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MAR 07 2012

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

Wednesday, March 8, 2012

Napa County Conservation Development & Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Conservation Development & Planning Department Proposal for Napa Pipe

Greenbelt Alliance, the Bay Area's advocate for open spaces and vibrant places, has been monitoring and engaging in the public process to redevelop the Napa Pipe site since 2006. In 2011, we endorsed developer Rogal Walsh Mol's vision for reusing Napa Pipe because it made the most of a site with significant constraints, providing for a walkable, mixed-use community with much-needed housing to address the County's shortfall. Greenbelt Alliance was troubled to hear of the most recent proposals by the Napa County Conservation Development and Planning Department with regard to further reducing the amount of housing planned for the site. When Greenbelt Alliance first encountered Napa Pipe, the developer had proposed a project featuring 3,200 compact homes on-site. A current proposal from the County of Napa instead features 700 to 945 homes, which would constitute a reduction of more than 70% in the housing provided. As the housing count continues to be whittled away, we are concerned the project's core benefits and its feasibility are both in jeopardy.

Cuts this drastic come at a cost. The initial project included 640 affordable homes; the current County proposal would leave just 189. As the economic downturn has only worsened the County's need for greater affordable housing choices, this reduction is devastating for the 451 local workers and families who will no longer be able to find a home nearby and a shorter commute. Given the project's key location near the county's largest jobs concentration, County staff's housing proposal is troublesome because it squanders the opportunity to house in-commuters and instead further exacerbates the jobs-housing imbalance that has persisted for years.

Reducing the amount of housing so severely will also have environmental consequences. The area's jobs-housing imbalance is getting worse year by year, stretching thin a network of roadways already choked by traffic impacts. In 2004, approximately 23,000 Napa County workers commuted in from other areas; that increased to 25,000 by 2006 and almost 29,000 by 2009. By reducing the housing allocation here, the County may ultimately increase per capita vehicle miles traveled for those who live in the new development, undercutting larger sustainability goals.

The proposal for 2,050 homes also included 40,000 square feet of neighborhood-serving retail uses, as well as 34 acres of publicly accessible parks and open space with connections to regional trails and Kennedy Park. However, retail, transit services, open space, and on-site amenities proposed for the project should no longer be taken for granted. Given that these facilities and services are dependent on local demand, it is likely that they are also on the chopping block. Housing, at the amount proposed by Rogal Walsh Mol, would play a vital role in funding some of these services and facilities. As the retail

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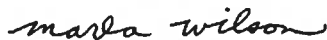
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allocation drops and transit demand wanes, the community shifts more toward the kind of place where residents will be forced to drive just to run basic errands.

We are aware that the County has instead proposed retaining some lands east of the train tracks as industrial instead of pursuing the additional housing proposed by the developer. Unfortunately, the change to industrial in place of housing for this area does nothing to address many of the primary concerns about Napa Pipe that we share with the County, like traffic and water. One need look no further than the glut of vacant industrial land, more than 1,000 acres countywide, to confirm that industrial land is not in short supply. The project as proposed by the developer already includes 50 acres of light industrial uses, located in the airport flight path. According to information in the supplemental EIR, the peak-hour traffic impacts of new industrial development east of the railroad tracks is far worse than the developer's proposal for residential on that portion of the site. This means that, rather than placating community concerns about traffic, the new industrial proposal is likely to further aggravate them. Historically, Napa Pipe has attracted industrial tenants who require large amounts of groundwater because of its ample supply; current policy prohibits the use of that groundwater for housing. For this reason, the additional industrial uses are likely to attract tenants who have high water needs. Greenbelt Alliance finds it worrisome that water use for any new light industrial areas is likely to be significantly higher than what proposed residential uses would demand.

In closing, Greenbelt Alliance has critical concerns about the future of Napa Pipe. The most recent proposal by the County Conservation Development and Planning Department suggests a future for the site that is less than ideal, specifically with regard to decreases in housing, both affordable and market-rate, and potential drops in open space, amenities, and retail. Coupled with likely increases in traffic and water use, we are convinced this path is a far less sustainable choice than the one previously proposed by Rogal Walsh Mol featuring 2,050 homes. Please consider our viewpoint in making these decisions that will guide Napa County's growth for decades to come.

Sincerely,

A handwritten signature in cursive script that reads "marla wilson".

Marla Wilson
Field Representative

Trippi, Sean

Subject: FW: Napa Pipe AH levels of affordability 2010 census & HOA fees

From: kellie anderson [<mailto:kelliegato@gmail.com>]
Sent: Wednesday, March 07, 2012 1:51 PM
To: Gitelman, Hillary
Cc: Trippi, Sean; Florin, Lawrance
Subject: Re: Napa Pipe AH levels of affordability 2010 census & HOA fees

Thank you Hillary.

Kellie Anderson

On Wed, Mar 7, 2012 at 1:02 PM, Gitelman, Hillary <Hillary.Gitelman@countyofnapa.org> wrote:

Kellie:

Commissioner Philips asked for some of this same information at the meeting on February 21st, and we are working to include it in the staff report for March 19. Please review that document when it's available and let me know if you still have questions.

Also, because we are considering the policy and regulatory items (general plan and zoning) ahead of project-specific approvals (e.g. the development plan or development agreement), we can't be as specific as you might like about the development. If enacted, the zoning would require housing to be consistent with the County's inclusionary housing ordinance (e.g. 17% of ownership housing must be affordable to moderate income households). But the applicant has proposed going beyond that, so that 20% of the housing (rental and ownership) would be affordable to low and very low income households. This issue is discussed further in the staff recommendation document produced for the February 21st meeting, which is still on our website.

Finally, I believe the fiscal impact report makes an assumption regarding special district formation and costs to each homeowner. Please review that document (also on our website) and see if you can find what you're looking for.

Hillary Gitelman
Director of Conservation, Development & Planning
1195 Third Street, Napa, CA 94559
[\(707\) 253-4805](tel:(707)253-4805)

From: kellie anderson [<mailto:kelliegato@gmail.com>]
Sent: Wednesday, March 07, 2012 12:13 PM
To: Gitelman, Hillary; Trippi, Sean
Subject: Napa Pipe AH levels of affordability 2010 census & HOA fees

Hello Hillary and Sean,

Would it be possible for the project applicant create a power point slide at the next Napa Pipe Hearing that shows the **2010 census data (or, if even more relevant the American Community Survey data)**, on median

income for Napa County? I believe the Napa Pipe EIR is using income data from 2000 census and as you know, this value is a very moving target.

A second slide that shows what a family of 2, 4 etc. would be able to afford under the 120%, 100%, 80% and 60% etc. of median income **as a dollar figure** would be helpful. I believe this format was used in the Housing Element update and was in one chart.

If there is a difference between levels of affordability for rent vs. mortgage this would be important as well.

Assuming a community services/special services district formation was required for utilities and ongoing services (sewer, transportation manager, public area maintenance) could the applicant please provide a dollar figure that would be assessed per unit?

Lastly, could the project applicant please show a break down of number of units available under the varying levels of income?

I have searched the EIR and do not see this information included.

Thank you for your service,

Kellie Anderson

Angwin

Trippi, Sean

From: CDP
Sent: Monday, March 05, 2012 2:08 PM
To: Gitelman, Hillary; Trippi, Sean
Subject: FW: Water for the Napa pipe project

From: Jim Davis [<mailto:jimd@rombauer.com>]
Sent: Monday, March 05, 2012 12:50 PM
To: CDP
Cc: Vicki Stroud
Subject: Water for the Napa pipe project

Afternoon Hilary, my name is Jim Davis and I work for Rombauer Vineyards and live in St. Helena but have heard a lot about the development project that they are trying to push through for the old Napa Pipe / Kaiser Steel yard. I recently received an email from my sister who still lives in my hometown of Red Bluff that stated "tell those Napa people to leave our water alone". I did not know what she was referring to until she suggested that I look up the article in the Red Bluff Dailey News, and to my astonishment there it was. It seems the developers are using some back door tactics to solve the already scarce water issue to get their project up and running and are trying to skirt the water issue by importing it from another area. Have you ever seen the movie CHINA TOWN with Jack Nicolson? Short term this sounds ok until you dig into the details. The first one that comes to mind is the fact that Napa sanitation does not have the infrastructure support that number of new residential houses. Also what about all the vacant housing in the county and surrounding communities that would love to have the income if they were no longer vacant? But the one that gets me is as I understand it, this water was originally sold to the San Joaquin citrus growers to be used in the production of food and or agriculture. Since California's leading industry is agriculture it just seems that once again the state is trying to kill the goose that lays the golden eggs, with help from some Napa county developer.

Having grown up in Tehama County and fishing in Mill creek my entire life that by taking water from this water source also shows the lack of communication with other agencies within the state. The one that floats right to the top is the California Fish and Game who many years back place a moratorium on keeping fish from this fishery as it was proven to be a major spawning stream for the Chinook salmon and Steelhead. Now if they feel that strong about the fishery should we as citizens support their decision and work towards continuing to save this valuable habit as they continue to shrink every day for these endangered species.

Please stand with me and show your support and do not allow this project take up any more time on your agendas until the can demonstrate that it can be done using sustainable resources within the county prior to giving any approvals or conditions for approval to this project.

Thank you Jim Davis

Cell # 707-479-3858

2/2812

Michael Basayne, Chair, Planning Commission

1195 Third St., Suite 210, Napa CA. 94559

Re: My support of the Napa Pipe proposal

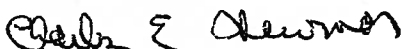
Dear Planning Commission:

The Napa County staff's alternative proposal for redeveloping Napa Pipe is not worth pursuing. I see no convincing justification for the alternative proposal at this late phase of public review. The applicant's plan for the property is tailored to the most critical needs facing Napa's right now – particularly housing needs. The alternative proposal undercuts the very purpose of the redevelopment. With less than half the number of housing units and no comparable reduction in traffic, the plan is simply an unfortunate compromise that offers Napa's little in return.

There are some individuals and interest groups who just don't want any new development at the Napa Pipe site. Trying to find some middle ground is a needless exercise at this stage in the game. The applicant's original proposal has already undergone years of review and revision, and as it stands, it is the best way we'll be able to address growing housing and traffic concerns. I am in favor of maintaining the applicant's proposal to develop a traditional, mixed-use riverfront neighborhood on Napa Pipe's 150 acres with 2,050 homes. Trying to develop with anything less is near-sighted and not thinking big picture enough for me.

This project is going to be a wonderful, traditional mixed-use riverfront neighborhood and I am very supportive of it.

I also plan to attend the public hearing on March 19, 2012, and I look forward to discussing this further in that venue. Thank you for the opportunity to provide my viewpoint to the process.



Charles E. Newman
5 Sea Breeze Court
Napa, CA 94559

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Trippi, Sean

From: Gitelman, Hillary
Sent: Friday, February 24, 2012 8:20 AM
To: Trippi, Sean; Minahen, Sarah
Subject: FW: Tuesday's meeting

Sean/Sarah:

This is a comment for the Commission/File.

Regarding the pre-1914 water right, the Commissioners can review Response to Comment ORG38-3 and the Water Supply Assessment in Final EIR Appendix I.

Hillary Gitelman
Director of Conservation, Development & Planning
1195 Third Street, Napa, CA 94559
(707) 253-4805

From: Darrel Mullins [<mailto:Immutual@att.net>]
Sent: Thursday, February 23, 2012 4:18 PM
To: MATT.POPE@SEN.CA.GOV
Cc: Docroy73@att.net; Burt Bundy
Subject: Tuesday's meeting

Hi Matt,

We at Los Molinos Mutual Water Co. and the Mill Creek Conservancy appreciated the opportunity to talk with you after the meeting on Tuesday evening. The proposed water supply from Mill Creek will impact local farmers and the management of water for the benefit of Chinook Salmon. Both LMMWC and Mill Creek Conservancy have worked cooperatively with Fish and Game and other agencies to meet these needs for over 20 years. Both groups intend to advocate for local needs and to pursue legal relief under water code 1706 if necessary. It appears that the developer has characterized the water right as being exempt from all scrutiny because it is a pre-1914 water right. Without belaboring our position, it is our opinion that this is not true. I would like to extend the offer to further discuss the issues and provide any additional information you may need to understand our needs concerning Mill Creek. Thank you again for your time.

Regards,
Darrell Mullins
General Manager
Los Molinos Mutual Water Co.
(530) 384-2737

Trippi, Sean

From: Gitelman, Hillary
Sent: Thursday, February 23, 2012 10:24 AM
To: Trippi, Sean
Subject: FW: correction

Another comment for the file (this email chain could replace the one I sent yesterday).

Hillary Gitelman
Director of Conservation, Development & Planning
1195 Third Street, Napa, CA 94559
(707) 253-4805

-----Original Message-----

From: Gitelman, Hillary
Sent: Thursday, February 23, 2012 10:24 AM
To: 'Phyllis Hunt'
Subject: RE: correction

Ms. Hunt:

My remark was only meant to acknowledge that change will come. Even if the site retains its existing zoning and general plan designation, it is likely to be developed in the future, instead of lying fallow.

I hope you will articulate your vision for the site to the Commission. If that vision includes a mix of industrial and recreation uses, the Commission will want to understand how the impacts would compare with the housing/mixed use options currently on the table, and ways in which the County's housing objectives could be addressed on alternative sites.

Thanks again,

Hillary Gitelman
Director of Conservation, Development & Planning
1195 Third Street, Napa, CA 94559
(707) 253-4805

-----Original Message-----

From: Phyllis Hunt [<mailto:phyllisphunt@gmail.com>]
Sent: Thursday, February 23, 2012 10:15 AM
To: Gitelman, Hillary
Subject: Re: correction

Thank you Hilary. It's good to know the communities/towns/city are working together to address our housing needs AND support and strengthen our existing communities. Your reference to "a site that is certain to be redeveloped in the future" has me focused. What does that mean and who is in charge of the "vision". There are so many excellent ideas for that site's use which are consistent with the agricultural preserve and business/recreational opportunities that it saddens me to think we would default our Valley vision to yet another developer. Could you comment please.

Phyllis

On Feb 22, 2012, at 4:37 PM, Gitelman, Hillary wrote:

> Ms. Hunt:
>
> Thank you for this clarification and correction. We will make sure a copy gets to the Planning Commissioners and is added to the public record.
>
> The County is VERY interested in working with incorporated jurisdictions to meet its housing needs and has in fact negotiated agreements with the City of Napa and the City of American Canyon to accept some of our state-mandated housing requirements ("RHNA").
>
> Nonetheless, all jurisdictions in California -- including unincorporated counties -- are required to make some sites available for multifamily housing. In the County's last housing element update, Napa Pipe was identified as such a site precisely because it was already urbanized and could be developed without many of the attributes we typically associate with "sprawl" (i.e. low densities, on "green field" sites).
>
> The difficult question before the Planning Commission (and ultimately the Board of Supervisors) is how to meet our housing element commitments and plan for a site that is certain to be redeveloped in the future, whether for housing, industry, or a mix of these and other uses.
>
> Thank you again for the correction and I hope to see you on March 19th for the continued public hearing.
>
> Hillary Gitelman
> Director of Conservation, Development & Planning
> 1195 Third Street, Napa, CA 94559
> (707) 253-4805
>
> -----Original Message-----
> From: Phyllis Hunt [<mailto:phyllisphunt@gmail.com>]
> Sent: Wednesday, February 22, 2012 2:19 PM
> To: Trippi, Sean; Gitelman, Hillary
> Subject: correction
>
> Hello. I'd like to make a correction to the statement and question I submitted last night at the meeting concerning the Napa Pipe Project. My statement was misunderstood and misdirected.
> I am adamantly opposed to the Napa Pipe project. In my statement, I had written that any and all housing needs should be the responsibility of and incorporated into existing communities not creating SPRAWL. What I had meant was that we do not need and should not approve, developments outside our existing communities that create sprawl, leach resources from our towns/cities, and do nothing to strengthen and support our existing communities. I then asked how this should be addressed. I had intended that question for the County not Mr. Rogal. I had hoped to hear how the County is working with and coordinating our housing requirements with the city of Napa and other towns in our Valley.
>
> Thank you for attending to this correction. I look forward to your reply.
> Phyllis Hunt