



Napa County

Spring 2017 Public Engagement: Comments from Napa County

Napa County Open House -- Monday, May 15, 2017

Elks Lodge, 2840 Soscol Avenue, Napa

6 p.m. to 8 p.m.

ACTION PLAN STATION FEEDBACK

The **Action Plan Station** described proposed actions outlined in Draft Plan Bay Area 2040 to specifically address housing, economic development and resiliency. On three accompanying boards, participants were asked their ideas and encouraged to post their feedback. Below are the comments submitted at the boards for Housing, Economic Development and Resiliency.

Housing

- 1 Utilize the Mills Act!
- 2 Support infill development
- 3 Pro-active city and county planners that let developers know what is wanted instead of the other way around.
- 4 Require all new housing to be high performance zero net energy, grey water systems, etc. Many certifications out there -- build it green. Passive house LEED Living Building Challenge.
- 5 Adopt a new sales tax on services and allocate it on a per capita basis. This will give government more money and cities will pursue more housing on their own initiative.
- 6 Appropriate scale and architecture for individual neighborhoods.
- 7 Expand Mills Act tax credits for repurposing/restoring historic housing stock.
- 8 One stop preliminary design charrette with all building departments so developers/builder can lease with a clear path forward.
- 9 Build up in downtown -- compact unified cities.
- 10 Develop the Mare Island shipyard! Live-work housing!
- 11 Provide funding to encourage more proximity housing --- people can buy homes if they live/work nearby.
- 12 Do not destroy historic resources in order to provide density. RESTORE and REUSE! Adaptive reuse to retain history and neighborhood character -- www.hhphousing.org
- 13 Make use of former military bases (Mare Island, ANAS) for housing/development.
- 14 Use current commercial sites (e.g. "auto row") as intense housing sites
- 15 Require employers who expand to plan housing solution for employees
- 16 Today it takes an hour to get from Napa to American Canyon (a 10-minute trip) during commute hours. Building 4-5,000 more homes in American Canyon will make this commute impossible
- 17 Tax credits for remediation of brownfield sites and development of infill housing.

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- 18 Fund more open space/restoration.
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- 19 Adaptive reuse of historic structures that preserve neighborhood character while adding density/infill housing.
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- 20 Don't add more lands to our highways (like the proposed for American Canyon). Resurrect the old light rail line from Calistoga to Vallejo ferry!! Make commuting easy and fast!
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Economic Development

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- 21 Resurrect the light rail system from Calistoga to Vallejo ferry that was killed off by the auto industry in the 1930s.
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- 22 Develop Napa's waterfront and accommodate more access to recreational boating for whole Bay Area.
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- 23 Emphasize productivity through public transportation with wife on ferries or trains
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- 24 Strengthen laws to prevent more vacation housing in Napa. Air BNB is the enemy of affordable housing!
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- 25 Focus major employers at transportation hubs.
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- 26 Reuse train tracks in Napa for commuter traffic!
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- 27 Encourage home-based businesses and business incubator programs. Leads to a better jobs/housing balance.
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- 28 State sponsored "civilian conservation corps" of young adults to learn construction skills and begin to address need for infrastructure rebuilding.
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Resiliency

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- 29 Raise awareness of the ecological services provided by open space.
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- 30 Provide more regional funding for river restoration as part of PCA program.
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- 31 Revised building codes -- build outside projected sea-level rise.
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- 32 Ban leaf blowers! They contribute to noise and particulate pollution as well as greenhouse gases.
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- 33 Make bike commuting easy and safer! Expand bike lanes and traffic calming measures along major arteries.
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- 34 Measurements of results since passage of AB32?
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- 35 Preserve and expand wildlife corridors for all proposed developments to maintain/ increase habitat and biodiversity.
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- 36 Add more EV recharging stations throughout city/county to make electric vehicles more attractive as an option for commuting -- perhaps by adding/offering tax credits to employers who provide them onsite.
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ACTIVITY STATION FEEDBACK

*The **Activity Station** offered participants seven prompts to share additional ideas for how to address housing, economic development and resiliency. Below are the comments received at the Napa County open house.*

The best way to create more housing in the Bay Area is...

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- 1 Infill development and ease environmental review process.
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- 2 In Napa, convert downtown houses (from turn of last century) back into dwellings. Put offices in office building. Put families in houses! Restore historic properties.
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- 3 Create a sales tax on services; allocate it on a per capita basis. Cities will build more houses to generate more sales tax.
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- 4 All departments come together to meet with developers in planning stage -- solve problems together and more efficiently.
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To prevent displacement, I recommend...

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- 5 Wildlife corridors to protect habitat and tax credits (expanding Mills Act) for those who desire to restore historic properties.
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To solve the Bay Area housing crisis, I recommend that we...

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- 6 Create more incentives at a local level for developers to create more affordable housing.
 - 7 Expand tax credits for repurposing historic structures to increase density and infill development on brownfield sites (old gas station properties).
 - 8 Tax hotels/restaurants, resorts -- a low income housing fee a better yet require them to house low paid staff on property.
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We can create a more resilient Bay Area by...

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- 9 Recognizing ecological services provided by open space -- the Bay Area has lots of critical open space!
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We need a transportation system that...

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- 10 Facilitates non-motorized transportation -- bikes and peds!
 - 11 Prioritizes mode shift and active transportation, incentives (not legible) that will reduce VMT and GHGs..
 - 12 Makes the Bay Area less car dependent.
 - 13 Is seamless.
 - 14 Is easy to use, reliable and efficient. We had such a system in the 1930s -- the light rail from Calistoga to Vallejo ferry. Let's bring it back instead of expanding lanes on highway and adding cars!
 - 15 Includes trains -- Napa to San Francisco.
 - 16 Connects Napa to the rest of the world.
 - 17 Has more frequent ferry service from Vallejo to San Francisco.
 - 18 Emphasizes productivity. As in, commuters are more productive on mass transportation (with) e.g. Wi-Fi on ferries and trains, etc.
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FEEDBACK VIA WRITTEN COMMENT FORMS

Some participants submitted additional comments via a comment form available at the open houses. Below are comments received at the Napa County Open House.

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- 1 Please resurrect the light rail system that ran up until the 1930s from Calistoga to Vallejo ferry instead of adding lanes and encouraging people to drive.
 - 2 Make bike commuting easier and safer by adding separate lanes/paths and adding bike parking.
 - 3 Expand housing by offering/expanding tax credits (Mills Act) for those who convert historic structures to infill/apartments and thereby preserve neighborhood character.
 - 4 Require wildlife corridors for all proposed transportation projects to preserve/increase habitat and biodiversity.
 - 5 Ban leaf blowers -- they add to noise/air pollution.
 - 6 Offer incentives for developers who plan infill projects on remediated brownfield sites (old gas station properties).
 - 7 I was surprised and very frustrated that Napa was the only county with no significant improvement to highways or public transportation plan. Our work force is coming from Sonoma County (Santa Rosa), Lake County, Solano County and Marin County. Traffic has gotten really bad -- most low-income commuters driving three hours/a day.
 - 8 I greatly appreciate the open house, the opportunity to see progress from year-to-year, the commitment of the staff, agencies and leaders involved in the efforts to make Plan Bay Area a reality. I commend those involved for the time and effort they take to make a complex, long-range plan understandable to the general public and also to make the "deep dive" info available for those of use who are a bit more "geeky." Thank you.
 - 9 The need for more housing is obvious, but answers as to how the housing will affect communities in their future is not. Are estimates realistic? Can we build/create the right kind of transportation systems to accommodate everyone? All kinds of infrastructure? How can Napa remain agricultural while building up tourism, hotels, etc. at such a fast rate? Hospitality wages won't support new housing. Will we allow unions, something that has been opposed here for hospitality workers in the past? What are the limits of smart growth?
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