**Napa City Council**

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**Talking Points re Napa Oaks**

* **False Narrative:** When Davidon Homes bought the 78-acre hillside property in 2000, the zoning for that hillside was RA - Resource Area - allowing for 1 house per 20 acres. The General Plan Zoning change to the hillside occurred in 1998, a full two years before Davidon bought the property. They have continued a false narrative about the timing of their purchase and General Plan Amendment.
* **2002 Davidon Homes proposes Napa Oaks to the City Council:** The City Council voted NO on the project due to the sensitive nature of the hillside which is not suitable for high density housing.
* **Sued the City in the Past Twice and Lost:** In 2005, Davidon Homes sued the City. They lost the lawsuit. They appealed and lost on appeal, and yet they are back with the essentially the same number of homes.
* **Shelter in Place:** There is only one access in and out of Napa Oaks. For a development of this size, there should be an EVA - Emergency Vehicle Access road. The grade is too steep for firetrucks to navigate a secondary access road. So the plan is “Shelter in Place. Essentially homeowners will be on their own to fight a wildfire if one breaks out on the ridge.
* **Roundabout on a Steep Hill:** Davidon Homes is proposing a roundabout towards the bottom of Old Sonoma Road, when cars are traveling at their highest speed. Cars will have to slow to 15mph in order to navigate the roundabout. There is concern about accidents and fatalities with this design. In addition, when commuters are traveling out of town using Old Sonoma Road, the roundabout will create gridlock.
* **The Planning Commission** voted NO on Napa Oaks at their December 21st meeting because they didn’t believe the development warranted a General Plan Amendment.
* **Open Water Basin Located in the Middle of an Established Neighborhood:** In order to contain and slow excess surface water draining from the hillside, an open water basin would sit in the middle of an existing neighborhood. This open water basin could create a flooding risk to the neighborhood in the event it breached in an earthquake. It will attract mosquitoes, animals and could pose a drowning risk to a curious young person.
* **New Earthquake Faults:** A new study finds that the Alquist Priolo Earthquake Fault Zone runs through parts of Napa Oaks. This is an especially dangerous earthquake fault, one that requires special consideration when building homes or other structures near them.
* **The Greenbelt Alliance** featured Napa Oaks as well as Skyline Wilderness Park and others in its At Risk Report. They are concerned about development in areas that should be left to open space.
* **Workforce Housing:** Napa Oaks, which are large-scale executive homes, does not provide the kind of housing currently needed in our area. The City Council and the County Board of Supervisors has identified workforce housing as our greatest need.