

J McD  
Street Address,  
Napa,  
California 94558

April 8, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,

*Joseph Gera*  
*Marlene Gera*

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APR 15 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

JMcD

1972 Silverado Trail,  
Napa, California 94558

April 8, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we like the neighborhood as it is, rural, quiet, and friendly, without ostentation. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood that lives according to the Rural Residential zoning, codes and laws, with respect for one's neighbors,

Sincerely,



Betty Freitas



Edward Freitas

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APR 10 2009

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APR 13 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

April 8, 2009

**The Napa County Planning Commission  
c/o John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, California 94559**

Dear Commissioners,


With regard to the Housing Element Update, I write to express my opposition to the proposal outlined in Program H-2k that would redesignate my neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

I wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: I have chosen to reside here because it is rural, quiet, and friendly, without ostentation. My septic system was updated in 1987. It is rated for more bedrooms than presently exist and performs as it should. My grandparents built my home in the mid 1940's and five generations have lived in it since. I oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre if municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. That property borders my backyard. Given the definition of "Urban Residential", I object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, I was one of 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, which was submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of my firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors.

Sincerely,



Steven A. Frost  
1064 Rose Drive  
Napa, CA 94558

1050 Woodside Dr.  
Napa CaStreet Address,  
Napa,  
California 94558

April 8, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,

Colleen Pedisich  
Colleen PedisichDennis Pedisich  
Dennis Pedisich  
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APR 15 2009NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMcD

Street Address, 1047 Woodside  
Napa,  
California 94558

April 8, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, I write to express my opposition to the proposal outlined in Program H-2k that would redesignate my neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

I wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: I have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. I oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", I object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, I was one of 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition which was submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of my firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors, I hope to continue to enjoy this neighborhood as it is, septic tank and all.

Sincerely,

  
Arlene R. Reynolds

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APR 16 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

JMcD

1099 Rose Drive  
Napa,  
California 94558

April 8, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

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With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,

*Taxi Parras*

*Cathy Ambrose-Parras*

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APR 23 2009

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DEVELOPMENT & PLANNING DEPT.



JMcD

1093 Rose Dr.,  
Napa,  
California 94558

April 8, 2009

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

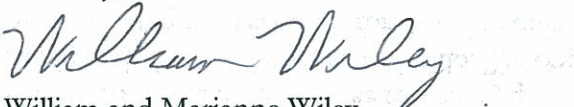
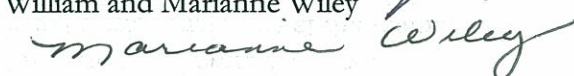
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We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,

  
William and Marianne Wiley  


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APR 22 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

JMD

1091 Rose Drive

Napa, CA 94558

April 8, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

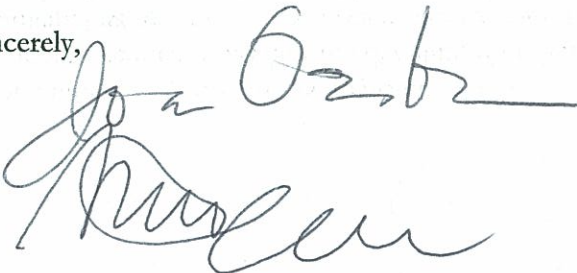
We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

Having moved to Rose Drive only five years ago, we have spent an enormous amount of time, effort, and money to develop our beautiful rural home. Our former life was in San Francisco, and this quiet country lane was a perfect contrast to our city life. We wholeheartedly agree with our neighbor's all but unanimous opposition to the proposed development and encourage you toward a decision in our favour.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,



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APR 21 2009

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**APR 13 2009**

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

1061 Rose Drive,  
Napa,  
California 94558

Napa County Planning Commissioners,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

April 9, 2009

Dear Commissioners,

In anticipation of the May 6 Planning Commission meeting:

As a twenty-year resident in the Monticello Rural Residential Area, I write to express my opposition to the proposal outlined in Program H-2k that would redesignate the neighborhood from "Rural Residential" to "Urban Residential" zoning (Page 3-23 and Figure 3-7 of the Draft EIR Housing Element Update).

I can but reiterate some of the concerns and comments expressed by several of the approximately twenty-five neighbors who attended the Planning Commission meeting on February 18, 2009: my husband and I chose our property precisely because it is rural and quiet, with friendly neighbors who always have a smile and a wave, the homes without ostentation. We have our gardens with their shrubs and flowers and vegetable patches, our backyard orchards, gorgeous old oak trees, redwoods and cedars. Yes, we have gophers and moles and raccoons and skunks – and beavers in the creek sometimes, and most recently I had chez moi a pair of fabulous foxes looking in vain for a hollow tree trunk to call nursery and home. And, not incidentally, given the circumstances of this issue, I have a septic tank that functions correctly. Had we desired otherwise, we would have chosen to reside within the City limits; cheek-by-jowl cookie-cutters had no appeal in our case.

I oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre if municipal water and sewer services are extended to the area. As proscribed on page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at that higher density: be they pseudo-Victorian mansions or otherwise, no, thank you. Cognizant of the definition of "Urban Residential" with its multiple iterations, I object firmly to any redesignation from our longstanding RS: B-2 zoning.

Upon first learning in a February 4 letter from Planning Director Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, I was one of the 100 neighborhood property owners and residents who signed a petition in opposition to redesignation of one or more properties. With the exclusion of the Walker family whose

ambitions, it has been acknowledged, are the cause of this upheaval, owners of 56 of the other 59 properties concerned signed the petition, submitted to Ms. Gitelman on March 5, 2009. It is surely indicative of the absence of reasonableness of the Program H-2k rezoning proposal that only two property owners declined to sign the petition, one of whom is wavering, undecided; the 59<sup>th</sup> was not contacted in deference to her advanced age and recent move to a nursing home. To date, the Walker family and/or their representative have not suggested meeting with the neighborhood, despite being advised by both Ms. Gitelman and Supervisor Dodd that it might be a good thing to talk with us and listen to our concerns, perhaps to demonstrate a willingness to compromise their intentions. We have, however, had a neighborhood opposition meeting with Ms. Gitelman and Supervisor Dodd in order for us and each of them to learn more. Additionally, when Program H-2k was somewhat unexpectedly included on the agenda, neighbors-in-opposition attended the Board of Supervisors meeting on March 17. We care.

With appreciation for your consideration of my desire to preserve the neighborhood as it is currently zoned, a neighborhood in which we live according to our Rural Residential zoning, codes and laws, with respect for our neighbors and ever-mindful that records may be made to be broken, but rules are made to be kept,

Yours sincerely,

A handwritten signature in cursive script that reads "Penelope M. Brault". The signature is fluid and elegant, with a large initial "P" and a long, sweeping underline.

Penelope M. Brault



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APR 13 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

1096 Rose Drive,  
Napa,  
California 94558

April 10, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, I write to express my opposition to the proposal outlined in Program H-2k that would redesignate my neighborhood from "Rural Residential" to "Urban Residential" (Page 3-23 and Figure 3-7 of the Draft EIR Housing Element Update).

I wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: I have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. I oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at the proposed level of higher density: no, thank you. Given the definition of "Urban Residential", I object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, I was one of 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of my firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,



Charlotte Christensen

J McD

Fred Lyon  
1094 Rose Drive  
Napa CA 94538

April 10, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, I write to express my opposition to the proposal outlined in Program H-2k that would redesignate my neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

The unique character of this neighbourhood is precious to its owners and would be gravely threatened by the proposed changes.

I wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: I have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. The septic tank has never presented any problem and has a professional inspection annually. I oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", I object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, I was one of 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition which was submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of my firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,



Fred Lyon

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APR 16 2009  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMcD

1024 Woodside Dr.  
Napa, CA 94558  
April 12, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,



With regard to the Housing Element Update, Sherry and I are writing to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

I personally attended but did not make any comments at the Planning Commission meeting on February 18, 2009. As many of our neighbors have said, we reside here because it is rural, quiet, and friendly without ostentation. You should also know that our septic tank performs as it should.

We strongly oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density. It would appear obvious that the move is intended to change our rural neighborhood and financially benefit the petitioners... no, thank you.

When we heard from Hillary Gitelman in her letter written in early February, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezoning of any properties in our area. It is inconceivable to us that you and your commission would allow the rezoning to occur. We trust in your sense of fairness and community and therefore ask you to help us preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws.

Sincerely,

  
  
Dave and Sherry Bosson

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APR 21 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

JMS

Scott and Carol Ritter  
1044 Woodside Dr.  
Napa, California 94558

April 13, 2009

The Napa County Planning Commission  
c/o John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, California 94559

Dear Commissioners,

We write to state our strong opposition to the proposed change to the Housing Element Update outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update). Any "urban" designation of our neighborhood would be fundamentally at odds with the character of our community.

As many of our neighbors and friends in the Monticello Rural Residential Area have already expressed at the Planning Commission meeting on February 18, 2009, we purchased our home because it is located in a rural, quiet, and friendly neighborhood without pretention. In fact, when we moved into our home just over a year ago, some of our neighbors commented about the "high" turnover at our house. The previous owners lived there for 15 years. As we understand it, in the 59 years since our house was built, there have been 4 owners. We are the fourth. The now 93 year old woman who first built our house with her family in 1950 and planted the redwood trees in our backyard has visited us and still bemoans the fact that she ever sold it. In short, the people who buy homes in our neighborhood don't leave because it has maintained a quiet, rural and welcoming character. While this lack of turnover may be bad news for property tax revenues, it is great news for our neighborhood and the broader Napa community.

Contrary to statements made by the rezoning proponents, our septic system also works just fine. Although we have only lived on Woodside for one year, I corresponded with the previous owner, who lived in the house for 15. During her ownership, she replaced the old clay pipelines for the septic system. Ever since, the septic system has run perfectly without interruption or back-up.

We believe that the rural character and the rural zoning designation of our property are critical to our property's value and are certainly critical to our quality of life. We strongly oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and

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APR 15 2009

NAPA CO. CONSERVATION



sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density. We cannot agree with this logic and believe that passing legislation that will rezone 59 parcels for the benefit of one property owner is not warranted under these circumstances. We have also researched the "Urban Residential" zoning designation and the impacts that the City's water service and sewer service ordinances would have on both the Walker's proposed project and on our neighborhood as a whole. We believe that if the rezoning were to occur, the final effect on our neighborhood would be even more dramatic than the development proposal currently being discussed.

We appreciate your attention to this letter and the statements from our neighbors. As you have seen, we are united on this issue. We were among the 100 neighborhood property owners and residents who signed a petition opposing rezoning. With the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Scott Ritter", with a long horizontal flourish extending to the right.

Scott Ritter

A handwritten signature in blue ink, appearing to read "Carol Ritter", with a stylized, cursive script.

Carol Kingery Ritter



JMcD

1010 Rose Drive  
Napa, CA 94558  
April 14, 2009

The Napa County Planning Commission  
c/o John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Commissioners:

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

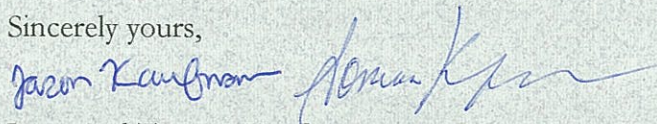
We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

We moved to our neighborhood in 1994 and have seen the Bay Area grow unrestrained since. However, one constant has remained - Napa's rural character. We moved to this area to raise a family with appreciation for rural values. We want our child to be able to raise her family with those same values.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors.

Sincerely yours,



Jason and Tomasa Kaufman

**RECEIVED**

APR 15 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMcD

**PENELOPE ROZIS  
1094 ROSE DRIVE  
NAPA CA 94538**

April 15, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, I write to express my opposition to the proposal outlined in Program H-2k that would redesignate my neighbourhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

The unique character of this neighbourhood is of prime importance to the homeowners. The proposed changes would pose a grave threat.

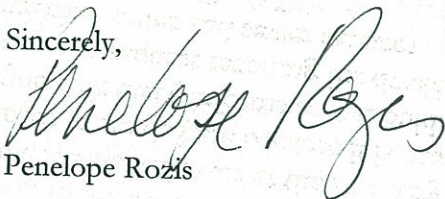
I wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: I have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. I oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", I object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, I was one of 100 neighbourhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition which was submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of my firm desire to preserve the neighbourhood as it is (RS: B-2), a neighbourhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbours,

Sincerely,

Penelope Rozis



**RECEIVED**

**APR 16 2009**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**



35 Rosemont Circle  
Napa, California  
April 17, 2009

The Napa County Planning Commission  
John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, California, 94559

Dear Commissioners:

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k, that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We believe rezoning the area for one family is not in the best interest of all the other property owners in the area.

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009. We have chosen to reside here because it is rural, quiet, and friendly, without ostentation, and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided the municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family to develop at such higher density. No thank you. Given the definition of "Urban Residential" we object firmly to the redesignation.

Upon first learning, in a February 4th letter from Hillary Gitelman, of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the 59 properties concerned signed the petition, submitted a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation of your consideration of our firm desire to preserve the neighborhood as it is (RS: B2), a neighborhood in which we live according to the Rural Residential zoning, codes, and laws with respect to our neighbors.

Sincerely

*Owen J. Huddleston*  
*Mary M. Huddleston*

**RECEIVED**

APR 20 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



9 Rosemont Circle  
Napa, California  
April 17, 2009

The Napa County Planning Commission  
John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, California, 94559

Dear Commissioners:

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k, that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

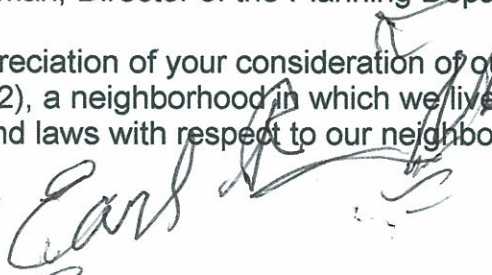

We believe rezoning the area for one family is not in the best interest of all the other property owners in the area.

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009. We have chosen to reside here because it is rural, quiet, and friendly, without ostentation, and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided the municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family to develop at such higher density. No thank you. Given the definition of "Urban Residential" we object firmly to the redesignation.

Upon first learning, in a February 4th letter from Hillary Gitelman, of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the 59 properties concerned signed the petition, submitted a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation of your consideration of our firm desire to preserve the neighborhood as it is (RS: B2), a neighborhood in which we live according to the Rural Residential zoning, codes, and laws with respect to our neighbors.

Sincerely

**RECEIVED**

APR 20 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

47 Rosemont Circle  
Napa, California  
April 17, 2009

The Napa County Planning Commission  
John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, California, 94559

Dear Commissioners:

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k, that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We believe rezoning the area for one family is not in the best interest of all the other property owners in the area.

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009. We have chosen to reside here because it is rural, quiet, and friendly, without ostentation, and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided the municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family to develop at such higher density. No thank you. Given the definition of "Urban Residential" we object firmly to the redesignation.

Upon first learning, in a February 4th letter from Hillary Gitelman, of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the 59 properties concerned signed the petition, submitted a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation of your consideration of our firm desire to preserve the neighborhood as it is (RS: B2), a neighborhood in which we live according to the Rural Residential zoning, codes, and laws with respect to our neighbors.

Sincerely,



William Ginsti  
47 Rosemont Cir.  
Napa - Calif. - 94559

**RECEIVED**

APR 27 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT



1040 Rose Drive,  
Napa,  
California 94558

April 17, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

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With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,



Carolyn Rasmusen



Kyle Rasmusen

**RECEIVED**

APR 27 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

1040 Rose Drive,  
Napa,  
California 94558

April 17, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,



Carolyn Rasmussen



Kyle Rasmussen

**RECEIVED**

APR 27 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMcD

3 Rosemont Circle

Napa, California 94558

April 17, 2009

To:

The Napa County Planning Commission,  
c/o- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighbourhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighbourhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

We purchased our home in this area for its rural feel and to be close to my mother who is 5 minutes away. We are the second owners of our ranch house and hope to be living in it till we pass it on to our family members. All the existing neighbours have similar one-story ranches and that provides privacy and commonality that we chose this area to live in. We are happy with the way the neighbourhood is : quiet, single story, private, neighbourly, working septic system that is just fine. So please do not allow the Walker's to invade the present architectural landscape with their multi unit housing development.

With appreciation for your consideration of our firm desire to preserve the neighbourhood as it is (RS: B-2), a neighbourhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbours,

Sincerely,



Steve Hamilton

Jocelyn Jaxon

**RECEIVED**

APR 23 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

JMcD

2006 Silverado Trail,  
Napa,  
California 94558

April 17, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,



Sharon Langenbach



John Langenbach

**RECEIVED**

APR 24 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMed

Scott & Lisa Murphy  
1023 Woodside Drive  
Napa, CA 94558

April 18, 2009

The Napa County Planning Commission,  
c/o - John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009. We moved from city life-style over 5 years ago so that we could reside in and raise our family in a rural, quiet, crime free and friendly neighborhood. We live a down-to-earth life-style. We purchased our home from Scott's parents realizing it needed updating and repairs to come up to code standards. It took over two years to have the County approve our remodel plans as per "Rural Residential" codes and laws which included a septic system inspection. Our septic system is in perfect working order. We willingly complied with the stipulations so that we could modernize our home with respect to County code and law standards so that we could continue to live rurally.

The homes in our neighborhood are average, some renovated over the last 10 years, some are second or third generation family owned. We have vegetable and flower gardens in our backyards, kids or grandkids, a dog or cat or two, just enough space in between our homes to accommodate the privacy we all moved to rural living for – a relaxed atmosphere. We can sit out in our yards at night and hear the owls hoot, as well as show our kids or grandkids a falling star or how to depict a constellation because there aren't any street lights to obstruct the view. This is what we call rural living.

We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4, 2009 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the

**RECEIVED**

APR 23 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors.

Sincerely,

Scott and Lisa Murphy

707-253-8198

Handwritten signatures of Lisa Murphy and Scott Murphy in blue ink. The signature of Lisa Murphy is on top, and the signature of Scott Murphy is below it, both written in a cursive style.



April 19, 2009

**The Napa County Planning Commission  
C/o John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, CA 94559**

**Re: Housing element update outlined in Program H-2k, that would change our neighborhood designation from "Rural Residential" to "Urban Residential".**

**Dear Commissioners,**

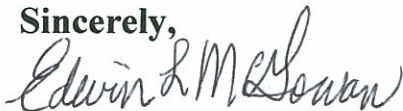
**As an owner of 1073 Monticello Road I wish to express my opposition to the re-designation of our neighborhood from "Rural Residential" to "Urban Residential". I enjoy the solitude of our country atmosphere as do our neighbors. We have a concrete septic tank and the septic system is working just fine.**

**Further, the addition of so many new homes with higher property values will certainly increase the property values of all the homes in the neighborhood and that would increase the county taxes on every one of the properties in the neighborhood.**

**A longer range concern to me is that in the event of an annexation to the City of Napa, would probably trigger mandatory septic tank removal with hookup to the Napa Sanitation Sewer System. Sure to follow would be the disconnection of our wells and forcing all of the neighborhood to hookup to city water.**

**I appreciate your consideration of my concerns on this matter and request that you support my opposition to the re-designation of our neighborhood.**

**Sincerely,**



**Edwin L. McGowan  
1073 Monticello Road  
Napa, CA 94558**

**RECEIVED**

**APR 20 2009**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

**April 19, 2009**

**The Napa County Planning Commission  
C/o John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, CA 94559**

**Re: Housing element update outlined in Program H-2k that would change our neighborhood designation from "Rural Residential" to "Urban Residential".**

**Dear Commissioners,**

**As an owner of 1073 Monticello Road I wish to express my opposition to the re-designation of our neighborhood from "Rural Residential" to "Urban Residential".**

**I am the third generation to live in this house that my great grandfather built and I enjoy the rural atmosphere and the ability of my neighbors and myself to have farm animals and open space around us. I do not wish to be on the Napa Sanitation Sewer System as my septic tank system is working just fine.**

**I appreciate your consideration of my position on this matter and request that you support my opposition to the re-designation of our neighborhood.**

**Sincerely,**



**Diane McGowan  
1073 Monticello Road  
Napa, CA 94558**

**RECEIVED**  
APR 20 2009  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



April 19, 2009

**The Napa County Planning Commission  
C/o John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, CA 94559**

**Re: Housing element update outlined in Program H-2k, that would change our neighborhood designation from "Rural Residential" to "Urban Residential".**

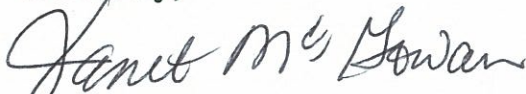
**Dear Commissioners,**

**As an owner of 1073 Monticello Road I wish to express my opposition to the re-designation of our neighborhood from "Rural Residential" to "Urban Residential".**

**My grandfather built this house and it has been in my family ever since it was built. The memories of the open space then and now are of deep concern to me and my family. We have a concrete septic tank and the septic system is functioning just fine.**

**I appreciate your consideration of my feelings on this matter and request that you support my opposition to the re-designation of our neighborhood.**

**Sincerely,**



**Janet C. (French) McGowan  
1073 Monticello Road  
Napa, CA 94558**

**RECEIVED**

**APR 20 2009**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

JMcD

1075 Rose Drive  
Napa,  
California 94558

April 19, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

My husband and I have resided at 1075 Rose Drive since 1992. We moved to this area for the rural character of this lovely Napa neighborhood. To us it represents the beauty and uniqueness of our much love Napa Valley.

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,

*V.M. Accurso*  
*Janifer Ann Accurso*

**RECEIVED**

APR 21 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMD

Mark & Martha Rodman, 1021 Rose Drive, Napa, Ca. 94558

April 20, 2009

To: The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

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With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors, etc.

**We purchased our home almost 2 years ago, because of the existing zoning, existing ambience, and existing atmosphere. We would be devastated to see it change. If we had wanted a different atmosphere/location, such as found in a "Urban Residential" neighbourhood, then we would have never purchased our current home.**

Sincerely,



Mark Rodman



Martha Rodman

**RECEIVED**

APR 22 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Jmcd

Jay & Thina Brooks  
1059 Monticello Road  
Napa, CA. 94558

April 20, 2009

To: The Napa County Planning Commission  
C/O John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would re-designate our neighbourhood from "Rural Residential" to "Urban Residential".

We purchased our home approximately eighteen years ago specifically because it is located in the county and zoned as rural residential. All these years as currently we enjoy a clear view of the hills to the east and on cool mornings the ground fog lying silently on the Walkers field. At night time if we are lucky we also get to hear the screech owls hunting for field mice as they fly silently back and forth across this parcel. Once the evening traffic has died down on Monticello Road it is very quite in this "neighbourhood" and when we have visitors here in the evening they always comment how dark the sky is enabling us to see many stars. We appreciate that the Walkers are looking to develop their property and support them being able to do this under current zoning guidelines but with **sixteen "million dollar Victorians"** (Ron Walkers quote to me) behind us the quiet peaceful world we and all of our neighbors enjoy would be gone forever. Sixteen families moving in with their minimum of two cars per family, come and go traffic, increased chances of accidents on Monticello Road due to them entering Monticello Road, light pollution, noise and possibly an increase in crime in this historically low crime area is not something we will accept.

We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to re-designation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighbourhood property owners and residents who signed a petition expressing opposition to the rezoning of this property.

Sincerely,

Jay & Thina Brooks

*Jay Brooks*  
*Thina Brooks*

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APR 21 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMD

1020 Rose Dr.  
Napa,  
California 94558

April 20, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).


We wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

As residents of the Monticello Rural Residential Area since 1995 we can say that a change to the zoning would be a step in the wrong direction. Affordable housing is a necessity for our County. There can be no denying that, but what is proposed will not meet those needs. The only benefit is to one family and their desire to subdivide for profit by building as they stated in a letter to the neighbors "upscale housing". Change and growth are inevitable, but should take into consideration the needs of all and not just one.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were among the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition, submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of our firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,

  
Dave and Karen Shubin

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APR 21 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.



JMcD

The Campbells  
1026 Woodside Drive  
Napa, CA 94558

April 21, 2009

To:

The Napa County Planning Commission  
c/- John McDowell, Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Commissioners,

With regard to the Housing Element Update, we write to express our opposition to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

We wish to reiterate those comments already expressed by ourselves and many of the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: we chose to reside here because it is rural, quiet, and friendly, without ostentation – and with a septic tank that performs as it should. We oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", we object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, we were one of the 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition which was submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

As I (Connie Campbell) personally stated at the February 18<sup>th</sup> meeting (Connie Campbell), the Walkers should have the opportunity to build on their property in the same lot size and style as the rest of our neighborhood. I could see another house or two there. However their choice to develop should not change the designation of everybody else's properties to "Urban." Why should their property warrant a change for all the other homeowners here? We moved to this neighborhood for its country lifestyle. Our neighbors have had chickens, we have tractors working in the vineyard (Rancho Sarco)

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by my back yard kicking up dust and I don't mind it one bit. That's what we expected when we moved here.

Our neighborhood group was serious when we said we have all taken care of our septic systems, and if the Walkers' desire for developing their property rests on the sewage issue, we must say that their property should not receive special treatment. Let them pay for putting in/fixing their own septic system.

Our area also might not be the best area for more housing anyhow, as all streets involved (Woodside, Rosemount, and Rose) empty onto either the very busy Silverado Trail or Monticello. Everyone can attest to the traffic being so heavy at times that to get off our street and onto the main road can sometimes take more than 5 minutes. Adding more houses will add to more traffic to our already existing problems.

Sincerely,

A handwritten signature in cursive script, appearing to read "Connie Campbell" followed by a stylized flourish.

Connie and David Campbell

**Gray, Melissa**

---

**From:** McDowell, John  
**Sent:** Tuesday, April 21, 2009 5:24 PM  
**To:** Scott, Terry; Phillips, Heather; Basayne, Michael; Fiddaman, Bob; Pope, Matt  
**Cc:** Gitelman, Hillary; Gray, Melissa; Anderson, Laura  
**Subject:** FW: Program H-2k Neighborhood Re-designation

Commissioners – I am forwarding this email to you because I heard from the sender, Mrs. Penelope Brault, that her attempt to email you resulted in email error messages. I am trying to get to the bottom of this with IT right now.

Please reply to me (Not "Reply All") to acknowledge that you have received this. That will help us figure out where the emailing glitch occurred.

This email will be attached in the packet going out next week.

Thanks - John

---

**From:** Penelope Brault [mailto:pmb@sonic.net]  
**Sent:** Monday, April 20, 2009 4:15 PM  
**To:** Scott, Terry; Phillips, Heather; Basayne, Michael; Fiddaman, Bob; Pope, Matt; Gitelman, Hillary; McDowell, John  
**Subject:** Program H-2k Neighborhood Re-designation

Dear Commissioners,

As you heard at the February 18 Planning Commission meeting, we are many in the Monticello Road Rural Residential Area who oppose re-designation of our 60-parcel neighborhood from "Rural Residential" to "Urban Residential". Pursuant to a February 4, 2009 letter from County Planning Department Director, Hillary Gitelman, apprising us of Program H-2k in the Draft Housing Element Update, many of us responded, expressing disapproval of the proposal to rezone one or more properties in our Rose Drive, Rosemont Circle, Woodside Drive, Monticello Road and Silverado Trail neighborhood and objecting to the possibility that such changes would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area.

Acknowledging Ms. Gitelman's request that any comments be on her desk by March 6, in addition to our written correspondence of objection, we handed in a neighborhood petition to the same effect, with one hundred signatures from neighborhood residents and property owners. Excluding the Walker property whose owners, we have learned, are the proponents of rezoning, the petition was signed by the owners and residents of 56 of the 59 properties concerned (two neighbors declined to sign, and the third was not contacted in deference to her advanced age and recent move to a nursing home).

Included in Program H-2k (Page 3-23 Draft EIR/Housing Element Update) is a paragraph stating that if municipal water and sewer are made available, the only property that would be affected by re-designation allowing subdivision would be APN 049-161-009, the Walker property (although the Draft Housing Element Update cites the parcel size as approximately 4.3 acres, the Assessor's office reports it is 3.96 acres). Per Program H-2k, the Walker family has proposed building 13 homes on the property; however, immediately after Ms. Gitelman's letter was sent to us in February, the Walker family addressed a letter to property owners in which, amongst other things, they told

04/22/2009



us of their ambition to build approximately 16 upscale spec homes. Should, as we hope, the proposal to rezone our entire neighborhood be withdrawn from the Housing Element Update of the General Plan, we neighbors would wish that any variance subsequently accorded the Walker family be in harmony with the current housing density (RS: B2), and with the architecture and landscaping layout of a very remarkable, cherished, albeit low-key, rural enclave. This is a neighborhood of long-timers: we move here and stay here precisely because it is "Rural Residential", taking root, often over several generations, coping with inheritance issues and the upgrading of homes in accordance with the rules and codes, the law and zoning, mindful that while records may be made to be broken, rules, on the other hand, are made to be kept. We respect one another, and appreciate our backyard orchards and vegetable plots, the many trees and shrubs, a multitude of birds, the absence of cookie-cutter homes – and, as you heard rather definitively on February 18, despite claims to the contrary our septic tanks function well, to boot. Cognisant of the definition of "Urban Residential", we are more than happy to remain as we are.

Following the March 17 Board of Supervisors meeting attended by some of us, in our desire both to learn more and to share our concerns, we had a neighborhood meeting at the Napa Community Bank on March 20 with Hillary Gitelman, joined by Supervisor Bill Dodd for the latter part. As a result, both Ms. Gitelman and Supervisor Dodd contacted the Walker family, giving them my email address and phone number should they wish to invite us, the neighborhood, to get together. Because we have not yet heard from them, we presume they have no desire to compromise their ambitions, nor any desire to hear the concerns of those of us who live here; given that seventeen properties share a contiguous boundary with the Walker property, it is no small issue for any of us.

In anticipation of the forthcoming May 6 Planning Commission meeting, some if not most of us are addressing our individual concerns to you in letters, care of John McDowell, Deputy Director at the County Planning Department. To spare your Inboxes, and to avoid duplication, or worse, becoming nuisances, it has been agreed that I be the lone emailer. Additionally, Mike Witek, who lives on Rosemont Circle, is telephoning each of you today with an invitation to visit our neighborhood, offering a handful of custom property tours. We do hope you'll accept, and that the stars will align so that everyone is available at the same time on the same day.

With my appreciation for your consideration of our collective neighborhood desire to preserve our Rural Residential status,

Yours sincerely,

Penelope Brault

*Mrs. Penelope M. Brault,  
1061 Rose Drive,  
Napa,  
California 94558.*

*Tel: 707-257-7553  
Email: [pmb@sonic.net](mailto:pmb@sonic.net)*

J McD

1098 Rose Drive

Napa, CA 94558

April 21, 2009

To:

The Napa County Planning Commission,  
c/- John McDowell, Deputy Planning Director,  
1195 Third Street, Suite 210,  
Napa, California 94559

Dear Commissioners,

With regard to the Housing Element Update, I write to express my opposition to the proposal outlined in Program H-2k that would redesignate my neighborhood from "Rural Residential" to "Urban Residential" (Figure 3-7 of the Draft EIR Housing Element Update).

I wish to reiterate those comments already expressed by many of us from the Monticello Rural Residential Area at the Planning Commission meeting on February 18, 2009: I have chosen to reside here because it is rural, quiet, and friendly, without ostentation - and with a septic tank that performs as it should. I oppose any changes that would permit property owners to request rezoning for dwelling unit densities up to four units per acre provided that municipal water and sewer services are extended to the area. Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009), owned by the Walker family, to develop at such higher density: no, thank you. Given the definition of "Urban Residential", I object firmly to redesignation.

Upon first learning in a February 4 letter from Hillary Gitelman of the written draft to rezone the Monticello Rural Residential Area, I was one of 100 neighborhood property owners and residents who signed a petition expressing opposition to rezone any one or more properties. Indeed, with the exclusion of the Walker family, owners of 56 of the other 59 properties concerned signed the petition which was submitted with a cover letter on March 5, 2009 to Ms. Gitelman, Director of the Planning Department.

With appreciation for your consideration of my firm desire to preserve the neighborhood as it is (RS: B-2), a neighborhood in which we live according to the Rural Residential zoning, codes and laws, with respect for our neighbors,

Sincerely,



Ben Benson

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APR 22 2009

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J McD

TO: The Napa County Planning Commission  
c/o John McDowell, Deputy Planning Director  
1195 Third St. Ste 210  
Napa, CA 94559  
RE: Opposition to Program H-2k

Dear Commissioners,

We write to express our opposition to the proposal outlined in Program H-2k that would change our neighborhood designation from "Rural Residential" to "Urban Residential" as found on Figure 3-7 of the Draft EIR Housing Element Update.

We have expressed in person and now again on paper the comments made by our neighbors and ourselves who attended the Planning Commission meeting on February 18, 2009: our family has been living on Woodside Dr. since 1960 because it is rural, peaceful and friendly. This is the case in great part to the fact that people with similar desires for their family's wellbeing, live here as well, all of us knowing that our zoning would not allow higher density housing to be built. There is nothing that would fragment this environment more than a nucleus of high-density housing in our area. Therefore we oppose any changes that would permit property owners to rezone and swell our unit densities up to four units per acre, if sewer services are extended to the area. (Our septic system is well maintained, new service is not wanted, thank you.) Per page 3-23 of the Housing Element Update Draft EIR, this proposal would allow only one parcel (APN 049-161-009) owned by the Walker Family, to develop at such a higher density. Given the definition of "Urban Residential" we object to the new proposed designation and construction.

We are among the 100 neighborhood property owners and residents who signed a petition expressing opposition to the rezoning. Those names represent 56 of 59 properties involved in this project and were submitted with a cover letter to Ms. Gitelman, Director of the Planning Department on March 5<sup>th</sup> 2009.

We strongly request your consideration for our desire to preserve the neighborhood zoning as it currently is as RS: B-2, and continue with the Rural Residential zoning, codes and laws and thank you for your attention to this important issue for us.

Sincerely,

Dr. Robert Niklewicz PT DHSc



Mrs. Coralie Niklewicz



1038 Woodside Dr.

Napa, CA. 94558

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APR 24 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

JMS

1056 Woodside Drive  
Napa, CA 94558

April 24, 2009

The Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, California 94559

Re: Housing Element Update – H-2K

Dear Commissioners:

We are opposed to the proposal outlined in Program H-2k that would redesignate our neighborhood from "Rural Residential" to "Urban Residential."

We appeared at the Planning Commission meeting on February 18, 2009 and voiced our opposition at that time. The proposed change makes no sense. The proposed redesignation would positively impact one parcel at the expense of all 59 other affected parcels. The proposed change is inconsistent with the neighborhood and is strongly opposed by virtually all other property owners in the affected area.

Since the February 18 meeting we have not been contacted directly by the landowner proposing the change and no reason has been presented to alter our complete opposition to the changes proposed in H-2k.

Thank you.

Sincerely,



Elizabeth and Michael Miller

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APR 24 2009

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