

KEEP NAPA'S GATEWAYS GREEN

NAPA COUNTY DISTRICT ONE CANDIDATE RESPONSES, 05/21/2022

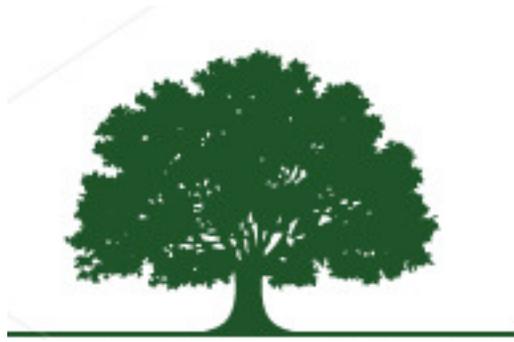
These Candidate Responses represent the differing directions upon which the future of Napa is resting. You are tasked with deciding the future whether it will feature the bleak veneer of urban sprawl or a national model of a “smart and resilient “ city - driven by expert housing directives coupled with policies firmly grounded in climate resiliency and the public good .

I am including four of KNGG's questions below. The Candidates Individual Responses to the entire set of KNGG questions are attached and unedited.

KNGG Question 1: - *The Ghisletta Lands were originally included in the RUL in 1975 as part of the Stewart Dairy Lands. These were not slated to be developed. In 2005, upon the request of one property owner, the Ghisletta Family Trust, The County accepted their parcels, as well as the reluctant participation of NVHA and the Wilcoxson Parcels in the SOI. As you know, in 2007 the City filed for annexation of these parcels. The Save Foster Road group responded by forcefully meeting with County Supervisors and then collecting a petition with approx. 5700 signatures standing in opposition to the proposed annexation by the City.*

KNGG would like to know your position within the complex relationship between the County and the City regarding this long- standing proposed Annexation, Up-Zoning and Subsequent Development (now identified by the City as the "Foster Road Mixed Use Corridor" in their Draft General Plan 2040) How does this intersect with the requirement of Measures J & P for voter approval for annexation of all of these parcels. This is of particular concern as the Ghisletta Parcels have been continually designated as Prime AG land by USDA/LAFCO.

Garrett Hale: We must be careful allowing excessive pressure (heavy- handedness) from City, County, State and Government officials, as those positions appointed / elected by the People are intended to be positions of stewardship of the People. We must not allow officials to be swayed by pressure, both administratively or financially, to usurp the rights and wishes



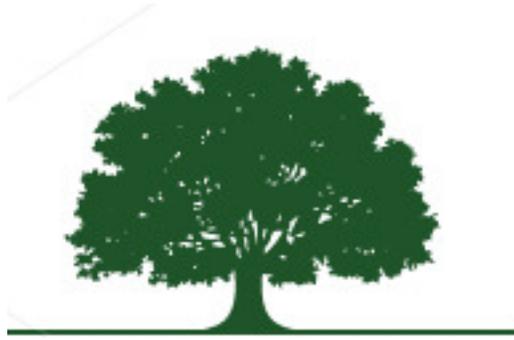
of the citizens. In addition, we must stand strong on our obligations to be stewards of the environment and natural resources; if we are damaging our resources without an even swap

for procreation of those resources in other areas, or taxing our already fragile resources without supplementing those resources through other mitigation efforts, then we can not expand. As many of our younger officials do not have the life experience, some due to transplants from metropolitan areas where "growing up in the country" wasn't part of life experience, we are finding ourselves explaining common sense in such detailed format. You will find many of my responses relate back to Respect...respect each other and respect the land with which we are so blessed to live within.

Joelle Gallagher: It is my understanding that the Ghisletta property falls within the City of Napa's RUL, is designated as AWOS and zoned Urban Reserve. Our County General Plan says that unincorporated land in the City's RUL will not be developed unless annexed. So, it is correct to say that if development were proposed on this property today, it would be put to a Measure J/P vote. I also understand that there are some parts of the property that were designated Prime Farmland, and LAFCO may be opposed to development in these areas. However, it is important to remember that LAFCO cannot directly regulate land use. Additionally, CEQA provides a list of issues that must be analyzed for environmental impact, but CEQA cannot require specific mitigations.

David Graves: *"In view of the multitude of topics covered in the questions, and the scope required to answer them properly, I will not be able to do justice to them at this stage of the campaign. "*

Suzanne Besú Truchard: As I stated during the last KNGG meeting, I think you have a distinct opportunity to identify other urban infill sites before exploring this one for annexation, particularly with Napa Pipe being constructed, the old HHS site, and Harvest Middle School. I would like for this corridor of Napa to remain rural or semi-rural, but until the City of Napa has an application in front of it, as in Napa Oaks, we will not know what we are facing on these particular parcels.



KNGG Question 2. - *The County of Napa has not joined other Bay Area Counties in voicing opposition to the State demands for housing. Would you address as to why you think that may be the County has not questioned these numbers required?*

Joelle Gallagher: Most of the decisions to be made about this property rest with the City of Napa. It has been included in the draft City General Plan because it is in the RUL, and has been for decades. Therefore, it will be studied for development. This doesn't mean that this property will be developed in the near future. There is an argument to be made that the City should pursue infill development before annexing additional lands. This commitment to infill could be a goal stated in the City's updated General Plan and neighbors can advocate for the inclusion of such language. The County can contribute to this process by looking at County owned lands within the City, reviewing opportunities for consolidation and making appropriate County land within the City available for housing development.

David Graves: No Response Submitted

Suzanne Besú Truchard: As Supervisor, I would push back on the state housing requirements, as I feel they are overestimated as they have been in the past. While housing remains a critical issue, we have the ability to come up with creative solutions to address it in other parts of Napa County and within city limits. I believe we have an opportunity to reimagine the Napa Valley Commons as a mixed-use project that has office, affordable housing, market rate housing, and retail. As a local government attorney, I have worked on mixed-use projects and public-private partnerships that benefit the community while maintaining the character of the neighborhood.

Garrett Hale: Politics play a heavy role. I believe many are too concerned keeping their position or annual budget replenishments instead of being a steward of the taxpayers' best interests. As a citizen, not formerly being politically active or beholden to anyone, I fully intend to explore why we are not engaging in these common sense discussions: If we wanted to increase camp fires in our state parks, I'm sure there would be an outcry. Depleting resources without a replenishment plan or zero impact plan is just as senseless.



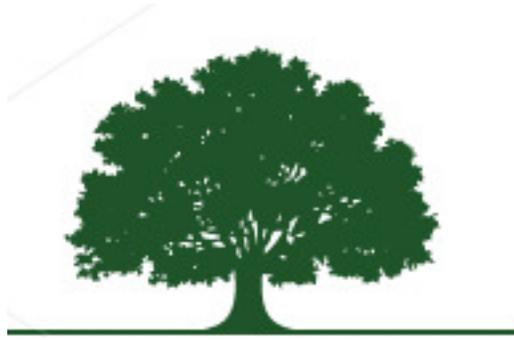
KNGG Question 3: - With standing, other municipalities have called into question the accuracy of the State's Housing numbers, their forecasting, metrics, and requirements. Not only do the population and housing number requirements appear inflated in the City of Napa Draft General Plan 2040 documents, the State, itself, is now investigating the accuracies of these numbers for housing units. With these uncertainties at play, how would you propose proceeding with the proposed annexation that will be irrevocable once signed off by LAFCO? If needed, would the possibility of a General Amendment to the General Plans of both the City and the County prove to be a reasonable strategy in moving forward - akin to the Napa Pipe Project?

David Graves: No Response Submitted

Suzanne Besú Truchard: As reiterated above, I believe that we have the ability to push back on housing requirements and assess other parcels before this corridor is addressed.

Garrett Hale: An appropriate strategy may be in order, and an amendment as well may need to be enacted: we have recent reports of population decrease, just over 1% annually. this has substantial effects on housing, education, resources to just name a few.

Joelle Gallagher: I understand KNGG's concerns about the disconnect between the RHNA numbers assigned to jurisdictions, and the downward trend of the state of California's population; however, most of our workforce commutes from outside of Napa county; therefore, we need to provide additional workforce housing. The City has the opportunity to upzone current parcels in the core of the City of Napa, and we must move toward higher densities and multi-family housing. The Heritage Housing Partners site on Old Sonoma Road is an excellent example of infill that will include a variety of housing types, for low to median income earners, with opportunities for both rental and home ownership. This is also an example of how we can develop housing equity, with people of various income levels living together in the same neighborhood in healthy, high-quality housing.



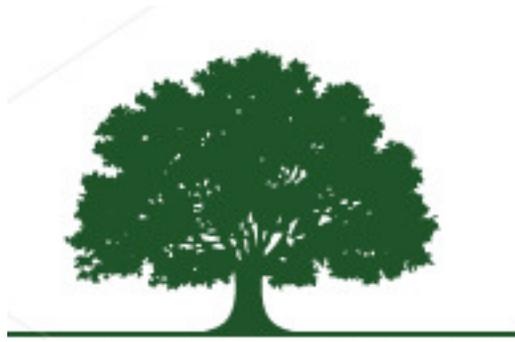
KNGG Question 4: The fact that we are in the midst of a multi-year mega-drought and that water is a limited resource (an understatement to many people's minds). As it stands, and by all reportage, this resource appears to reaching its limits, especially with the addition of Napa Pipe and other residential developments recently build (i.e Gassers) or in the Pipeline (i.e. Napa Valley Community College Housing) - not to mention hospitality - through the County. Although there are differences of water sources throughout the regions of the Napa Valley, this does offer some insight into the problem facing the County and the Southwest Area of the Carneros Region.

"The [2021 Groundwater Sustainability Report](#) was presented by PBES to the Supervisors at their 3/22/22 meeting ([Staff agenda letter is here](#)). From the Agenda Letter: "As a result of the current prolonged and increasing drought conditions, and as documented in the GSP Annual Report attached, the Minimum Thresholds for the following Sustainability Indicators have been exceeded: 1. Chronic groundwater decline; 2. Reduction in groundwater storage; 3. Depletion of interconnected surface water; 4. Land subsidence; "

From [SodaCanyonRoad.org](#)

Suzanne Besú Truchard: One of the major push backs we have against the state in order to slow growth is that in Napa we simply do not have water to sustain the growth contemplated by the state. To that end, I will work to develop sustainable solutions that include increased wastewater/recycled water systems, reducing urban water usage, and more.

Garrett Hale: There is not a question here, but the issues listed above are valid concerns and some certainties that must be taken into consideration. We must focus our efforts on mitigation, recycling and other avenues of conservation, utilizing the technological advances the world has to offer. We can implement conservation activities even on an individual residential level, which will have a great impact on the entire community; making these type of conservation applications/ construction projects available to the community with a low or zero fee cost to the property owner would be one of many ways to kick start the entire community advancing in this direction: many potential progressions in our community are



halted by the "costs to the owner", both long and short term. When we penalize our citizens for improving their properties, we can only expect push back.

Joelle Gallagher: As you know, the state of California mandates certain General Plan Elements be approved by every County, as well as those that can be required if the county has "disadvantaged communities." I've advocated for many years that both the County and City General Plans should be written with a "health in all policies" framework. Additionally, Napa County could adopt, and I would support, an "Environmental Justice Element." This would enable us, through policy, to assure that the impacts of the climate crisis do not disproportionately burden vulnerable populations. The County can also show leadership by approving and implementing a climate action plan, and taking measurable steps like electrifying the County fleet, providing additional charging stations and requiring net zero energy goals for any new/repurposed County buildings.

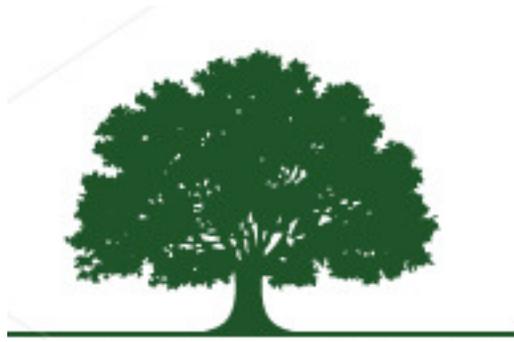
David Graves: "... from my perspective as chair of the GSPAC, I would need to write several pages to adequately address the water questions posed.. "

So there you have it - a partial response from the District 1 Candidates. Please make sure to take a look at their responses/statements in their entirety - as they will lend clarity and expand upon the positions above. And, we wish to give justice and deep appreciation to the gracious efforts, care and consideration they extended to us all.

With all best regards,

Christiane Robbins

www.svefosterroad.org



- ✓ **CURB the SPRAWL**
- ✓ **YES to GREENBELT**
- ✓ **HOLD the CITY LIMIT**

WWW.SAVEFOSTERROAD.ORG