

Napa Pipe Project EIR Public Scoping Session - January 29, 2009

Please complete this form with your comments and/or questions and submit at the meeting or send your comments to Sean Trippi at one of the addresses below. The 30-day comment period for the Draft EIR ends on February 2, 2009.

Napa County Conservation, Development and Planning

Attn: Sean Trippi

1195 Third Street, Suite 210

Napa, CA 94559

Email: STRIPPI@co.napa.ca.us

Name (please print): JOHN STEPHENS Organization/Business: EDEN.

Address: 348 MINAHEN City: NAPA State: CA Zip: 94559

Phone: _____ Fax: _____ Email: _____

COMMENTS / QUESTIONS:

PUBLIC SERVICES: WILL THE PROJECT PRODUCE SOME OF ITS ELECTRICAL ENERGY ON SITE? WILL THE BUILDINGS BE SOLAR ORIENTED TO SAVE ENERGY?

LAND USE: IS THE PROPERTY CONTIGUOUS WITH THE CITY OF NAPA RESIDENTIAL AREAS?

ALTERNATIVE USES: PETALUMA IS CONSIDERING A NEW ASPHALT PLANT SOUTH OF TOWN - COULD THIS BE A SITE FOR BARBED ROCK & GRAVEL DEPENDENT INDUSTRY?

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Napa County Conservation, Development and Planning

Attn: Sean Trippi

1195 Third Street, Suite 210

Napa, CA 94559

Email: STRIPPI@co.napa.ca.us

Name (please print): Jessie Quigley Organization/Business: ret. teacher / citizen ^{Napa}

Address: 53 El Monte Way City: Napa State: Ca Zip: 94558

Phone: (707) 253-9373 Fax: _____ Email: johnquig@sonic.net

COMMENTS / QUESTIONS:

- o Agree with those who believe better use would be for industrial growth, fairgrounds, camp yard, public use rec.
- o Suburbs cause major problems - traffic, water, pollution, increased support services - police, fire, schools, etc.

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Napa County Conservation, Development and Planning
Attn: Sean Trippi
1195 Third Street, Suite 210
Napa, CA 94559

Email: STRIPPI@co.napa.ca.us

Name (please print): Ginny Simms Organization/Business: Get a Grip
Address: 21 Oak Grove Way City: Napa State: CA Zip: 94559
Phone: 707-224-2105 Fax: _____ Email: 996ginny@aol.com

COMMENTS / QUESTIONS:

You really need to thoroughly examine the planned
water treatment and waste disposal systems.
This developer also planned systems in Carneras Inn
that don't work. The development now is operating
(illegally) on truck-in water and trucked out waste.

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Napa County Conservation, Development and Planning
Attn: Sean Trippi
1195 Third Street, Suite 210
Napa, CA 94559

Email: STRIPPI@co.napa.ca.us

Name (please print): JOE HENNESSEY Organization/Business: INDIVIDUAL
Address: 2424 Trower Ct City: NAPA State: CA Zip: 94558
Phone: _____ Fax: _____ Email: _____

COMMENTS / QUESTIONS:

I FEEL THAT THE NAPA PIPE PROJECT COULD BE A SEWELL FOR US. LIKE OLD SACRAMENTO THE SITE HAS THE RIVER - THE RAIL ROAD & HY-29. RESIDENTIAL, COMMERCIAL, RECREATION. WITH RESPECT TO THE ENVIRONMENT. LETS GIVE IT A CHANCE. Joe Hennessey ✓

GIBBY SIMS (?) GHETTO COMMENT RE: THE AFFORDABLE HOUSING FOR 500 PEOPLE. THIS NEED FURTHER COMMENT.

GIBBY SIMS (?) "NEIGHBORHOODS" COMMENT. WHAT ABOUT THOSE CONCRETE MASTER HOMES ABOVE SILVERADO COUNTRY CLUB? # OF PEOPLE # OF CARS.

Jean Phillips
5 Los Robles Ct
St. Helena, CA 94574-1248

Phone conversation January 7, 2009 -

Would like to establish a hovercraft port
at the site that could provide service to Vallejo
and other areas within the County.

Hillary Gittleman
Napa County Conservation, Development, and Planning Department
1195 Third St., Suite 210
Napa, CA 94559

RECEIVED
FEB 02 2009
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

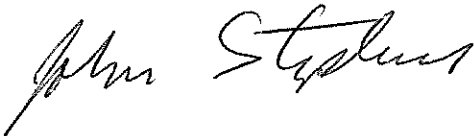
February 2, 2009

Re: Napa Pipe Scoping Comment

Dear Ms. Gittleman,

The Napa River is classified as a Class I stream. What streamside setback will be followed, the City's setback, the County's setback, or the California Fish and Game setback?

Sincerely,



John Stephens
348 Minahen St.
Napa, CA 94559

Trippi, Sean

From: susanne von rosenberg [susanne@gaiainc.com]
Sent: Monday, February 02, 2009 1:25 PM
To: Trippi, Sean
Cc: 'Gerri Gorney'; 'Art Hurley'; 'Fred Swingle'; 'Charles Shearer'; 'Mike Lucas'
Subject: Scoping Comments on Napa Pipe Project

Dear Sean, the GULP Committee, representing the MST area, would like to submit the following comments on the proposed Napa Pipe project.

The 12/8/08 preliminary review draft of the Water Supply Assessment for the Napa Pipe Project states, on pages 21-22, the conclusion that "...there will be no effect on water levels in the MST Basin from ground water extractions at the project site." This conclusion is based on theory, not observations. Evidence contrary to this conclusion can be found in the 1932 State of California publication of the Division of Water Resources titled "Report of Napa Valley Investigation" by Everett N. Bryan. Page 9 of this report contains the statement "...it is a matter of common knowledge among those who have been following the case that the pumping of either Smith Brown No.1 well or Soscol Well No.3 will be immediately reflected by recession of water level in the other." According to the map on the last page of this document, Smith Brown No.1 Well lies about half way between the Napa River and The Napa Vallejo Highway along Streblow drive. This location, approximately 1 mile north of the Soscol well is clearly inside of the MST boundary.

In addition to these facts, measurements made by Stetson Engineers Inc. and reported on page 3-10 of the Water Supply Assessment document indicate that the Soda Creek fault lies to the West of the Napa Pipe site. This eliminates the Soda Creek Fault as a boundary between the Napa Pipe site and the MST, leaving only a line drawn along Syar Industrial Way separating Napa Pipe from the MST. Is this portion of the MST border truly a boundary that physically separates the MST from the adjoining aquifer, or merely a line drawn on a map to connect two points? If no data exists to show that this border is truly a boundary, then the MST and the aquifer beneath the Napa Pipe site should be considered the same aquifer.

To fulfill the intent of the EIR process, the County should independently verify that groundwater withdrawal for the Napa Pipe project will not affect the already overdrawn MST aquifer.

Please confirm that you have received this email, as we believe it is critical that the groundwater concerns be fully addressed in the EIR.

Cordially,
 Susanne von Rosenberg
 Acting President, GULP Committee

Susanne von Rosenberg, P.E.
 Principal
 GAIA Consulting, Inc.
 2168 Penny Lane
 Napa, Ca 94559
 (707) 253-9456
 (707) 253-9673 (fax)
 (510) 774-9085 (cell)

02/02/2009

This e-mail and any attachments are confidential. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

Trippi, Sean

From: Lee Dorothy [robaklee@gmail.com]
Sent: Monday, February 02, 2009 4:48 PM
To: Trippi, Sean
Subject: Napa Pipe Project

We attended the meeting on January 29th and are following up with these comments:

Before the county decides to change the zoning, a thorough review of what use of this land would most benefit the current citizens of Napa should be completed. This should include environmental, recreational and economic uses. What do we as a community need? What would enhance our community's quality of life. What are we missing? We would like this to include a review from the Natural Capital Project @ Stanford University. Per a NPR radio program, this may even be provided free of cost. The Project is housed within the Woods Institute for the Environment @ Stanford University and can be contacted by email to Christine Tam @ cbtam@stanford.edu This is particularly needed since this land adjoins our river and involves alot of open space.
WE NEED A CARBON FOOTPRINT COMPUTED FOR WHATEVER USE WE DO WITH THIS LAND

Our major concerns about the current proposal is it SIZE-- mixed use may or may not be best for the community--study such as we have named above would address that. But even if mixed use, including residential is determined to be best, this is simply too large. We are adding another small town to Napa Valley. Based on design, who is likely to buy these homes and condominiums? Year around home owners or visitors? with all the other development- hotels/ condos, townhouses (timeshares) now being built in Napa raises the question for the need for these homes, conference centers, restaurants, etc.

This would greatly affect traffic, water, sewage, views, available land for public use, thus, having major negative impact on quality of life.

WATER: The plan to use the aquifier in that area, seems extremely risky. How would this affect water problem we already have in Coombsville area? What if there is future need for this water for what currently exist due to continued drought? How would this affect the River? What about earthquake potential? This whole idea should be very thoroughly investigated.

SEWAGE: Same concerns to with sewage? The plan for their own plant sounds very risky and how it (smell-wise) would affect other areas? and again the river impact, potential for contamination, etc needs extensive investigation.

TRAFFIC: Traffic would be greatly increased on roads into/out of Napa that are already packed at commute times and week ends. So accidents, traffic tie ups and carbon footprint impact all are significant and negative. The proposal seems to be designed for people who would own/ rent/timeshare 2nd and 3rd homes.

Alternative ideas, if determined to be good for mixed use, would include:

- drastically reduced residential
- no buildings higher than current height limit within Napa
- more open space for public use, parks, trails, access to the river -- preservation of what is a beautiful entry into the Napa Valley
- preserve and protect the aquifier for future need

ELECTION :Also with the major impact and strong feelings expressed in the Measure in the last election that related to this property (where the proponents of the proposal outspent the proponents of measure and still barely defeated it) informs that the people

f Napa want a say about what is done with this land, and thus once laid out should go before the electorate for approval. This should include a very detailed, specific DEVELOPMENT AGREEMENT.

DEVELOPMENT AGREEMENT-- dates for each scheduled development, with guarantees that infrastructure and other designated impacts to mitigate problems are completed 1st--not build all the houses, buildings and then maybe end up never completing the public benefit/mitigation impacts.

Please confirm that you received this email and let us know if you will be contacting the Natural Capital Project at Stanford.

Thank you

Dottie Lee and Michael Robak robaklee@gmail.com
1011 Woodlawn Drive, Napa 9458
257 7134

Trippi, Sean

From: Hilary Wardlaw [napawardlaw@sbcglobal.net]
Sent: Sunday, February 01, 2009 7:54 PM
To: Trippi, Sean
Subject: Napa Pipe Project EIR Public Scoping

Dear Mr. Trippi:

Thank you for the opportunity to submit my comments and questions concerning the proposed Napa Pipe project. I am a resident of Napa and have worked for the past two years in the adjacent corporate park. The following comments follow the Initial Study/Environmental Checklist provided as Appendix A to the Notice of Preparation.

Environmental Topic 1. Aesthetics: Perhaps I have missed this but I have yet to see just how many 7-story buildings are proposed especially since the announcement that fewer units than first proposed are now included in the project. This is an important element and the developer must be restricted to building only as many buildings of any given height as are considered in the EIR.

Consideration must also be given to the value of properties within the project with views to the east. Looking down at an industrial park is not a very pleasant view. Nor for that matter is the southerly view of the highway, satellite dishes and high voltage power lines. Also, how many units will simply have a view of the neighboring unit?

Topic 3. Air Quality: I agree there is a significant impact on air pollution in the high density development placed far away from existing services. It can be anticipated that each resident of driving age will have a vehicle so that they may reach their jobs and/or college classes, do their shopping and seek entertainment. Public transportation is not sufficient to serve the needs of these thousands of residents. Parking restrictions within the development will not relieve this burden as many residents will simply utilize spaces intended for visitors or will leave their vehicles in the nearby corporate park exacerbating traffic patterns and parking outside the development.

Topic 16 indicates the likelihood of insufficient wastewater treatment capacity and I have read recently in the Napa Valley Register that the developer plans to build their own waste water plant on-site. If this is the case, then items 3 d and e should be changed to indicate a potentially significant impact.

Topic 4. Biological Resources: Any project at this site, whether industrial, commercial or residential must include preservation of the wetlands, river and river bank. It must include the removal of (not just covering up) contaminated soil to avoid further run off and percolation of contaminants into the ground water supply.

Topic 8. Hydrology and Water Quality: As the checklist indicates, this is a highly significant area of concern for this massive project. The EIR needs to go beyond "address[ing] both the quantity and quality of available groundwater." It is also necessary to address the impact that drawing from the aquifer will have on the other Napa residents and businesses dependent upon groundwater sources

including those as far away as Fourth Avenue and beyond.

Topic 9. Land Use: I strongly disagree that the project does not physically divide an established community. The community being divided is Napa as a whole. This new "city" so far south of town divides the community and creates urban sprawl.

I strongly agree that a residential land use plan is in direct conflict with the surrounding industrial uses. Housing in this area is simply incompatible with the airport and existing businesses that surround the project. Noise, truck traffic, railroad operations, dust and potential hazardous waste discharges are but a few of the reasons we should not have people living in this area.

The EIR must also study the impact that the loss of these industrial lands will have on the future economic welfare of the Napa.

The Napa Pipe industrial land is all the more precious since the City of Napa created its Soscol Gateway project. That project will eventually force many businesses out of the Soscol Avenue area between Third Street south to Imola in favor of new housing and hotel/restaurant developments. Each of those businesses provide valuable services to the citizens and businesses of Napa Valley. Each of them will need a new location. If reasonably priced facilities cannot be found in Napa, jobs will be lost and residents will need to seek services from out of town vendors. Napa Pipe should be preserved for business and industry.

Topic 12. Population, Employment and Housing: The checklist fails to provide for any study of "employment." The project includes some industrial and commercial elements including a hotel/restaurant which appear, for the most part, to provide low paying, unskilled jobs. A comparison needs to be drawn to the potential for skilled labor and scientific jobs that might be available if the property is kept in its current industrial zoning.

Topic 13. Public Services: The EIR should address these issues not only as a project in the unincorporated area of Napa County, but also for the potential annexation of this land into the City of Napa.

Topic 15. Transportation/Traffic: We have already learned that this project will cause gridlock in the neighboring corporate park, at Kaiser Road and Highway 121, and at the Highway 121/29 intersection. Even the proposed fly-over (now not anticipated to be built for another ten years) will not relieve the increase in traffic. These roads already experience above-capacity loads during peak traffic periods.

The proposed Anselmo Court connection will cause gridlock at the south end of the existing corporate park. The narrow width of the road and proximity to existing industrial buildings creates new hazards to both residents of the project and employees working in the industrial park.

Pedestrian traffic, especially during lunch periods, in the corporate park is significant despite the lack of sidewalks. Additional traffic from this project will greatly increase the danger corporate park employees face while getting their exercise during the day.

The EIR must also address traffic issues in the event of emergency evacuation of the project area and/or surrounding areas.

Topic 16. Utilities and Energy Conservation: As noted in the checklist, this project will have a significant impact on all elements under this topic including water use, wastewater, stormwater drainage, and solid waste disposal.

Since this project is immediately adjacent to the Napa River and has a significant history of hazardous soil contamination, the stormwater drainage must be address in detail to avoid further contamination to the river.

It is not sufficient to simply attach a Water Supply Assessment prepared by County staff to the EIR. There needs to be an independent evaluation of the proposed ground water use and its impact on the aquifer.

Topic 17. Mandatory Findings of Significance: In my mind there are three major categories, any one of which taken alone make this project unacceptable: Traffic, Water and Land Use.

- Traffic will be gridlocked.
- There is not sufficient water to support the project and unlike the developer's other project at Carneros Inn, I do not believe the lack of water can be mitigated by trucking water in from other sources.
- Residential use of the property is in direct conflict with the surrounding industrial park, railroad and airport operations.

The EIR needs to compare the impact of the proposed high density residential use of the property with existing industrial uses. Federal, state and local regulations are rife with standards that industry must meet to reduce air pollution, waste production, soil contamination and the like. How can we regulate how much waste a family produces, let alone thousands of families?

One speaker at the January 29th meeting thought this project would create a happy little hamlet where neighbors know each other and can walk to their local grocery and talk with the butcher. What she missed is that the neighborhood will consist of towering buildings, thousands of residents, crowded parking lots, noise from airport and railroad operations, dust from the Shamrock plant and Syar rock quarry, not to mention truck traffic at all hours of the day and night.

Thank you for taking my comments into consideration.

Sincerely,

Hilary Wardlaw

Trippi, Sean

From: Charlie & Grania Lindberg [twoaboard@gmail.com]
Sent: Sunday, February 01, 2009 5:58 PM
To: Trippi, Sean
Subject: Napa Pipe EIR scoping

February 1, 2009

Dear Mr. Trippi,

I worked at the Napa Pipe site for many years when it was Kaiser Steel and then Napa Pipe so I am familiar with the property and its surroundings. My comments concern water, traffic circulation and noise potential.

The train tracks present some potential for safety concerns, congestion and noise. The tracks are used very infrequently at present. However if a passenger service from Vallejo is ever started that will change. The tracks cross both road entrances and run through the middle of the property. Any new roads will require more rail crossings. Changing the industrial use to an urban use will require traffic controls at each crossing resulting in backed up traffic. The noise from the train itself in addition to the the crossing bells could be a real nuisance to residents and they may be disappointed in their investment.

Another noise potential involves the loading of barges by Syar quarry when they dump large boulder rip rap into the barges near the north end of the Napa Pipe property. This may be necessitated by an emergency levee repair or major construction project. Syar sometimes loads 24 hours a day.

It is my understanding that Syar has rights to one or more wells on the Napa Pipe property. I wonder if this is still the case. The EIR should address how pumping these wells in addition to the water pumped by the new project will effect the ground water on the site and the surrounding area.

Thank you for considering my information.

Charlie Lindberg

--

Charlie and Grania Lindberg
1515 Laurel St.
Napa CA 94559
707-254-9089
c 707.480.0174

02/02/2009

Trippi, Sean

From: Eve Kahn [evekahn@juno.com]
Sent: Saturday, January 31, 2009 2:09 PM
To: Trippi, Sean
Subject: Re: Napa Pipe EIR Scoping

Sean - here are a few more comments for the Napa Pipe EIR:

#8: Hydrology - Should this property be subject to flooding - evacuation plans will be essential. Will this be addressed?

#13: Public Services. I don't see anything in the proposed project that would serve as a community center. Many of the community centers in City of Napa or the one under construction in Yountville serve as local meeting places, provide after school and youth programs, educational facilities or sports centers (eg basketball). For a community of almost 7000 people without a neighborhood center additional auto trips should be factored into the computations already being considered. The same is true for local parks. All those mentioned in the project description are open space, wetlands & trails. Nothing at all about playgrounds or other active sport opportunities.

Location of the proposed senior facility: Impacts to these residents will vary depending upon location. How do you assess without this detail. For example: Will the senior facility be close to the noise and vibration of the rail line, water sports or construction? What are the risks to seniors if no emergency response facilities are nearby? Will this be located on a major road to facilitate emergency responses and auto access?

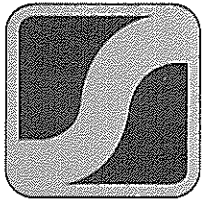
#16 Utilities & Energy Conservation - Power stability and availability: The power grid in many places of the County is dependent upon transmission over/thru wooded areas or alongside roadways subject to accidental disruptions. What accommodations are necessary to support a high rise community that depends upon elevator access to upper floors?

Water treatment: If the developer is planning on their own water treatment - what backup facilities will be required? Will water be stored on site? Note: The Carneros Inn has relied upon trucking water in and out of their resort as that water treatment system has failed.

#17 Mandatory Findings of Significance/ cumulative impacts: Cumulative impacts should include other S. County residential and commercial development in the City of American Canyon, City of Napa, and the Airport Specific Area.

Thanks and regards, Eve Kahn

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<http://thirdpartyoffers.juno.com/TGL2141/fc/PnY6rw1TDC0PWf13h5xewq1G7FZKTNvCb00bdMagA1Jcc60RtZVnn/>



SYAR INDUSTRIES, INC.

January 30, 2009

Mr. Sean Trippi
Napa County Department of
Conservation, Development, and Planning
1195 Third St., Suite 210
Napa, California 94559

RECEIVED

FEB 02 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: Notice of Preparation for the Napa Pipe Project

Dear Mr. Trippi:

This letter provides the comments of Syar Industries, Inc. (Syar) to the Notice of Preparation for the Napa Pipe Project. We appreciate this opportunity to comment on the scope and contents of the Environmental Impact Report that will be prepared for the Napa Pipe Project.

The fundamental issue the EIR must confront is the environmental impacts of placing a large, high density residential neighborhood adjacent to heavy industrial uses. Directly adjacent to the Napa Pipe Project, Syar's uses of their property include the following:

- Barge loading and unloading;
- Railcar loading and unloading;
- Aggregate stockpiling;
- Aggregate hauling using high capacity off-road haul trucks;
- Concrete manufacturing by Syar's lessor, Shamrock Materials, Inc.; and
- Heavy equipment maintenance, repair, and storage.

These uses are related to Syar's on-going operations at the Napa Quarry, located near the Napa Pipe Project; these operations include:

- Aggregate mining operations, including the use of explosives;
- Aggregate crushing, sorting, stockpiling and other processing using fixed and mobile heavy equipment;
- Recycling of broken concrete and asphalt, including crushing, screening, and stockpiling; and
- Production and sale of asphaltic concrete products.

The potential conflict between a high-density residential development and these heavy industrial uses, with their noise, dust, odors, and visual impacts, would appear to be obvious, and we are concerned that mitigation of these impacts through the CEQA process alone will not fully prevent future conflicts.

In addition to this general concern, there are several specific areas which should be addressed by the EIR. The Napa Quarry has been designated as a Resource of Regional Significance by the California State Mining and Reclamation Board because of the quantity and quality of its aggregate resources. Recently, Syar applied to the County to continue quarrying and associated operations for a further 35 years. In addition, Syar has vested rights for it mining

and other operations at the quarry. Because of the difficulty in permitting new aggregate sources, Syar anticipates that quarrying, aggregate product manufacturing, and associated operations will continue at the Napa Quarry well beyond the 35 years requested for its new permit. The EIR for the Napa Pipe Project should include this application as part of its review of the impacts of the Napa Pipe Project, including cumulative impacts.

The Napa Pipe Project includes certain road improvements to Kaiser Road and the intersection of Kaiser Road and Syar Way. What the NOP fails to note is that while the Napa Pipe parcel does have some limited easement rights in the private portion of Kaiser Road west of this intersection, those rights do not include making the improvements described in the NOP or using it for access to a high-density residential development. This same concern also applies to a large portion of the intersection of Kaiser Road and Syar Way, which is also privately owned by Syar. While Syar is willing to discuss these increased uses of its private roads, any additional uses will need to avoid interference with the current uses.

The NOP provides that the Napa Pipe Project will rely on groundwater to supply the water needs of the project. Syar owns and operates a private water system which relies on groundwater wells at the Napa Quarry, Latour Court, and the Napa Pipe property itself. The impacts to the aquifer from the Napa Pipe Project on Syar's water system will need to be studied. Water demand from the Napa Pipe Project could overdraft the aquifer, with potential impacts including migration of pollutants from the contaminated Napa Pipe property to adjoining wells; salt water intrusion into the aquifer; well interference or drying up; and subsidence.

The NOP states that the project will provide a connection from the Napa Pipe property to Kennedy Park, either over or around Asylum Slough. Either of these methods may have substantial impacts on Syar's property. If a bridge over Asylum Slough is provided to Kennedy Park, the bridge should continue to provide for uninterrupted access to Syar's barge landing and its aggregate loading and unloading operations. Syar believes that the alternative provided in the NOP, a path around Asylum Slough, may not be feasible. Except for the railroad right-of-way, Syar's property ownership north of the Napa Pipe Project stretches from the Napa River to Highway 221, and thus any path to Kennedy Park would cross Syar's property. Such a path, however, would interfere with several of Syar's critical operations, including use of the barge landing for loading and unloading aggregate; hauling aggregate via heavy duty off-road haul truck from the barge landing to the aggregate processing plant; and use of the railroad spur. We do not see how these uses can be safely combined with a public recreation trail.

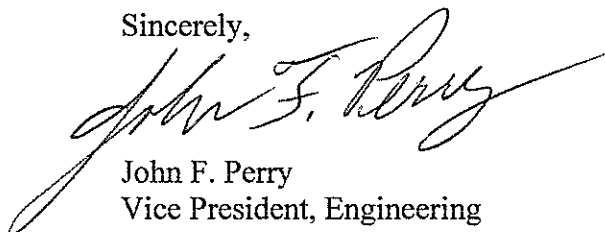
We look forward to continuing to participate in the review and approval process for the Napa Pipe Project and ask that we be included on your mailing list for the project, as follows:

Syar Industries, Inc.
P.O. Box 2540
Napa, California 94558
Attn.: Ms. Jennifer Gomez
(707) 259-5728
jgomez@syar.com

Mr. Sean Trippi
January 30, 2009
Page 3 of 3

Please contact me or Jennifer Gomez if you have any questions about this letter or would like additional information concerning Syar's operations.

Sincerely,

A handwritten signature in black ink, appearing to read "John F. Perry". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

John F. Perry
Vice President, Engineering

cc: Keith Rogal
Steve Orndorffer

RECEIVED

FEB 02 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Jan. 30, 2009

Att: Sean Trippi

1195 Third Street Suite 210

Napa, CA 94559

I was impress of how many people attended last night meeting at the Elks Club. I was also disappointed that no PA System was available for all of us to hear fully the conversation of those who participated. For myself, I had no problem. I am sorry that more people didn't come forward to express their feelings By far the meeting was short lived.

Quite a few came to me to express approval of what I stated. Specially, Harry G. Burrowes consultant for the City of Napa. Also, Keith who congratulated me. He had sent a copy of my article to his Dad which was well please when he read it.

Many came to express concern about the water table, the flood problem, the traffic etc. These concerns were really none important. These concerns, are Engineers problems, but very little was mentioned of what is that Napa resident really want for the future of Napa Pipe.

Give my article some though. In the overall, we can compromised some of my suggestions in the Plans that we are committing ourselves in doing.

I am enclosing a copy of my article for you benefit.

Respectfully,


Ornel Rosado

THE FUTURE OF NAPA PIPE & WHAT IT IS GOING TO BE.....?

NAPA REGISTER/Dear Editor,

By Othoniel Rosado

When you hear the name of Napa Pipe what is the immediate thought that comes to your mind.....?

According to the article written by JOE FISCHER on Saturday, 12/12/08, I quote: "I understand that the city and county are in negotiations on what to do with the Napa Pipe, property.....?"

Dear Folks, we are not blind to what is going on. These are only suggestions in my part. I had an opportunity to take a tour of the 152 acre property when the first invitation was organized and I said to myself what lovely place to house the Napa Fair Ground away from the noise it causes in the present state. A place where we can hold our annual fire Works Display. We like to see a new theater in town, why not build the best IMMAX THEATER in the North Bay which we all can enjoy. Our Napa Mill needs our help, why not built it here in such a place. Our Teens are clamoring for a Skating rink, why not build it here. A rink for all kind of skating: figure skating, hockey or just for fun skating. When I was Director of the Vintage High Career Center in the '70's I had an opportunity to present to the Napa Valley Unified School District Board the suggestion of converting Lincoln Elementary School then, into a trade school but guess what....? 20 years later 'Napa High Technology School came into place. What I would like to

see, is 'NIT' "Napa Institute of Technology School grace our town. It could also be build there. A school that would offer what student wants as they pursue their hopes and their dreams a building trade that would prepare that young man and young woman into the world of work, school that would mold their ideas and their dreams 2nd to none. A 'Gym', that could house basket ball and volley ball court and other physical events where they can compete with other schools. Have a Community Center, where, families can come and enjoy its benefits. Have a public size Olympic Swimming Pool for all, including 'Tots'. Not only that, but a large place that can serve as a Public Convention Center where our Graduate can celebrate Grad-Night and other school events and most of all, a safe and secure place. I like to see a family bowling alley added to all these suggestions.

Most of all, a visitor Center to Napa Valley where tourist may come and enjoy a taste of what a great Valley we have.

This place could also house the Napa Valley Train Depot where transportation could play an important role of where we can expand our way of life, either further on south to Vallejo Warf or further north to Calistoga Town.

Folks, think of the possibilities at hand; don't just sit in your laurels we need to speak out our concerns. This 152 Acres could be the best place to visit in the North Bay.

(Rosado lives in Napa)

Othoniel Rosado-o.rosado@comcast.net

642 Costa Drive -707-226-5898/fax:258-1342

Napa, CA 94558

Trippi, Sean

From: Lou Jones [ljones@biogenics.com]
Sent: Friday, January 30, 2009 11:33 AM
To: Trippi, Sean
Subject: Napa Pipe EIR

Dear Mr. Trippi:

I own a corporate condo at 2797 Napa Valley Corporate Drive; actually it is technically on what is now known as Anselmo Court.

My company, Biogenics, Inc. operates our business from this location.

I have grave concerns about possible future traffic impact generated by the extension of Anselmo Court into a thoroughfare via a bridge crossing the wetlands and under the powerlines going towards the proposed Napa Pipe project. The plans show it as remaining a 2-lane road which is now simply an extended driveway into our property at Venture Commerce Center.

I would like to strongly request incorporation of traffic flow models, wetlands impact, and powerline easements into the EIR for the project.

In essence, it is my position that a road going into the project will have an extreme adverse effect on the properties owned at Venture Commerce Center and further, that given the scope of such a project, it will "gridlock" our facility at peak times of the day.

Some other solution needs to be found for traffic flow related to this project, as we see the proposed bridge and road as completely unworkable.

Sincerely,

Louis G. Jones
President
Biogenics, Inc.

707-224-7810

01/30/2009

Trippi, Sean

From: Linda Lucas [lcl780@gmail.com]
Sent: Friday, January 30, 2009 11:02 AM
To: Trippi, Sean
Subject: Napa Pipe Project

To Sean,

I would like these comments to be included in the Napa Pipe project and would you acknowledge receipt.

As a citizen of the town of Napa for thirty years, I have observed many projects going before the Board, some large and some small, but the sheer size of the Napa Pipe project is daunting and for this reason I am going to suggest more oversight. Perhaps you could break the project up into bite size portions and only approve a section at a time.

This would safeguard the community so that we don't end up with another Sheveland Ranch.

We have recently seen how the Banks and Brokerage houses went down the tubes without regulation and I fear that this could easily happen here.

Also we may have the opportunity to swap lands in downtown Napa and relocate them out of town.

Napa Pipe might enjoy putting some of their community development ideas to work on a parcel of land such as the Fairgrounds. After the flooding issues are handled, it might be an ideal setting for a retirement center and affordable housing.

The piece of property that is Napa Pipe is in an ideal location for recreation and river access. It would be good for the tourist industry to have a boat dock where people could travel from Vallejo or Benicia or the Delta or SF and visit by sea, that is the way we started 170 years ago.

Thank you,

Linda Lucas

Trippi, Sean

From: Sherlock,Clifford J [Clifford.Sherlock@dcma.mil]
Sent: Thursday, January 29, 2009 6:00 PM
To: ryanm@migcom.com; gcoleman@cityofnapa.org; lmazzuca@cityofnapa.org; Trippi, Sean
Cc: aszmidt@hotmail.com; talk@ahomefornapans.com; wildlife; staff@naparcd.org; gcarl@sbcglobal.net; mcarion@dfg.ca.us; ctempleton@influencei.com; jkrider@cityofnapa.org.; Planning; purepotential10@comcast.net; jbakh@yahoo.com; anthony-soriano@sbcglobal.net; grmus@sbcglobal.net; barzells@comcast.net; wendy@napabike.org; friends@friendsofthenapariver.org; john@napalandtrust.org
Subject: Parks and Recreation Master Plan Review + Napa River/Napa Pipe land use

To Whom It May Concern,

I am a concerned citizen, whom is active in the community but due to travel and illness, I was not able to attend the recent Community Workshops. I have given these issues considerable thought and request you evaluate the possibilities presented and respond accordingly. My perspective includes the user-community needs, the city's financial capabilities and risks, environmental considerations and the fundamental need for an overall improvement in the Parks & Recreation facilities in Napa. I've included suggestion regarding Napa Pipe land use as there is a tremendous park and public use potential there within the current proposal and more so with my recommendation below:

Recreation:

For our recreation programs, there is a consensus of community need to have the Recreation programs matched to the children's ability level, to enhance their enjoyment and learning. Having coached Rec' Soccer & Basketball for a number of years in Napa and a majority of Napa parents have expressed their frustration at the lack of evaluation for youth sports, to ensure that their child is placed on a team of children with similar ability and experience. While many kids want to be on the same team as their schoolmates, that has never been an administrative reality or always a certainty in team formation. It is the experience of many senior coaches, that grouping children with same level of capabilities creates a better team, forms new friendships and greatly increases self-satisfaction and learning over just forming teams based solely on age. Often there are 10 year olds whom are not at the capability of some 8 year olds, especially if that 10 year old have zero experience in the sport they have signed up for. Such a three level system (A = Beginner, B = Intermediate and C = Expert) was previously very successful in Napa and is used by many successful CA communities: For each age group, at least having a Beginner Level for 0-1 year of experience and beginning skills ability and also an Intermediate Level for players with 2+ years of experience and intermediate skills ability, at the minimum should be incorporated to avoid the significant learning and ability disparity that exists throughout Napa Valley currently for teams based solely on age, not on ability. The current system is unfair to the beginners, whom feel inadequate and also unfair to those more experienced or physically gifted players, whom feel frustrated and "held back". This tiered system also fairly recognizes that some children with special needs can be accommodated, regardless of their age but at their ability and ensure get fair play time on their assigned team. A simple one day event to sort out player abilities and form teams according to ability instead of age being the primary determining factor, would empower a quantum scale increase in player satisfaction, participation and quality of coaches attracted to invest their time. This also creates better matching of coaches to level of teaching to the children's capabilities. These program enhancements would greatly improve the recreation sport experience for our city youth and families!

Summary: Therefore, a multi-level team formation structure would better serve the community, based on selection by 1) ability first, 2) neighboring schools (to build enduring friendships) and 3) age. (Just like on the playground, no one cares how old you are if you can play with the older or younger!)

Secondarily, no other sport in Napa is more popular within the entire community at every school age and among both genders, as well as in adulthood, than Soccer. Field space and facilities for local Recreation and Club teams for both genders, is clearly inadequate to support the current formal teams, (much less any informal games) and we largely lack the ability to host league games or vents during the core season. We are constantly practicing on half of a field, to the detriment of our players development and the field surface! More soccer fields are needed and would reduce the cost of the schools and city on field maintenance by decreasing the currently intense usage per field.

Summary: Based on demographic projections, Soccer's popularity will further increase in CA and the United States, as a truly international sport. Current soccer registrations are growing every year in Napa, though the number of fields has largely been static. The Parks & Recreation dept. can address this community imbalance by building more soccer specific fields. *One synthetic surface lighted soccer field would ensure enough hours of playing for the various teams and levels of competition that currently exist in Napa!*

Park Development:

Additionally, regarding Parks and having an adequate number and type of parks for the populace and future, Napa City should require that all developers of any new development or infill greater than a specific number of houses (4?) per developer, contribute to the Parks budget in the form of a one time capital fee based on the total sale and number of inhabitant rooms. *So that the scale and ratio of population density to park area remains aligned.* This is an urban planning "Best Practice" method used by many Bay Area communities based on existing law but lacking in execution in Napa. Without this, Napa's quality of life will diminish for it's young and old, house values will drop as a result of inadequate open urban environs' and opportunities. Ultimately the city will suffer revenue loss, as there is more congestion and less parks for locals to enjoy as they travel outside the city for recreation and open space. We, the taxpaying citizens of Napa are the predominant park users, so park satisfaction should primarily be a measure of Napan's satisfaction.

(Having less parks, open space and recreational locations will also negatively impact tourism which will also negatively impact Napa's operating income and *it's draw* as a quality location. I believe the Napa wineries well know the competition we have with Sonoma County is not something to avoid addressing without serious future repercussions. Being able to buy wine is easy enough for the tourists, having a picnic in a park is not!)

Summary: *Napa's available park area for nature, sports, horses, dogs, young and old is currently inadequate for the existing population as a ratio of park space and location for current population and long overdue for increase in the type and number of parks throughout Napa.* The time is now to build sustainable parks with low environmental and traffic impact placement to support Napa's current & future generations. The developers have the incentive, the capital and know that Napa is a prime real estate location with low financial risk and high return rate on investment, compared to many other CA locations.

Given the known future state of energy and environment, Napa needs to give serious considerations in the upcoming Park and Recreation planning process, to increasing the currently small amount of approved bicycle paths for transportation and recreation in Napa, with park access and adequate quantity of bicycle stands that enable locking solo or family bicycles at destination points!

Additionally, I recommend that the *current downtown skate park be moved 1)* to Kennedy Park near the Napa Valley BMX racetrack (and adjacent Baseball fields), as this is land already owned by the City and will provide long-term stability of location for Napa's skaters, young and old. The park is already a family focused recreation area with restrooms and infrastructure support that could also (due to it's remote location) operate a small snack/helmet/pad rental shack for recurring recoupment of city investment for new cement installation and park design. Skating is a well supported recreation in Napa, with local business support and could result in hosting of clinics and exhibitions as sponsored by the City and skating businesses (i.e. Boardgarden, Honor Student & Zumees, etc.). Currently, skaters have been using Skyline's single flat cement pad for exhibition and only informal clinics are occurring, that lack regulation or city revenue collection. Funding and liability issues should not be an issue with the state grants and law AB1296 being approved.

This would require some review of skaters access to the park using city sidewalk/trail paths to enable them to travel via their own non-polluting method, otherwise option 2) would be to find a central location in the city for common and equaled distance/access for a new skate park, developed like the model facility in Healdsburg> <http://www.carsonwarnerskate.com/create.html> <http://www.carsonwarnerskate.com/politics.html> and NorCal skater's review of the site http://www.caliskatz.com/v4/skateparks/healdsburg_skatepark.asp .

Napa Pipe Home construction vs "in city" housing construction & impact:

I'd also like the city to consider moving the Fairgrounds operation to the Napa Pipe location in a *land exchange* with Napa Pipe developers (Mr. Rogal and his associates) and the County of Napa, for housing

development on the old Fairgrounds property: For development of housing at the Napa Fairgrounds land, once cleared and to include a small park for young and old on this "in city" land, where traffic and water impacts are more manageable and multi-mode transportation routes and infrastructure (i.e. fire dept. support and access) already exist. The city with County cooperation (what a county fair that could be!) could then utilize the more remote location of Napa Pipe land and existing facilities, to relocate the Fairground facilities and include a much needed Convention Center, as well as create a river path trail with a tier for bicyclists and a tier for walking, families with strollers and access for senior citizens. Fairgrounds staging could be used for larger venues such as music concerts, festivals, car shows, community fund raisers and holiday fairs (revenue source events and community events) and recurring activities like livestock grading and equestrian facility. Boy Scout & Sea Scout center?. Existing Napa Pipe warehouses are prime for conversion of indoor sports facilities that are increasingly popular and profitable, both in the heat of the summer and the cold/rain in winter: Basketball, Volleyball, Indoor Soccer, street styled Hockey, aquatics and even perhaps an ice skating rink! These facilities have a large roof capacity to allow solar energy installations that provide sustainable solutions and cost risk reduction. *Additionally, the Napa Pipe land should be linked to the Napa Trail as a network of car-free recreation accessibility* and also include launch points for both motorized (small yacht club area?) and kayak = non-motorized watercraft recreation, rental and tour activities. The riverside land at Napa Pipe's natural beauty should be a source of Napa pride and **include a park area with a Nature Center that educates our young, the tourists and our bay area neighbor's how unique and special the Napa River and riparian area is and how we must and can prevent it's pollution and the damage to it's creatures, plants and the downstream marshes and bay. With local Fish & Wildlife/Game representation in the Napa Valley they may have an interest/funding in granting/operating such an operation as a Nature Preserve area and provide information, regulation and enforcement on site. Potentially, there could also be a small hatchery open to the public to both restock the dwindling fish numbers but also educate the public on Napa River's rich natural heritage. A great model to duplicate is the visitor center is Marin's Bay Model Visitor Center: <http://www.spn.usace.army.mil/bmvc/> and the Hatchery at Lake Sonoma:**

<http://www.russianrivertravel.com/parks-lakesonoma.htm> All of these operations could have on-site housing and security. Restaurants with a full view of the Napa River and adjacent to the Fair, Sports and Park complex would attract a premium for the city for such a location!

The current Napa Pipe development plan I reviewed did not have adequate current description of the park area or specific acreage of park/open space, however I believe that a majority of the land that is not directly river side and not embedded with existing structures, should be used for open park space of natural settings and also nature trails. I envision that 50% of the property is open space/*bicycle paths/nature trails/picnic areas* along the river and circling back around up to the *Napa River Trail*, 30% or at least equal to the current fair ground lot size that includes adequate patron parking to include a larger Fairground stage (possibly using the large screen backdrop Mr. Rogal illustrated for us), with all of the existing warehouses used for recreation/sports complex, *a lighted outdoor soccer field*, a few river's edge restaurants and 20% housing units, fire dept. substation and adequate land for development of a Napa River nature visitor center/hatchery on the river's edge in the appropriate location to current flow (imagine a below ground window to the Napa River/fishes)!!

It would be most cost effective to utilize existing structures as much as possible. And I certainly cringe at the aesthetics of having housing units over 2-3 stores high, unless they are positioned where they do not blight the natural landscape or view of river from the park, Fairgrounds or view of the hills from the river's edge.

I would also like to see housing as units for sale with subsidies or deed-restricted affordable rental units for those who are our community providers, such as police, fire, nurses, teachers whom most often must live and commute from Solano or other nearby communities to support our own community, because of a lack of low to mid income housing availability in Napa. Whether that housing is part of a deal at the old Fairgrounds or on the Napa Pipe land, or shared in each location, that is not the issue. This would reduce commute traffic congestion into and out of Napa, reduce pollution and increase Napa's attraction as a community that supports the diversity of it's own work force. Building 2,500 homes on the Napa Pipe property is going to tremendously impact adjacent traffic at the entrance to the Napa Valley, unless the majority of them work on the property (watercraft manufacturing would be a prime prospect). However, moving the urban density of homes back within Napa and reducing the number of housing units at Napa Pipe, I would expect, would better distribute the traffic load and provide more routes for new home owners at the Fairgrounds location?

Please feel free to contact me, in regards to my suggestions as a committed Napa citizen, @ my personal email address: interrace@gmail.com

Sincerely,

Cliff Sherlock

Perf. Based Mgmt Lead Facilitator + CMO POC
Program Management + EVMS Subject Matter Expert
Six Sigma Black Belt
DCMA Northern California

☎ ph (707) 422-1880 x 1514 FAX (707) 421-9265

✉ clifford.sherlock@dcma.mil

Field Office: Goodrich Corp. CA Propulsion Operations
3530 Branscombe Road
Fairfield, CA 94533-0659 U.S.A.

To: Sean Trippi, Department of Planning, Napa County
From: Phyllis Hunt
1515 Maxwell Ave.
Napa, Ca 94559
707-254-9448
huntph@pacbell.net

Date: 1/23/09

Subject: Napa Pipe project

Mr. Trippi

I will not be able to attend the public meeting on Jan. 29, 2009 regarding the Napa Pipe project. However, I would like to submit the following comments for review.

We in Napa can all agree that our special Valley and our quality of life, can not be taken for granted. The 'vision' of thoughtful planners and residents coupled with hard won protections for our agricultural preserve can and will disappear if we now default our vision to yet another developer.

So I start with the vision: Live, Work, Play

Live, Work, Play maintains our agricultural preserve, and supports our continuing efforts to build a vibrant community. I propose that any project in our community be evaluated against this vision. Here are some additional laundry list questions I believe we need to ask ourselves relative to the Napa Pipe project.

- Does this project add to or detract from live, work, play efforts and innovative community planning now being done in Napa
- Is this just another mini Foster City?
- Why would we want another mini Foster City?
- What type of live, work, play projects if any, would be good **first and foremost** for our community building and NOT the developers?

I believe we are on an exciting road to creating a Napa city community that builds on a live work play vision; a real 'there there', an energetic 'green' town that infills with housing, jobs, transportation, public spaces, entertainment, schools. This type of community planning builds positive energy, brings people together, fosters community investment, pride, responsibility. At the end of the day, the Napa Pipe project is just another subdivision, urban sprawl that diminishes community, drains valuable resources, and negatively impacts. It's a 'take away'.

Trippi, Sean

From: Charles Kroupa [kroupa@comcast.net]
Sent: Friday, January 23, 2009 10:51 AM
To: Trippi, Sean
Subject: Napa Pipe EIR NOP

The probable effects of global warming have been documented. They predict as much as a two meter rise in sea level by the end of this century. Therefore, the EIR should examine the cost and construction effects of raising the site elevation to two meters, at least, above current high-water flood levels.

Charles Kroupa, Yountville

01/26/2009

Trippi, Sean

From: Eve Kahn [evekahn@juno.com]
Sent: Sunday, January 18, 2009 4:59 PM
To: Trippi, Sean
Subject: Napa Pipe NOP comments

Sean - I have a few initial thoughts as I read the NOP for Napa Pipe:

From the Project Description:

Market Rate Housing: The housing is described as having a local preference restriction. This concept is being discussed within the community and still somewhat contentious. How can the EIR evaluate this if the form and substance is still in flux and may not be upheld by County Counsel?

Phasing: How will the EIR treat the phasing if the project build-out is approx 10 years? or 15-20 years?

From the checklist:

#3 Air Quality: Be sure to include analysis/impact of high density housing in close proximity to active rail line. [I believe you only mention the rail line with respect to noise] The EIR should evaluate impacts if no transportation control measures are implemented rather than expect that the developer's plans are feasible prior to occupancy. Will you consider a range of options of industrial uses?

#7 Hazards and Hazardous Materials: Will you be considering high density housing surrounding an active rail line in this category as well?

#9 Land Use and/or #12 Population, Employment and Housing: include General Plan groundwater policies as well as growth management/pacing policies in the analysis of compatibility. How does this project impact whole County (not just unincorporated segment)?

#9 Land Use: how will this development impact land use of other parcels as we have a limited supply of industrial lands in Napa County to meet future needs?

#11: Noise and Vibration: Will the analysis/evaluation include noise pollution from the proposed hotel? This has been a hot topic for hotels adjacent to residential communities.

#13 Public Services: Nothing in your narrative discussed the impact on schools.

And I have a question/comment on the process. The NOP goes before the County's Planning Commission on 1/21, then before the public on 1/29. Will the commissioners be in attendance on 1/29? If not, then they have no opportunity to comment and/or direct staff on issues brought up at the public hearing. And this is a major flaw in the plan as I see it. Please bring this before the commissioners on the 21st.

Many thanks, Eve

Click to find information on your credit score and your credit report.

<http://thirdpartyoffers.juno.com/TGL2141/fc/PnY6rw2Oy9iLS9fvfZoMtMLGs0cSmGFnaTnGlcKDkMFH9iJuILr73/>

SEAN

January 5, 2009

Napa County Planning Department
Attn: Mr. Sean Trippi
1195 3rd Street
Napa, Ca 94559

Dear Sir:

As a citizen of Napa County I would like to make comments regarding the Napa Pipe development.

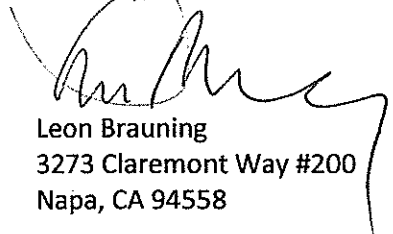
My primary concern is that the developer has not included provisions for new schools in or near the development which are adequate to provide for the population. The development of 2,500 or more dwelling units will certainly house between 3,000 and 6,000 children of school age. This translates to the need for at least one high school, one middle school and 4 elementary schools.

This new population density is greater than St. Helena and greater than Calistoga, each of which has its own school system of elementary schools, middle schools and high schools.

The recent quadrupling of the population in American Canyon has shown the failure to plan for the local community and fail to provide for its own schools. The city of American Canyon failed to plan for a high school and failed to require developers to build a high school for the community. This planning failure caused the need for the Napa Valley Unified School District 2006 Measure G school bond to purchase land for and build an entirely new high school. This requires citizens of Napa, many miles away to pay the cost of a school for American Canyon.

It is unfair that the local population be required to pay for new schools. The developer must be required to provide and pay for all necessary infrastructure including schools.

Sincerely,



Leon Brauning
3273 Claremont Way #200
Napa, CA 94558

RECEIVED

JAN 07

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

RECEIVED

JAN 07 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.