General Plan process. These include a detailed email to the Planning Commission in 2020, an email to City Council from 2021 correcting false information circulated in the community, and a history of the Ghisletta's property on Foster Road. I also attach a recent email circulated by opponents to the housing opportunities under the General Plan in the Foster Road area, which I refer to later in this email.

Let me start with recognizing the challenging job you all have. Adopting a General Plan, a 20 plus year vision for the City, is a big deal. You have to weigh competing interests, including short-term desires of residents and long-term priorities of the City. I appreciate the countless hours you, staff, GPAC and others have put into this multigenerational document. Thank you.

As it relates to the Foster Road area, from both a personal and professional standpoint I simply don't comprehend why planning for housing is so difficult and despised by so many. Often these objections are prefaced by a statement of support for housing, but then followed by a list of why housing at a particular place is just not a good fit. The central commandment of Jesus to "Love thy neighbour as thyself," seems to have evolved to love thy neighbor so long as they are in some other neighborhood and not near me.

This disdain for housing led the State of California to pass several recent laws to fight NIMBYism and other acts that diminish the opportunity and ability to provide housing. The reason the state did this is because the Legislature found that the lack of housing is a critical problem that threatens the economic, environmental, and social quality of life, and that the housing crisis harms families across California. According to legislative findings in SB330, our lack of housing has:

- "Increased poverty and homelessness, especially first-time homelessness."

- “Forced public employees, health care providers, teachers, and others, including critical safety personnel, into more affordable housing farther from the communities they serve, which will exacerbate future disaster response challenges in high-cost, high-congestion areas and increase risk to life.”

- “Driven families out of the state or into communities away from good schools and services, disrupting family life . . . and increasing health problems.”

We have seen these exact effects in Napa across all socio-economic classes. Schools have closed as families can’t find a place to live, we have more unhoused than ever before, staffing jobs at all levels has become nearly impossible due to the lack of diverse housing. At every retreat the Council holds and in every community poll taken we recognize that addressing the housing crisis is Napa’s top priority.

The problem has become so acute that the legislature found “the consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives.”

Removing Foster Road as a housing opportunity will simply stoke the flames of our local housing crisis and will lead to the exact outcomes quoted above that the legislature made a law to combat. I have previously written the City about these legal requirements, so I will not repeat that information here. What is important under the law is to not lose or attempt to justify the loss of housing capacity.

This brings me to the email I attached authored by Ms. Robbins. Most of you know me well, so I do not need to point out and correct the personalized false and defamatory statements. You already know I am a proud graduate of Napa High, raised a family here, live in the same small house I have lived in on the “tree streets” for over 20 years, serve on many non-profit boards, and I welcome housing and neighbors near me.

Instead, what I want to point out about that email is that the information being spread to the community about the General Plan and Ghisletta property is not based on facts, policy, or the law. It contains falsehoods and makes personal attacks rather focus than the substance of the designations and matters being addressed in the General Plan. This is not community dialog. This is the type of divisive, fear-based rhetoric that harms communities, the type that frankly has put our nation’s democracy at risk. This should not become the norm in Napa. Facts, truth and civility are important.

The General Plan is about long-term community planning for future generations. It must be based on fact, law, and sound policy. It is not a document intended to facilitate certain individuals’ perceived entitlement to never have neighbors and ignore

sound planning that began many decades ago.

I respectfully request that you support the staff recommendations and support the General Plan, and not remove long planned and much needed housing opportunities as the Planning Commission mistakenly recommended.

Thank you for your hard work on this important milestone.

Kevin Teague
teague@htralaw.com

HolmanTeague
HolmanTeagueRocheAnglin LLP Attorneys at Law
1455 First Street, Suite 217, Napa,CA 94559
707.927.4280
707.676.4382(fax)
www.htralaw.com

From: **Kevin Teague** teague@htralaw.com
Subject: Fwd: Planning Commission: Napa General Plan Discussion/Foster Road Area
Date: September 19, 2022 at 9:19 AM
To:

KT

Email to City on General Plan, 2020

From: Kevin Teague <teague@htralaw.com>
Date: September 17, 2020 at 4:29:02 PM PDT
To: Vincent Smith <vsmith@cityofnapa.org>, Erin Morris <emorris@cityofnapa.org>, Michael Walker <mwalker@cityofnapa.org>
Cc: pbaring@cityofnapa.org
Subject: Planning Commission: Napa General Plan Discussion/Foster Road Area

Dear Planning Commissioners and staff,

First, I have sent this email to commissioners as a BCC to avoid any inadvertent Brown Act Violations. This communication is for the record for you General Plan meeting tonight. It need not be read into the record.

I write on behalf of the Ghisletta family who I have known since high school and have worked with in my professional capacity ever since I moved back home to Napa in 2002. Since Joe Ghisletta's passing last year, the family has asked that I speak on their behalf. The purpose of this email is to provide you with some factual information regarding their property on Foster Road. I am sending you this information because I have personally observed misinformation and false information circulating on social media. I believe it is important to have facts as the City contemplates its future in the General Plan. There has been a significant amount of discussion of planning and zoning over the past 40 years regarding the Family's ranch property between golden Gate Drive and Foster Road. Much of that can be found in the public record. Here are some key points about the property's history:

- The Ghisletta family has owned the property since **1913**, now 107 years. I mention this because I have read allegations that there is a developer looking to make a quick buck. That is simply untrue. This is a multi-generational family property that predates the nearby neighborhoods. There is no developer, nor has there been one involved in promoting development of the property.

- The ranch was originally a dairy farm that stretched from Foster Road to the Napa river. The cows used to cross the old frontage road where Highway 29 is located now as party of the normal dairy life. With the development of Highway 29 in the 1970s, the state severed the ranch. The family worked with the state to allow this to happen because that is what the community needed, even though that forever impacted the dairy operation and ultimately led to its shut-down.

- In 1975, the City, in cooperation with the County established the **Rural Urban Limit Line** or "RUL" in order to create real boundaries to contain urban growth and development. The RUL established a line where development proposals and urban growth would be absolutely discouraged if located outside the RUL. The Ghisletta Family Ranch has always been located within the City's RUL.

- In 1980, **Measure A** became effective. Measure A was approved by the voters and requires a vote of the people to expand the RUL. Under Measure A lands outside the RUL are reserved for resource use, agriculture and low-density residential uses, and lands inside the RUL are reserved for urban uses, primarily residential development. This core Rural/Urban policy was a basis for the City's 1982 General Plan and the Napa County General Plan, which designated the ranch as Urban Reserve for future residential development within the City of Napa. The family cooperated with the City in these processes.

- In the early 1990's, through a public process, LAFCO included the ranch within the City's **Sphere of Influence** under the direction that the Ranch would be developed within a couple of decades to assure orderly development consistent with the City's General Plan and housing needs, consistent with the RUL, Measure A and the City and County Planning. In 1992, the City conducted a detailed land use and availability inventory as the basis for the

County Planning. In 1992, the City conducted a detailed land use and availability inventory as the basis for the current General Plan, which examined lands within the City's RUL, and the ranch was included in that study. Although not interested in development, the family once again cooperated with local government.

- Around the same time, vineyard growth was occurring all around Napa. After extensive study and attempts, the land was determined to not be viable for agriculture due to soil types.

- In 1998, the City went through its general plan process for the **Vision 2020 General Plan** in place today. The process is similar to the one occurring now. The General Plan designated the ranch both Corporate Park and Single Family Residential. Then in 2003 the City prezoned the ranch to Master Plan, requiring a planning process in order to implement those General Plan designations. The family did not necessarily agree with these approaches and designations, but again cooperated with the agencies because it was in the interest of the community.

- In 2000, the flood project acquired the family lands between the Highway and the Napa River as part of the wetland mitigation for our regional **flood project**. The family also had the City and the Flood District set aside some of their former lands for a future park in that area.

- In 2005, LAFCO did a report to update its Sphere of Influence. Based on the confirmation that the property should be part of the City, the City applied to LAFCO to annex the property. The family cooperated with the City. After a lengthy process, the City and County did not come to an agreement on the property tax sharing between the jurisdictions, a prerequisite to annexation. Because of this, the City withdrew its annexation petition in 2008.

- In 2010 an initiative was rejected that attempted to alter the City's processes for future planning of the property. Through each of these stages there has not been any development planned or pursued. Instead, the family has cooperated with the agencies to further the community needs, often sacrificing their own needs.

- When development of the now existing neighborhoods along Foster Road was originally planned, some residents and development opposition in the neighborhood asked the family to fight that development where many Napans call it home today. The family did not oppose those neighboring housing projects and left it to the City to work on and make decisions.

As you proceed through the process, please keep in mind that the Ghisletta Family Ranch is not only important to the City for meeting its future housing needs and goals to house us, our children, our workforce and even some new Napans, but it also is important to balance these needs the important community goals of good planning and design, and preserving and protecting open space in the areas outside of the RUL that protect the Napa's rural, agricultural heritage.

The family and I stand willing to work with the City and provide what information we have if it assists you in the process to determine what best meets the City's future needs.

Thank you.

Kevin Teague
teague@htralaw.com

HolmanTeague
HolmanTeagueRocheAnglin LLP Attorneys at Law
1455 First Street, Suite 217, Napa,CA 94559
707.927.4280
707.676.4382(fax)

From: **Kevin Teague** teague@htralaw.com
Subject: Fwd: Napa County General Plan Comments
Date: September 19, 2022 at 9:23 AM
To:

KT

Email for Council on General Plan, 2021.

Begin forwarded message:

From: Kevin Teague <teague@htralaw.com>
Subject: **Napa County General Plan Comments**
Date: April 20, 2021 at 4:29:44 PM PDT
To: Clerk <clerk@cityofnapa.org>, Tiffany Carranza <tcarranza@cityofnapa.org>, ssedgley@cityofnapa.org
Cc: Vincent Smith <vsmith@cityofnapa.org>, Erin Morris <emorris@cityofnapa.org>

Dear Mayor and Council,

I will be calling in tonight, but I wanted to provide you with this written comment on some specific facts and false innuendos in the public dialog regarding the Ghisletta property and greenbelts. The purpose of this email is to have accurate information in the record for the remaining part of the process. I attach a neighborhood flyer circulating for your reference to my comments below. I also include a prior history of the property, which is also part of the public record.

Allegation: The anti-housing advocates state that there will be big box development, 1000s of homes , 3-4 story apartments gas stations and sound walls the size of St. Helena.

Facts: There is no development project proposed. The City is going through its general plan update process to determine the appropriate designations for the City's future housing needs. Current zoning is large lot subdivision and corporate park. The City of St. Helena is over 5 square miles and has a population of over 6000 people.

Allegation: This will be on the iconic Scenic Gateway.

Facts: The City limits begins south of the property along Stanly Ranch. The beginning of urban development in the City is a storage facility. Planning for the future of the property facilitates rather than prevents scenic corridors being considered.

Allegation: The alleged development is being brought to you by the City Council, private land owners and developers.

Facts: The City is required to go through a General Plan process every 20 years. The private land owner has remained distant from the process to allow the City to go through the process and plan accordingly. No developer is or has been involved.

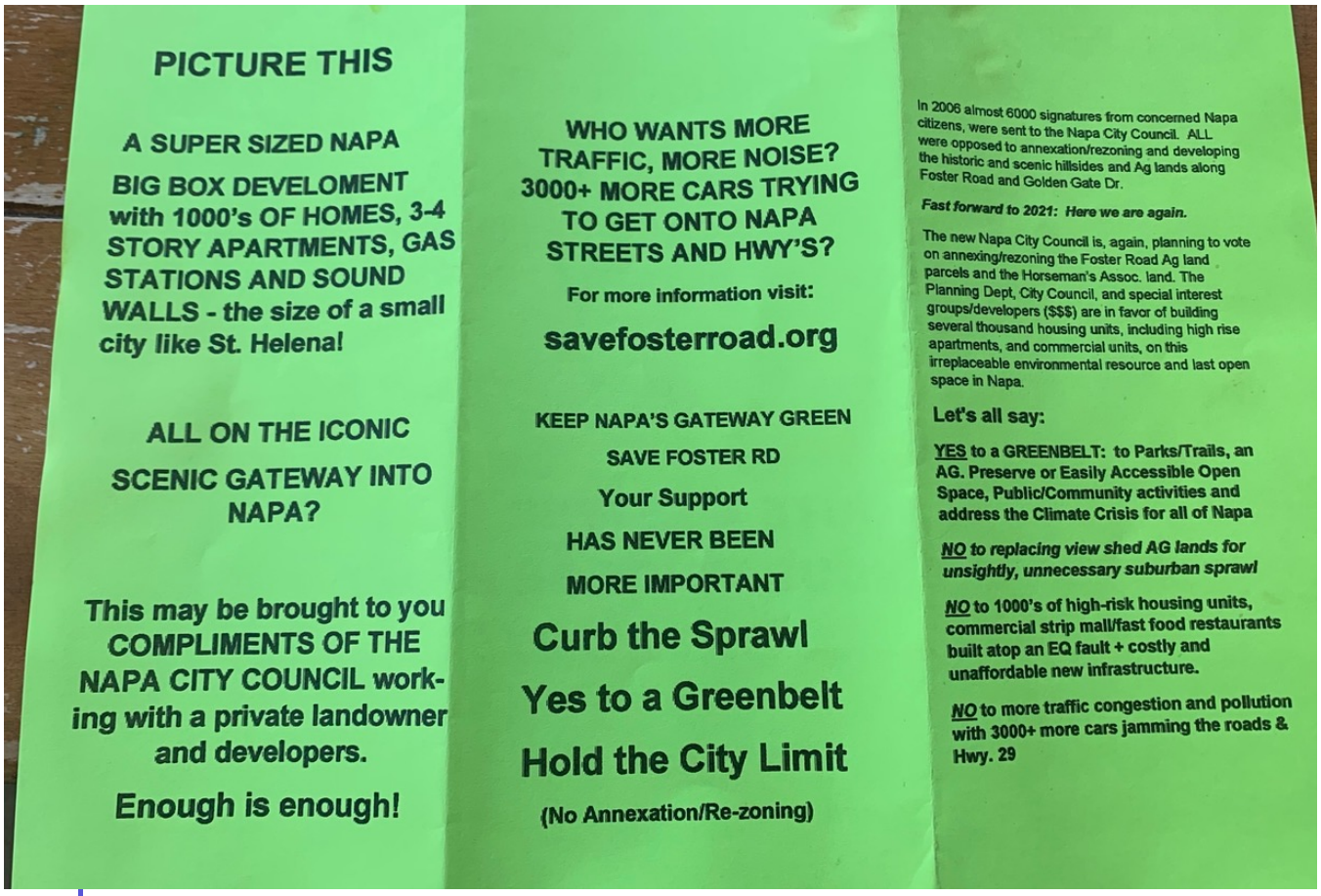
Allegation: That planning for future housing needs will cause environmental harm.

Facts: Napa and the State is in a housing crisis. Housing nearer jobs reduces environmental impacts. Housing of all types lessen the social injustice which further reduces environmental and social impacts.

The point here is that facts are important. Falsehoods and misinformation are harmful, not only to the environment but also to community. I ask the Council to make the policy decisions in the general plan based on facts, science, social science and justice. Falsehoods and misinformation lead to bad policy.

If you are looking for input from the family on the General Plan, the only specific point is the draft densities may be a bit too high and not in character for the area. I believe many in the neighborhood may agree. Please consider studying a slightly lower density during the process.

Thank you.



PICTURE THIS

A SUPER SIZED NAPA

BIG BOX DEVELOMENT with 1000's OF HOMES, 3-4 STORY APARTMENTS, GAS STATIONS AND SOUND WALLS - the size of a small city like St. Helena!

ALL ON THE ICONIC SCENIC GATEWAY INTO NAPA?

This may be brought to you COMPLIMENTS OF THE NAPA CITY COUNCIL working with a private landowner and developers.

Enough is enough!

WHO WANTS MORE TRAFFIC, MORE NOISE? 3000+ MORE CARS TRYING TO GET ONTO NAPA STREETS AND HWY'S?

For more information visit:

savefosterroad.org

KEEP NAPA'S GATEWAY GREEN

SAVE FOSTER RD

Your Support

HAS NEVER BEEN

MORE IMPORTANT

Curb the Sprawl

Yes to a Greenbelt

Hold the City Limit

(No Annexation/Re-zoning)

In 2006 almost 6000 signatures from concerned Napa citizens, were sent to the Napa City Council. ALL were opposed to annexation/rezoning and developing the historic and scenic hillsides and Ag lands along Foster Road and Golden Gate Dr.

Fast forward to 2021: Here we are again.

The new Napa City Council is, again, planning to vote on annexing/rezoning the Foster Road Ag land parcels and the Horseman's Assoc. land. The Planning Dept, City Council, and special interest groups/developers ($$$) are in favor of building several thousand housing units, including high rise apartments, and commercial units, on this irreplaceable environmental resource and last open space in Napa.

Let's all say:

YES to a GREENBELT: to Parks/Trails, an AG. Preserve or Easily Accessible Open Space, Public/Community activities and address the Climate Crisis for all of Napa

NO to replacing view shed AG lands for unsightly, unnecessary suburban sprawl

NO to 1000's of high-risk housing units, commercial strip mall/fast food restaurants built atop an EQ fault + costly and unaffordable new infrastructure.

NO to more traffic congestion and pollution with 3000+ more cars jamming the roads & Hwy. 29

PDF

Ranch History.pdf

Kevin Teague
teague@htralaw.com

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707.927.4280
707.676.4382(fax)
www.htralaw.com

GHISLETTA RANCH REGULATORY HISTORY

The purpose of this writing is to provide the City with factual information regarding the Ghisletta's Ranch property located between golden Gate Drive and Foster Road.

There has been a significant amount of discussion of planning and zoning over the past 40 to 50 years regarding the Ranch. Much of that can be found in the public record. Here are some key points about the property's history:

- The Ghisletta family has owned the property since **1913**, now 108 years. There are allegations that there is a developer involved in the development of the Ranch. That is simply untrue. This is a multi-generational family property that predates the nearby neighborhoods. There is no developer, nor has there been one involved in promoting development of the property.

- The Ranch was originally a dairy farm that stretched from Foster Road to the Napa river. The cows used to cross the old frontage road where Highway 29 is located now as party of the normal dairy life. With the development of Highway 29 in the 1970s, the State severed the Ranch. The Ghisletta family worked with the state to allow this to happen because that is what the community needed, even though that forever impacted the dairy operation and ultimately led to its shut-down.

- In 1975, the City, in cooperation with the County established the **Rural Urban Limit Line** or "RUL" in order to create real boundaries to contain urban growth and development. The RUL established a line where development proposals and urban growth would be absolutely discouraged if located outside the RUL. The Ghisletta Family Ranch has **always** been located within the City's RUL.

- In 1980, **Measure A** became effective. Measure A was approved by the voters and requires a vote of the people to expand the RUL. Under Measure A, lands outside the RUL are reserved for resource use, agriculture and low-density residential uses, and lands inside the RUL are reserved for urban uses, primarily residential development. This core Rural/Urban policy was a basis for the City's 1982 General Plan and the Napa County General Plan, which designated the Ranch as Urban Reserve for future residential development within the City. The family cooperated with the City in these processes.

- In the early 1990's, through a public process, LAFCO included the ranch within the City's **Sphere of Influence** under the direction that the Ranch would be developed within a couple of decades to assure orderly development consistent with the City's General Plan and housing needs, consistent with the RUL, Measure A and the City and County Planning. In 1992, the City conducted a detailed land use and availability inventory as the basis for the current General Plan, which examined lands within the City's RUL, and the ranch was included in that study. Although not interested in development, the family once again cooperated with local government.

- Around the same time, vineyard growth was occurring all around Napa. After extensive study and attempts, the land was determined to not be viable for agriculture due to soil types.

- In 1998, the City went through its general plan process for the **Vision 2020 General Plan** in place today. The process is similar to the one occurring now. The General Plan designated the ranch both Corporate Park and Single Family Residential. Then in 2003 the City prezoned the ranch to Master Plan, requiring a planning process in order to implement those General Plan designations. The family did not necessarily agree with these approaches and designations, but again cooperated with the agencies because it was in the interest of the community.

- In 2000, the flood project acquired the family lands between the Highway and the Napa River as part of the wetland mitigation for our regional **flood project**. The family also had the City and the Flood District set aside some of their former lands for a future park in that area.

- In 2005, LAFCO updated its Sphere of Influence. Based on the confirmation that the property should be part of the City, the City applied to LAFCO to annex the property. The family cooperated with the City. After a lengthy process, the City and County did not come to an agreement on the property tax sharing between the jurisdictions, a prerequisite to annexation. Because of this, the City withdrew its annexation petition.

- In 2010 an initiative was rejected that attempted to alter the City's processes for future planning of the property. Through each of these stages there has not been any development planned or pursued. Instead, the family has cooperated with the agencies to further the community needs, often sacrificing their own needs.

- When development of the now existing neighborhoods along Foster Road was originally planned, some residents and development opposition in the neighborhood asked the family to fight that development where many Napans call it home today. The family did not oppose those neighboring housing projects and left it to the City to work on and make decisions.

As the City proceeds through the process, please keep in mind that the Ghisletta Family Ranch is not only important to the City for meeting its future housing needs and goals to house us, our children, our workforce and even some new Napans, but it also is important to balance these needs the important community goals of good planning and design, and preserving and protecting open space in the areas outside of the RUL that protect the Napa's rural, agricultural heritage.

From: **Kevin Teague** teague@htralaw.com
Subject: Fwd: KNGG Response to Napa Register Article in today's issue
Date: September 19, 2022 at 9:26 AM
To:

KT

Email sent by C. Robbins, 9-18-22

From: Christiane Robbins <crobbins@mindspring.com>
Date: September 18, 2022 at 6:18:22 PM PDT
To: cpr@mindspring.com
Subject: KNGG Response to Napa Register Article in today's issue

In case you have seen this article in today's paper, here is the link!
https://napavalleyregister.com/news/local/napa-city-council-to-weigh-foster-road-zoning-as-general-plan-process-nears-end/article_a24e7f9a-361b-11ed-a3bd-731fef4ac502.html#tracking-source=home-top-story

OMG! Attorney Kevin Teague is clutching his pearls again …. my, what a web he has woven for himself and his clients.

One would think that he would tire of placing himself in such a tenuous position …. not to mention the citizens of Napa as well as the City Council. As he did with Napa Oaks, he is doing it again with the Gateway Parcels - aka the Ghisletta Parcels - owned by his clients. His clients who, even in this very paper, cried wolf stating that they have NO development project in mind nor plans drawn up - Council member Mary Luros, do you agree do you agree - there is no project, right?

Teague has now resorted to bullying and threats of intimidation of Napa's City Council with frivolous lawsuits/litigation following the recent judicious and diligent decision rendered by the Planning Commission to designate these parcels as Greenbelt. For Teague to insult the integrity and ethics of the Planning Commissioners and to threaten the City Council with lawsuits speaks volumes as to his motives and those of his clients. Who does he aspire to be, Tom Hagen in The Godfather or Noah Cross in Chinatown ? *" It's about evil lurking right under the sun—a film noir told not in high contrast shadows, but in the brightness of day.?"* or in this case in the bright pages of the Napa Register.

Of course, housing is needed - no one has ever denied it - in fact many of us have long supported YIMBY . And the Planning Commission has assured the citizens of Napa that affordable and mixed-income housing will be built throughout all of the SAFE and affordable sites already identified by the City as urban infill - and this speaks to 21st century "smart growth directives" . This is diametrically opposed to Teague's retro 1950's viewpoint of perpetuating urban sprawl - the very sprawl that gave us the unthinkable climate change that we are battling today. But I don't think he is able to grasp anything beyond his transactional thinking, appropriation and co-opting of racist tropes for financial gain by ushering in one of, if not the, the largest, probably segregated developments in the history of Napa, if not the State of California. It makes the mid-century Lakewood Development in Southern California look like a cakewalk: *"Lakewood Developers are credited with "altering forever the map of Southern California."*

Let's talk about Kevin Teague's "race lighting" where his letter gaslights the covert racism in this proposal for the Foster Road Mixed Use - one that was authored by the Planning Division. Their proposal segregates people of lower income (often people of color) by creating a whole new city in South Napa - rather than offering them the same amenities and privileges associated with housing spread throughout the city of Napa (as it should be legally speaking), such as in neighborhoods where he and the members of the City Council live, such as Browns valley and Alta Vista, etc. No … that would be way too much for his faux-liberal, happy talk to deliver equitable housing that would offer everyone the ability to afford (or even secure a mortgage) and enjoy the same financial appreciation on their investment …and basically live in relative comfort and safety from the West Napa Fault Line, Flood Plains and Landslide areas - not to mention gas emissions from Hwy 29 and additional 3000 people + commercial ventures and transients.

OR because they will soon discover that it is way too expensive to build on such a high risk site - a site that the Ghisletta and their developer interests seem far too eager to offload onto the city's ability to up-zone for gigantic profit …. only to find that affordable housing is way too costly to build and lo and behold, golly gee, we just won't be able to built it for that price. As the California State Geologist recently mentioned, sites like the Ghisletta parcels are good for one of two things: *Greenbelt or Golf courses.*

Unlike Napa Pipe (similar in scale) the Ghisletta parcels are considered Prime Agricultural Lands by LAFCO (a state agency) - despite what Michael Walker would have us believe. They are not Superfund sites or industrial wasteland begging for welcome reclamation like Napa Pipe. These parcels are the City's of Napa's "last Crop" of AG land - once they are gone they are gone and we will all be the poorer for it.

For the City Council to render such an irrevocable decision based on NO NEED for Housing development on this Prime AG site, a mega-drought, factual inaccuracies in population and housing forecasts, half-truths, 21st red-lining and threats of intimidation is irresponsible - at best. They have discretionary mechanisms that are always available to them that will allow them to make responsible, sensible decisions once all of the information is confirmed - exactly what they did with the Napa Pipe project's general amendment to the General Plan.

We see through you Kevin ….we all do… its time to hang it up and move on to faux greener pastures.

Christiane Robbins

KEEP NAPA's GATEWAYS GREEN

(www.savefosterroad.org)

Power is exercised by those who show up.

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Thank you.

From: suscol@suscol.net <suscol@suscol.net>
Sent: Tuesday, September 20, 2022 2:09 PM
To: Patricia Baring <pbaring@cityofnapa.org>
Subject: Opposition to Proposed development Ghisletta Property

> You don't often get email from suscol@suscol.net. Learn why this is important

[EXTERNAL]

Suscol Intertribal Council
PO Box 5386
Napa, CA 94581 suscol@suscol.net

09/20/2022

The Mayor and City Council City of Napa 255 School St. Napa, CA 94559

Re: Proposed development of Ghisletta Propert

Dear Mayor Sedgley and City Councilmembers,
The Suscol Intertribal Council a local community based organization wants to voice opposition to that part of the proposed City General Plan that contemplates the annexation and up-zoning of the parcels of land commonly known as the Ghisletta property. We believe, for several reasons, that this property is best treated as Greenbelt land, as proposed by the Napa Planning Commission.

We hold that the highest and best use of all land in unincorporated Napa County is that it be maintained as it is currently; farmlands should remain farmland, wildlands should remain wild. A corollary is that cities should not expand into undeveloped areas of the county and urban sprawl must be curtailed. The proposed General Plan violates both tenets.

Development of the Ghisletta property would replace an existing open space that is an active carbon sink with a heat island. It would bring a tremendous number of new vehicles into the Napa area thereby increasing exhaust emissions. It would require significant investment in new infrastructure. It would strain already stressed water resources and it would expose potential residents to the repercussions of earthquakes as a significant fault line traverses the land. Finally, development of that land will completely and permanently alter the south-western approach to our city.

We believe that the City of Napa should pursue development of all the fifty plus housing appropriate in-fill sites in the city before even contemplating annexation and development of county land. We urge the city council not to adopt the proposed General Plan in its existing state. We urge the city council to abandon the notion of annexation and up-zoning of the Ghisletta property,

Sincerely,

Charlie Toledo, Director
Suscol Intertribal Council

September 19, 2022

To: Tiffany Carranza <clerk@cityofnapa.org>
Cc: Liz Alessio <lalessio@cityofnapa.org>, "bpainter@cityofnapa.org" <bpainter@cityofnapa.org>, Mary Luros <mluros@cityofnapa.org>, Bernie Narvaez <bnarvaez@cityofnapa.org>, Scott Sedgley <ssedgley@cityofnapa.org

Item 14. Public Hearing – General Plan

Dear Mayor Sedgley, Vice Mayor Luros and Council members Alessio, Narvaez and Painter,

Please remain focused on the established direction of the ongoing General Plan, and do not defer from years of hard work, thoughtful community input and planning, and future execution of a one of the city's most important -- and complete collaborative efforts, to accept the Planning Commission's short-sighted, last-minute recommendation to change the zoning designation of the Foster Road area – which includes the Ghisletta Ranch – from Mixed Use to Greenbelt.

There's no need for me to go into all the legal, truly necessary reasons why we as a community need you to remain committed to a housing plan established with the Ghisletta family legacy many years ago, as I'm sure you've heard them all at this point.

I only ask that we remain consistent with the General Plan designation established through your comprehensive, publicly vetted process.

Please stay the course and provide collaborative, thoughtful, and strategic leadership for our community, and the legacy of a family who's committed and contributed so much to that community.

Thank you so much for your thoughtful consideration.

Travis Stanley

From: Travis Stanley <travis@napachamber.com>
Sent: Tuesday, September 20, 2022 3:29 PM
To: Clerk <clerk@cityofnapa.org>
Cc: Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>
Subject: Item 14. Public Hearing - General Plan

[EXTERNAL]
Attached is correspondence from the Napa Chamber of Commerce.

Travis Stanley
President/CEO
Napa Chamber of Commerce | 1556 First Street | Napa, CA 94559
travis@napachamber.com | 707.254.1146

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1556 First Street
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E admin@napachamber.com
O 707.226.7455

President & CEO Travis Stanley
E Travis@napachamber.com
O 707.254.1146

V.P. of Operations Philippa Perry
E Philippa@napachamber.com
O 707.254.1145

Napa Chamber of Commerce is a 501(c)6, Not-for-Profit Organization

Tax ID# 94-0705300

September 19, 2022

To: Tiffany Carranza

Re: Item 14. Public Hearing – General Plan

Dear Mayor Sedgley, Vice Mayor Luros and Council members Alessio, Narvaez and Painter:

Please remain focused on the established direction of the ongoing General Plan, and do not defer from years of hard work, thoughtful community input and planning, and future execution of one of the city's most important -- and complete collaborative efforts, to accept the Planning Commission's short-sighted, last-minute recommendation to change the zoning designation of the Foster Road area – which includes the Ghisletta Ranch – from Mixed Use to Greenbelt.

There's no need for me to go into all the legal, truly necessary reasons why we as a community need you to remain committed to a housing plan established with the Ghisletta family legacy many years ago, as I'm sure you've heard them all at this point. I only ask that we remain consistent with the General Plan designation established through your comprehensive, publicly vetted process.

Please stay the course and provide collaborative, thoughtful, and strategic leadership for our community, and the legacy of a family who's committed and contributed so much to that community.

Thank you so much for your thoughtful consideration.

Sincerely,

/s/

Travis Stanley
President/CEO
Napa Chamber of Commerce

cc: Liz Alessio, Beth Painter, Mary Luros, Bernie Narvaez, Scott Sedgley

From: Victoria Lancaster [redacted]
Sent: Tuesday, September 20, 2022 3:20 PM
To: Clerk <clerk@cityofnapa.org>
Subject: RE: Agenda Item 14.A. 323-2022 General Plan Adoption

[EXTERNAL]

Dear Mayor Sedgley and City Council:

With deep concern, I write today to respectfully request strong consideration and adoption of the recommendation by the Napa City Planning Commission to reject the proposed General Plan 2040 which would redesignate the lands between Foster Road and Golden Gate (Foster Road Mixed-Use Corridor) for future development and instead to designate these pastoral and valuable lands as Green Belt.

You have been given a myriad of environmental, physical, emotional and practical reasons to reject this short-sighted plan. I will not repeat them all here, as there are many who will recite them to you again tonight.

What I'd like each of you to consider is how you want this City to develop, to grow and to exist. You all live here, you all have a personal investment in this entire City, not just the District you now represent. You 5 hold the power to redefine how this CIty looks and functions for not only the residents but for those that travel here from the lengths of the globe to experience a piece of our paradise. No one who lives here came or stays for over-development and no one travels here to see urban sprawl they are trying to escape for a few days. Retain our unique and rare gift!

You have only ever been given but one reason to support the proposed General Plan as it pertains to these acres - "we need more housing". No one will dispute that Napa could use more places for people to live. But is the answer to take the easiest approach and throw hundreds of units on land to solve this problem or do we use smart, well-thought-out, long-term planning that will add housing in the city core that is innovative and forward thinking? If our City is to be known world-wide for our beautiful landscape and premium wines, don't we want to also be known as a City who preserved all that we hold dear and a City that used its brain power to solve our housing crisis by smarter means than the same old ones that have been used for decades which have resulted in the sprawl that chokes our beautiful Bay Area?

If you have any doubts about this Foster Road Mixed-Use Corridor, but feel that you must approve it to satisfy the "need for housing" advocates or are swayed by those that threaten lawsuits, take a minute and really envision what this will look like in years to come for all our children and grandchildren and stand against that undue pressure and extreme intimidation. If you can't imagine Napa's gateway as a walled small city that looks like a planning embarrassment, then take this rare opportunity only afforded to a select few of you to make the wise decision to preserve this land and provide Napans and our visitors with a beautiful place to breathe, walk, run, and look across the Valley at the eastern hillsides. You hold this power because you represent the Napans who

have placed you in those chairs: to represent what Napans want in their chosen home. Be the reason we will all be proud to continue to call this beautiful City "home".

I urge you to find other ways, seek other alternatives and take the wise recommendation of the members of your Planning Commission who have made the brave choice to say no to this kind of development on the few open lands we have left.

Thank you for your time and for your thoughtful consideration of this extremely important issue that will shape Napa for generations to come.

Respectfully yours,

Victoria Lancaster

From: Robert Cherry [redacted]
Sent: Tuesday, September 20, 2022 3:26 PM
To: Clerk <clerk@cityofnapa.org>
Subject: SLOW DOWN NAPA - Requested changes to the proposed General Plan

[EXTERNAL]
Dear Mayor Sedgely and Council Members:

I'm writing in support of Maureen Trippe and her tireless efforts to address the speeding problem here in Napa.

I understand that she'll be presenting tonight and her comments will be along the following lines.

Her requests seem completely reasonable and I don't understand why there would be a problem with agreeing with them.

Thank you all very much for your very hard work.

Rob Cherry
[redacted]

*

The Final Admin Draft of Napa General Plan 2040 does not include an intentional goal to address concerns about speeding and cut-through traffic in residential neighborhoods.

We ask for your support to include this goal: To protect residential neighborhoods from high-volume and high speed traffic and its effects.

This goal was in the General Plan 20 years ago - written exactly this way. It is no less important today. With GPS and delivery vehicles, it is even more important.

Goal TE 2-7 on page 106 of the Draft is a similar sounding goal. It has been edited to include key words, but it does not match the simplicity and the intent to protect residential neighborhoods.

Residents have been speaking out and asking for help. Traffic Calming is needed to protect our neighborhoods.

Please include this purposeful and essential goal exactly as it is written: to protect residential neighborhoods from high-volume and high speed traffic and its effect.

From: Allison Bencsik [redacted]
Sent: Tuesday, September 20, 2022 3:26 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Public Comment - Agenda Item 14.A.

[EXTERNAL]
Public Comment - Agenda Item 14.A.

Hello, Napa City Councilmembers. My name is Allison Bencsik I am an 11th Grader from American Canyon High School, and along with Liliana Karesh, I am a new co-leader of Napa Schools for Climate Action. Our local youth-led coalition was established back in 2018, and ever since, we have been working towards a livable future for our generation.

On behalf of Napa Schools for Climate Action, we wanted to thank you for listening to our concerns and for proceeding with the Climate Emergency Resolution! It has been incredible to see all the other cities and the county pass a Climate Emergency Resolution and, most importantly, commit to achieving net zero climate pollution by or before 2030. It would be amazing to see the Napa City Council make this same level of commitment in its General Plan. You, along with our schools and cities who have set the same goal, would send the message that we are in a true emergency and that you take your responsibility to our younger generation seriously.

We understand how complicated and time-consuming the process of passing such a Resolution must be, but we want to emphasize how it is already the middle of 2022. Napa must shift toward the direction of net-zero emissions as soon as possible if we are to achieve the 2030 goal together. Unfortunately, there is no other choice if we wish to have a future. Liliana and I will be graduating before long, and we would love to start our new chapters with peace of mind that everyone in the county is now taking action without delay.

Our future lies in your hands, and we trust that you will make the right decision for us and future generations. Thank you for all of your hard work!

--
Allison Bencsik (she/her/hers)
Class of 2024 | American Canyon High School
Napa Schools for Climate Action

From: Kathleen S [redacted]
Sent: Tuesday, September 20, 2022 3:43 PM
To: Clerk <clerk@cityofnapa.org>
Subject: RE The General Plan

[EXTERNAL]

Dear City Council Members,

For years now the City of Napa has been made aware of our serious concerns regarding the proposed "re-zoning, annexation, up-zoning and development " of what is alternatively known as the Gateway Parcels, the Foster Road Mixed Use Corridor, the Ghisletta Parcels, NVA, Wilcoxson Parcel.

-The West Napa Fault line runs directly underneath and through this property and lies within the Alquist Priolo Fault Zone. " Really ….. the plan is to build multiple homes and business along a fault line …..haven't we had enough experience with earthquakes to know that this is a bad idea?"

-This would eliminate a green buffer zone that serves to protect the City from wildfires."Have we not learned anything from our past recent fires? The City needs this extra protection."

-The forecasts of long-term drought and climate change will certainly cause an increasing water scarcity."There is already water scarcity in Napa Valley."

And finally ..

People come to Napa Valley to enjoy our rural offerings and to get away from the concrete towns where they live. This proposal would put many homes and business at the "Gateway to the Valley,"
We are a rural Valley, do we want to take that image gone?

We simply request that you honor and accept in-full the City of Napa's Planning Commission recommendation of September 1, 2022 to designate these parcels as Greenbelt in the proposed draft General Plan Napa 2040.

Kathleen Summers
[redacted]

From: Michael Morris [redacted]
Subject: Time to remove the bridge from the general plan
Date: September 20, 2022 at 3:47:51 PM PDT
To: bpainter@cityofnapa.org

[EXTERNAL]
From: Michael Morris [redacted]
Subject: Time to remove the bridge from the general plan
Date: September 20, 2022 at 3:47:51 PM PDT
To: bpainter@cityofnapa.org

Michael Morris, CPESC #768
[redacted]

June 2, 2018

To: Napa City Counsel

RE: Purposed Robinson Ln. Bridge

I am surprised to learn that again Napa officials are considering constructing Robinson Ln. bridge after so many residents expressed their strong opposition. Below I have listed some of my concerns regarding this purposed project:

Impact to Existing Residential

- Large volume of fast moving vehicle traffic to be placed on streets that have been dead end for 58 years.
- Increased exposure to potential criminal elements.
- Breakdown of neighborhood structure. Our long-term neighbors are moving and placing homes up for sale fearing this project.
- The Robinson Ln.-Browns Valley intersection will be subject to greatly increased traffic volumes creating very dangerous conditions. Lengthy delays can be expected traversing this intersection.
- School children will be subject to increased highspeed traffic raising safety concerns.

Impact to an Isolated Reach of Redwood Creek (Blue line stream)

- Removal of native vegetative filters during construction has a high possibility for erosion. This will result in sediment entering a stream containing federal listed fish.
- Long term effects of the bridge on channel stability resulting in further erosion.
- Long term effects to this isolated reach caused by people and vehicles.

Cost Benefit/Lack of Purposed Project vs Extending Freeway Drive.

- This project was part of a 1958 design. It was then on the western edge of the city. Much has changed arteries have been developed west of this location that fit the current city footprint. This now is somewhat of an out-of- way path.

- High volume of traffic on Browns Valley is increasing east do the large numbers of apartments current and under construction. The project will have little or no impact on this problem. The impact to traffic flow is caused by the two lane overpass over Hwy 29, and the south intersection of Freeway Dr.
- Extending Freeway Dr. over Napa Creek to the north will divide this high volume of traffic. This allows vehicles to access business and schools north and south of Napa Creek without ever entering Hwy 29. Truck delivery traffic will be able make their stops without travel on Hwy 29. This bridge will benefit far more of our residents compared to Robinson Ln. bridge.

From: Philip Amormino [redacted]
Sent: Tuesday, September 20, 2022 3:52 PM
To: Clerk <clerk@cityofnapa.org>
Subject: Foster Road Mixed Use Corridor

[EXTERNAL]
Honorable Mayor Sedgley and Council Members,

Napa Valley is one of the natural beauties in the state of California. I have come to Napa Valley for many years - and I come to enjoy the fine wines and the natural ambiance that's second to none in all the world. I ask the council members to consider carefully what your decision means. When you drive into Napa from the southern corridor, up highway 121, you are taken away by an area that rivels some of the most beautiful landscapes in all of Italy or France. If this construction project on Foster Road is OK'd, you may alter this northern bay area gem, and you may find that you cannot undo the results.

Like the preservation of fine wines, so should it be for the preservation of beautiful locations. The fine wines and beautiful valley go hand in hand - you cannot have one without the other. Do not put congested housing in your beautiful valley. Do the right thing and preserve this beautiful Napa Valley for yourselves, and for the generations to come.

Sincerely,
A Lover of Napa Valley

-----Original Message-----
From: Nancy Johnson <[redacted]acbell.net>
Sent: Tuesday, September 20, 2022 3:40 PM
To: Patricia Baring <pbaring@cityofnapa.org>
Subject: Foster Road

[EXTERNAL]

Please share with Mayor Sedgley and Council members. Save Foster Road as a green belt. We need to preserve some of Napa open areas.

Thank you,

Mark and Nancy Johnson

-----Original Message-----
From: Rosemarie Blake [redacted]
Sent: Tuesday, September 20, 2022 4:21 PM
To: Clerk <clerk@cityofnapa.org>
Subject: The Foster Road Mixed Used Corridor

[EXTERNAL]

To: Mayor Sedgwick and Council Members

If there is any white flag blowing in the wind it is for MOTHER NATURE!!
We must pay complete attention to the future of our environment… to water…open space…greenhouse gases….traffic on our roads…emergency exits…and on and on!!

We have slapped her, punched her, kicked her, poured grease and oil on her then rolled her up in pollution!!

We must stop and heal Mother Nature!!

I feel deep down in my heart you all know this and will be the hero's and preserve this last piece of land and vote: GREENBELT

YOU CAN DO IT!!
We are counting on you💚💚

Rose Blake

From: Carol Barge [redacted]
Sent: Tuesday, September 20, 2022 4:24 PM
To: Clerk <clerk@cityofnapa.org>
Subject: General Plan Adoption - Napa Oaks

[EXTERNAL]
Hi Tiffany,
Please share these remarks with the City Council for tonight's meeting regarding the General Plan adoption as it relates to the Napa Oaks parcel.

On behalf of the Stop Napa Oaks group, I would like to thank the work of the 15 member General Plan Advisory Committee who in 2019 heard our collective concerns and agreed unanimously that the Napa Oaks 78 acre parcel be designated Greenbelt. In addition, I would like to commend the City Planning Department and the Consultant group who agreed to use the unambiguous Greenbelt language proposed by the Browns Valley Action Group that is now part of the Draft Land Use Plan for Napa Oaks.

Several weeks ago I came before the Planning Commission to enthusiastically endorse the development of the former Health and Human Services site proposed by Heritage Housing Partners of Pasadena. This beautifully designed, all homeownership housing community, is exactly what Napa needs. It is focused mainly on locals who work and live in the area. This is the right kind of housing in the right location. It's possible to be both for and against housing. It all depends on its location and the type of housing proposed. Napa Oaks will never be an acceptable location for housing and its a collective relief for the community that this rugged hillside will be designated Greenbelt in the General Plan.

Thank you!
Carol Barge

Carol Barge
[redacted]

From: [redacted]
To: Tiffany Carranza
Cc: Liz Alessio; Beth Painter; Mary Luros; Bernie Narvaez; Scott Sedgley
Subject: Keep Napa"s Gateway Green
Date: Tuesday, September 20, 2022 4:43:15 PM

Some people who received this message don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Hello, I'm writing once again to protest the Planning Commission changing the land use designation for the area located in the southwest portion of the city between Foster Road and Golden Gate Drive from Foster Road. New developments are taking over every single piece of green space left in Napa, destroying the natural beauty that entices and welcomes visitors and tourists to Napa Valley. Napa Valley has been a world-renowned wine making community and was put on the map for same. It's the main reason tourists come to this area and the driving force generating numerous jobs and revenue here. After just returning from Provence, France, I realized that what I loved most about my visit there was how it reminded me of Napa before greedy developers took over our bucolic town. I was immersed in the beauty of green space, rolling hills, fields of lavender (we have our mustard!), and history. I was enveloped with a peacefulness of being surrounded by nature. The overdevelopment of this Valley is taking away every bit of these same qualities and physical attributes that have brought visitors…and revenue….here for many, many years. As a winery owner, I hear many of my clients say how disappointed they are in the changed landscape over the years. They are choosing other winery destinations outside of Napa which have kept their quaintness, green space, and scenery a top priority. This trend of visitors going to other winery destinations will result in lost revenue for our business owners and our residents in the hospitality industry, which includes wineries, hotels, restaurants, and local shops.

Napa is losing what made it Napa – rolling hills adorned with ancient trees and vineyards, an old-world feel brought about by farming the land, and the charm that visitors so cherished. There are so many other areas outside of "Napa proper" as well as hundreds of sites throughout the City of Napa where affordable housing could be built. I drive by these vacant land spaces all of the time.

There are also many logistical issues with this proposed development, most of which have been brought up at every meeting, but seem to be ignored by the Planning Committee and the developer: Foster Road is already over-used as a cut-through for traffic and the school. Should another major fire happen, it will be impossible to get out of that area safely with even more traffic generated by extra homes and apartments. I live on Foster Road and have no desire to be burned alive in my car because an enormous development was put there and over-populated a small area. We need to keep green space for a healthy environment. We're in a severe drought – where is the water going to come from for an extra 7,000 – 7,500 folks? What about the light and noise pollution this is going to create?

If what I've read is correct, there will be a strip mall there. Have y'all looked around at all of the strip malls in Napa that have space for rent? Why do we need another strip mall? Visitors don't come here to shop at a strip mall – they can get that type of eye-sore scenery and environment from their over-crowded cities. Why not just renovate and upgrade the tired, old Napa outlets? A MUCH better idea. There's a proposed gas station? Why? There's a very nice Chevron nearby on Devlin Road with Tesla charging stations. Nothing that is proposed here makes any sense at all. What about the seismic activity there? I was told our home is on top of a fault line and we had to substantially

reinforce our home due to this. The spectacular views coming into Napa will be destroyed and would never be able to be replaced.

I'm asking you to please consider the many other alternatives that would make more sense, be better for the environment, would keep Napa's green space green, and would keep Napa as a beautiful place for all to enjoy.

Thank you,

Laurie Rich

[redacted]

From: [redacted]
To: Clerk
Subject: The Foster Road Mixed-Use Corridor
Date: Tuesday, September 20, 2022 4:48:55 PM

You don't often get email from [redacted] Learn why this is important

[EXTERNAL]

Dear Mayor Sedgely and Council Members:

As always, thank you all very much for your time and extraordinary efforts.

My name is Robert Cherry. I am a Napa resident living on Old Sonoma Road. This letter was read during one of the Council's Zoom sessions during Covid. I am adding some additional comments in CAPITALS to bring it up to date.

I have written before in support of preserving the Napa Oaks property and applaud the hundreds of pages of heartfelt and thoughtful testimonies provided by many other residents. They have been fighting for decades to preserve the city's last large open spaces. We are happy that Napa Oaks and Timberhill have received tentative approval for Greenbelt designation and I believe the Ghisletta property deserves equal consideration.

I write tonight to briefly address the legal issues surrounding housing development in state-mandated Required Zones of Investigation for earthquake faults.

I suggest all three of these properties have essentially been condemned by the state of California for large-scale housing developments. All are in earthquake fault ZONES. The associated maps will show a line running down the center of the zone but that line is only an approximation – the 25 foot setback is just a number that legislators were finally able to get inserted for the first time into writing. We've had a former member of the state geology office here onsite and gotten a rueful laugh about the obvious ridiculousness of such a low figure – not even the width of the city council chambers. Attorneys would have a field day with that.

TRY IT YOURSELF - MARCH OUT EIGHT PACES AND ASK YOURSELF HOW MUCH SAFER YOU FEEL - HOW ABOUT FOR FAMILY HOMES?

This small setback number perversely can encourage streets, water and gas lines to be clustered DIRECTLY ON TOP OF the quote/unquote "fault line" to avoid the legal technicality of houses being built across instead. I believe this was demonstrated in the Napa Oaks proposal. In the case of an actual and presumably inevitable earthquake, a rupture that spared homes might presumably be assumed to disrupt or damage the most critical infrastructure in place.

THAT'S WHY OTHER MUNICIPALITIES CHOOSE "GREENBELTS AND GOLF COURSES" PER THE STATE GEOLOGIST - TRYING TO "MITIGATE" BY MOVING THE HOUSES JUST LEAVES OTHER INFRASTRUCTURE - LIKE GAS, WATER AND STREETS - AT RISK

During the recent Planning Commission meeting, members Heuther and Kelley expressed their desires that the Ghisletta property be preserved but seemed resigned that the path of development was unstoppable. I disagree and urge City Councilmembers to face the facts.

THE FACT IS THAT ZONING FOR MASS HOUSING IN EARTHQUAKE ZONES WITHOUT STATE GEOLOGIST APPROVAL - WHICH THE STATE GEOLOGIST HIMSELF SAYS THE STATE ISN'T GOING TO BE ISSUING - IS AWFULLY CLOSE TO AN ASSUMPTION OF LIABILITY. I THINK THAT WOULD REQUIRE A CITY REFERENDUM. THE CITY'S OWN GPAC POLLING INDICATE OVERWHELMING OPPOSITION.

Approving a second twenty year development plan slating these properties for large-scale housing development would seem to demonstrate a pattern of willful disregard of state-mandated restrictions in RZIs. Experts have been warning for decades that very large earthquakes are overdue for the entire West Coast from Seattle to Southern California. When such an event finally occurs, there will be an army of class-action lawyers going to work. I suspect an established pattern of willful disregard could easily be painted as reckless disregard.

THE FIRST CALLS AFTER ANY EARTHQUAKE AREN'T FROM FEMA OFFERING HELP - THEY'RE FROM CLASS-ACTION ATTORNEYS?

There are powerful development forces pressing on the Ghisletta properties, but I suggest there are no cookies in that jar to fight over. The state has provided the city a sufficiently large hook to hang its legal hat on – it should declare that the assumption of liability for developing in these areas is too great.

IT DOESN'T HAVE TO BE THE CIT'S "FAULT" THAT ALL PREVIOUS PROMISES AND COMITTMENTS ARE NOW INVALID. THE CITY CAN AVOID THE INEVITABLE LEGAL CONFLICTS THAT REZONING THESE PARCELS FOR MASS HOUSING WILL IGNITE. HAVE THE CITY ATTORNEY RULE THAT IT HAS TO BE DONE A DIFFERENT WAY. TAKE THE COOKIES OUT OF THE JAR. WISELY STEP OUT OF THE WAY AND HAND THE FIGHT OVER TO STATE. EACH COUNCIL MEMBER CAN CLAIM TO HAVE FOUGHT A GOOD FIGHT. PERHAPS THIS APPROACH WOULD SAVE ALL MEMBERS FROM EVEN HAVING TO VOTE! A BIG RELIEF FOR EVERYONE.

Or will it be the policy of the City of Napa to knowingly zone for housing in specifically designated earthquake zones?

THIS IS NO LONGER A RETORICAL QUESTION. THIS IS THE SECOND GENERAL PLAN SINCE THESE EARTHQUAKE ZONE DESIGNATIONS WERE ASSIGNED.

YOUR VOTE ON THIS REZONING MAY DETERMINE WHETHER OR NOT YOU SUPPORT A CITY POLICY OF RECKLESS DISREGARD.

THANK YOU ALL AS ALWAYS FOR YOUR VERY HARD WORK - I PRAY THAT YOU'LL MAKE THE VERY WISE, JUST, PROPER AND CLEVER CHOICE.

Rob Cherry
Old Sonoma Road

From: [redacted]
To: Clerk
Subject: "Foster Road Mixed Use Corridor"
Date: Tuesday, September 20, 2022 4:57:52 PM

You don't often get email from [redacted]. Learn why this is important

[EXTERNAL]

Mayor Sedgley and City Council Members,

It is of great concern to me that after your citizens spoke their opposition to developing the land in this so-called 'corridor' at least two times beginning in 2008, that you would even consider turning this land into a multi-use conglomerate of housing units and professional buildings. Not to mention that there is no infrastructure to support it, nor can Napa afford the water usage in the middle of this drought.

Conversely, I have hope that you will once and for all consider following the recommendation of the Planning Commission to take this project off the table and turn this land into a greenbelt instead.

With this hope, I write to thank you ahead of time for having the wisdom to choose with the best interest of the Napa citizenry in mind.

Sincerely,
Jerry

From: Beth Painter
To: Clerk
Subject: Fwd: Oxbow RiverStage Concerts
Date: Tuesday, September 20, 2022 8:39:53 PM

Begin forwarded message:

From: Nancy Kaemmer [redacted]>
Subject: Oxbow RiverStage Concerts
Date: September 20, 2022 at 8:31:40 PM PDT
To: ssedgley@cityofnapa.org, lalessio@cityofnapa.org, bpainter@cityofnapa.org, mluros@cityofnapa.org, bnarvaez@cityofnapa.org
Cc: Brian Kaemmer [redacted]>

Some people who received this message don't often get email from [redacted] Learn why this is important

[EXTERNAL]

Hello Mayor Sedgley and Councilmembers,

My husband Brian and I have lived in Napa since 1989. We love living and working here! When we first moved to Napa from the east coast, downtown Napa was a ghost town - especially at night. There was absolutely nothing to do! We're very pleased to welcome restaurants, hotels and a nightlife to downtown Napa. One of the venues we really enjoy frequenting is the Oxbow RiverStage. We've enjoyed six concerts there since the venue opened. We love that the Oxbow Commons accommodates the flood plain in the winter and becomes a concert venue during the dry season. It's a great place to hear music and meet your neighbors and friends. The concerts always end by 10:00 pm to accommodate Napa's strict noise ordinance. Our children are grown and in their 30s. They're enjoying this concert venue as well. The venue offers an assortment of artists to satisfy a variety of musical tastes and ages.
Thank you for allowing an outdoor concert venue in downtown Napa. We love that we can drive only 15 minutes from our home to see world class entertainment like Bonnie Raitt, Brandi Carlisle, Jackson Brown and Van Morrison. Please keep up the great work for locals and their families and friends by continuing the operation of the Oxbow RiverStage.

Best regards,
--
Nancy and Brian Kaemmer
[redacted]
Napa CA