

**Napa Pipe Project
Project Public Scoping Meeting
Public Comments**

January 29, 2009
6:00 P.M.

Elks Lodge
2840 Soscol Ave
Napa, CA 94558

**CDPC
MEETING**

FEB 18 2009

**AGENDA ITEM
NO. 10A**

Eve Hahn

My name is Eve Hahn, I am a Napa resident. I guess the question that I have on the EIR... I don't know the kind of industrial uses, how do you evaluate transportation and air quality... do you pick a range... do you pick the most For example in the document there is representation that it might be a winery, well wineries have truck traffic, they use water, they have to dispose of waste. Or you might have a very green hi-tech kind of business that has very little of that, so I guess my question is how do you evaluate that in the EIR when you don't know what kind of businesses might be, how many, how tall are the buildings, how many people will be there, trucks, whatever. That's my comment.

John Stevens

Hello I am John Stevens, I live at 348 Minnehan. The concerns I have with this project is disconnected from the City of Napa. The issue of increasing traffic by each unit times two is a major impact not only in the greenhouse gas production but also in utilization of fossil fuels and wasted time in com-muting. I noticed back in June of 2007 Professor Reed Irwing at University of Maryland, an expert on key transportation issues was invited by a local Napa transportation authority. When it wanted to build new improvements for Jameson Canyon, it was touted as speakers program to bring new ideas and thinking to the table.

Napa's vehicle mile traveled is one of the lowest in the State. Having this project far away from shopping, school and work I believe will impact the vehicle miles traveled for Napa County.

When I moved here we had clean skies 20 years ago and now traffic has got-ten so bad in the Bay Area, that much of its smog comes north into our valley and our own production of smog is an issue also.

This is an example that Professor Irwing declared as a leapfrog development; one that takes place out of the city proper where development occurs and that infill fills the two population centers. I would much prefer to see smog/smart growth principles advocate for concentrated in the city corridor, not in these outlying areas. Thank you.

Ginny Simms

We'll get all the usual suspects out of the way first, how's that. My name is Ginny Simms, I live at 21 Oak Grove Way in the City of Napa. I believe that one of the things that should be included in the evaluation is we should see the zoning changes to the General Plan and Housing Plan as proposed. We should be

do to the city of American Canyon, what it does, in fact that traffic if it is going where the people of American Canyon go to work, i.e. if that is an extension of some of their work sites, their main work site source is contra Costa county so for... and this is as close to that almost. They will not go up Jamieson because Jamieson will be torn up and they are going to go right thru the City of American Canyon because their jobs out-side the county are going to be there. They are going to be Contra Costa and Alameda and maybe San Francisco depending on what the mix is.

And my final point is kind of dangerous but I am going to raise it anyway. And that is I don't want to be misunderstood here, but I am very, very proud of the fact that Napa as it has grown and changed, and I have been here since '55, has absorbed an enormous amount of change and has done so success-fully. We have absorbed a change both in population and in culture and we have done so without a loss of a sense of community and if you think about the Napa that you drive through, the Napa that you go to work to, that Napa city has successfully done a cultural absorption and population absorption which over the last 20 years has been handled extremely well. I am not saying that this can't work, but what I am saying is if you put 500 units of low to moderate income housing in one place, that will be a new experience e and a new challenge for those of us who live in urban Napa. Some of us have worked very hard to keep this community a friendly place, and I fear of the effect of ghetto-ization on us. Thank you.

Moira Johnston-Block

Moira Johnston-Block, Napa, and I would like to bring out first concerns... and I meant to bring it up with me but in the Register a few days ago I thought the summary of complaints raised by the City Council and the Planning Commission of Napa was an extremely.. thank you... this is mine and I have it well underlined, extremely helpful and excellent summary of some of the concerns that I do share and I am sure it is available on the web if any-body wants to review it but I will just touch very quickly on drawing largely on it and adding a few of my own... my major concerns are 1) traffic, and I won't go into any details. 5,000 to 6,000 people would, as already shown in a study recently released would clog roads and highways beyond the immediate project area. That would be looked into heavily but it is a serious issue. Water may be the issue of the entire project with the undeniable and galloping advent of global warming which is going to be raising the river levels here within 20 and 30 years and projected drought which is clearly known and accepted by the entire valley. Tapping the aquifer, the one large remaining aquifer for the City of Napa and that entire region with all this unknown coming down the track is to me a very dangerous plan. It will be needed that aquifer by city and by agriculture, the aquifer really lies below both the county and the city. The city is in the process of developing its own water plan, they haven't had time to do it, they've already stopped one bottle water plant that wanted to come down and dip into that aquifer. It is a precious treasure and we have to deal with it extremely carefully and I don't think that this is the project that should be allowed to tap it as extensively as it would be required to. And I know they have other proposals as well for water but I think water is the issue.

Then the impact of putting this right next to the airport. I have done a lot of writing about airports and the problems caused by contiguous residential areas and airports when their too close to really protect the residential area from extreme noise pollution. I think it could create the kind of wars between residents and aviation that we have seen all over the nation with the encroachment onto airport spaces by residential areas, serious consideration. There is also a danger because we all learned last week that take-off and landing is the most vulnerable part of any flight; the most threatening face are the approach and take-off landings. Then there is the cost and responsibility for all the services required for a small city. This is a small city on the boundaries of the city of Napa; I know that is being addressed by many

Carol Lilligard

I am Carol Lilligard, 2470 West Pablo Avenue in Napa and since I first heard about the possibility of Napa pipe being developed I have had the same question, it was mentioned by the last speaker. I believe that the climate change is going to cause the water level to raise. It's already an area that is subject to flooding for many years and I understand that the project is planned to be raised so that itself won't flood but what is that going to do to the rest of everywhere else around it, is that going to make everybody else more subject to flooding? Is the water going to back up and go more into Napa Creek even after it is fixed? What will happen to all that new water that is going to be there when the climate changes?

The other point that I have maybe is in part of the EIR but I used be on the Planning commission and we would get these wonderful pictures, literal pictures and word pictures and images of what a project is going to be and we would approve it and most of these were presented by attorneys and it took a long before I found that nothing was binding that the attorney said to us and those images were not binding, they were not final, they were not for sure, they were just to get the thing passed, or maybe they were the first idea and later ideas turned out to be more financially affordable and so how final will the project plans be at the point that the county is approving it and development is going to go on without really knowing what it is going to look like, be like, who it will serve, will it be more than residential, will it have any of the wonderful public transportation plans that have been presented like a railroad, shuttle buses open to the public. Those are very exciting kinds of things but are they just to get it approved or will they be absolute guarantees before the County gives permission. Thank you.

Delford Ross

My name is Delford Ross and I live in the River Park area. We have a project in our area called Sheveland Ranch and City Council passed that wonderful project, according to them would benefit the community, and it turns out that they guessed wrong and so all of that land now is tied up and nothing else can be done with it and the thing that concerns me most is in a project of this size if we guess wrong, and there is so many unknowns, right now, what's going to happen environmentally, what is going to happen economically, that we commit such a huge amount of land to one project so that we don't have any flexibility down the road.

We recently in our neighborhood experienced where the Spreckles people planted two rows of wonderful elm trees and we had one disease come along and wipe the whole thing out. If they had planted different trees, if there had been some diversity that was addressed before, some of those trees would have survived, but as it is it has wiped everything out and that is the same kind of exposure that I see, that I worry about here.

Dennis Bertolucci

Dennis Bertolucci in Napa... you will have to follow with me, I have notes all over the place. One of the concerns I have is I heard that it was in a flood-plain. I notice you have addressed the 100-year flood, but what about a 50-year flood. And they were looking at bringing soil in, where is the soil coming from? What is the quality of the soil? And also the hazardous materials on the site, how is that going to be remediated? And if there is contamination on the site, if it is going to be capped or something with new soil going over it. When you have houses, people like gardens, people put wells in gardens and they are tapping right into that, they are not down at the aquifer, but they are into the contaminated areas so it really should be identified what contaminants are out there and where's the contaminants.

some new homes, some new units. I really, with our economy the way it is, nobody will be able to afford those units.

Therefore, folks let's not be blind to what is going on, these are suggestions on my part, everybody's giving a little bit, little bit, well here is my two bits. I had an opportunity to take the tour of the 152-acre property when it was first opened to the public. When I first came to see the place my mind start really, man what can we build in this place besides homes that the delegation wants to build. I said to myself, this a good place to have Napa playgrounds away from the noise that it is causing at the present state, a place where we can hold our annual firework display is included. We like to see a new theatre in town, why not build the best IMAX theatre they have and have it built in here. Our Napa children needs our help, why not build it here. Our teens are clamoring now for a skating rink, why not build it here? A rink for all kinds of skating and figure skating, hockey or just for fun skating with the family. When I was Director at Career Education at Vintage High School in the 70s I had an opportunity to present to the Board of Education, how about converting Lincoln Elementary into a trade school. Guess what, 20 years later we have Technology High... it was a little slow but we got Technology High. I am sorry you waited 20 years to do this.

What we would like to see here in this place is NIT, Napa Institute of Technology that could grace our town it could also be built here. A school that would offer our students once as they pursue their hopes and their dreams a building trade that can prepare our young men and women into a world of work, a school that could mold their ideas and dreams second to none.

A gym that could house basketball, volleyball court and all physical events that they can compete with other schools. Have a community center where the families can come and enjoy its benefit. Have a public-size Olympic pool for all including our tots. Not only that but a large place that can serve as a public convention center for our graduates can celebrate their graduation night, prom night in a safe secure environment. I like to see a family bowling alley added to all these areas... Most of all, a Visitors Center to the Napa Valley where tourists can come and enjoy the taste of how great our Napa Valley area is.

The place could also house a Napa Valley train depot for transportation can play an important role of where we can expand our way of life either further safe to live/work or further north to Calistoga town.

Folks think of the possibilities at hand. Don't just sit here on your laurels and we need to speak out our concerns. The 152 acres could be the best place in the city, in the north bay.

Granda Limpert

My name is Granda Limpert and I live at 1515 Laurel Street in Napa. I would like to speak about the affordable housing and also you asked for alternative ideas and I want to throw a couple of those out. I used to work in the field of affordable housing and I know how difficult it is to truly come up with affordable units that are affordable to our local residents who are in the very-low and low-income categories and I understand the county has its Inclusionary Ordinance that spells out certain thing and I also understand the State has housing requirements, and I know there is a large incentive for the County to try and meet those housing requirements but I think that the EIR ought to address how, if this housing is built, it will actually meet the need, the real need, of the people in Napa. There is other numbers besides just those sort of set formulas. A way to assess how many people there are in Napa that really

the people already on groundwater would have to increase the level of their water, dig deeper maybe? And that is it, I just wanted to point out that one thing. I know the water issue was there but I didn't think it was quite in perspective.

Cory Wardlaw

Cory Wardlaw, Napa. I want to be under alternatives. Other speakers have kind of stolen the thunder. Considering the City of Napa is going to redevelop the area between Silverado Trail, Soscol and then down south as far as South Marketplace, changing the businesses and adding things, I think moving the fairgrounds, other business that are along there, moving those down, leaving the businesses that are already there within Napa Pipe. In fact, we have lost a business, I think Transbay Steel moved, so we have lost jobs from that but move the fairgrounds, move the corporation yard, possibly Caltrans, the other businesses and you can build homes where the fairgrounds are. They are supposedly going to move the transit hub to Bell products which might find a good location down Napa Pipe and just leave the whole thing industrial, that way instead of other businesses having to conform that are already in business park that have late hours, UPS, there is a Shamrock Ready Mix, they run at night sometimes. How long before people start complain-ing about noises from them?

Judy Dumond

I am Judy Dumond and I live at 1091 Stoneybrook in Napa. I don't usually think of myself as a "contrarian" but I have to say that after decades of living in the Bay Area the greater Bay Area from Fremont, San Leandro, San Francisco, Hayward, Santa Cruz Mountains, and being pursued by development, this is one of the few projects I have ever heard about I can be enthusiastic about. I wanted to move to Napa long before I was actually able to move to Napa, mainly because of family health reasons. I like villages, I like small towns, I like where I know who is selling my vegetables, I like to know my butcher. That is what the older part of Napa offered to me and what in fact I could acquire. I live out in Grounds Valley and thank god for Grounds Valley market, that gives me that smaller feeling of not being lost in a tract. Tracts are the bane of my existence; they are the places where I have spent the unhappiest years of my life. I live in a tract in Browns Valley and god bless them I have fabulous neighbors.

All things being equal, a very amorphous phrase, all things being equal, if the industrial pollution can be handled at Napa Pipe, if the issues of rising waters can be handled at Napa Pipe, I won't enumerate them, all things being equal, to me Napa Pipe offers what the already locked situation of old downtown offers. It offers neighborhood vendors, it offers opportunity to socialize in that wonder way that you do when you live near a little street, a little alley that your neighbors use when they go from here to there.

I am not frightened by the phrase "affordable housing" although I agree that needs to be explained. I would rather live near affordable housing, than live near most of the students at UC Davis, college students are notoriously noisy. I love the idea of converting the ground space... I love it.

I truly do see the traffic problems in Napa as more a cause of 1) Napa has been mandated to grow, Napa is land-locked; they no longer go by stages over what is now Green Valley Ranch to get to that area. We desperately need really innovative solutions to how you move people from here to there. We know those little roads can't do it.

Dottie Lee

My name is Dottie Lee, I live at 1011 Woodland Drive in Napa. Actually, piggy-backing quite a bit of the comments I think the biggest issue is water. I think that has to do with the scale of the project so my biggest concern is, I don't think, the water sounds like a really serious, serious issue and if you especially when you think of the future, whatever we do with this, it is going to go on for, it is our future so the water I think has to be resolved.

Traffic is a major issue so that is already been addressed. So I kind of have more of a request depending upon if this zoning change goes through and you do some sort of project there, it was brought up by other people, the development agreement, like when they talk that the phasing of how they are going to build, I have had that experience too having promises in Napa a lot of promises when a project comes up and that is not what materializes. So whatever happens I would like the development agreement to be very specific about what they are going to build, when they are going to build... I mean a lot of things other people have brought up, a lot of specificity as to what actually is going to happen, when it is going to happen, and what stages. Be-cause you also have projects where things are promised but they built all the houses first they never quite get around to the rest because the housing project doesn't work.

And then I guess I have a question, and I don't know the legality of this, I don't know if it is even a good idea, but with this project of this size, but basically the size of another town in the City of Napa, is there consideration whether it be good to put this to the vote of people. Do the people of Napa support having another town added. I would like to see the pros and cons of someone saying is it even legal to do that and if it is what is the pros and cons of putting the project of this size to the vote of the people.



Local Agency Formation Commission
LAFCO of Napa County

1700 Second Street, Suite 268
Napa, California 94559
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<http://napa.lafco.ca.gov>

February 2, 2009

**CDPC
MEETING**

DELIVERED BY E-MAIL

Sean Trippi, Planner
County of Napa
1195 Third Street, Suite 210
Napa, California 94559

FEB 18 2009

**AGENDA ITEM
NO. 10 A**

**SUBJECT: Notice of Preparation of a Draft Environmental Impact Report:
Napa Pipe Project**

Mr. Trippi

Thank you for the opportunity to comment on the above-referenced Notice of Preparation (NOP). The NOP contemplates the development of approximately 150 acres of unincorporated territory located at the "Napa Pipe" site to include up to 2,580 housing units. Please note the southern portion of one of the two parcels comprising the affected territory is located within the City of Napa's sphere of influence and is identified by the County Assessor's Office as 046-412-005 (map attached). This portion of the affected territory was retained in the City's sphere of influence as part of the Commission's most recent update completed in 2005 in deference to planned discussions between the City and County with regards to future development activity in the area. The entire affected territory is located within the Napa Sanitation District's jurisdictional boundary and sphere of influence.

A review of the NOP suggests the Commission may serve as a responsible agency under the California Environmental Quality Act with respect to forming a special district to provide certain municipal services to the Napa Pipe site as it develops. If the establishment of a special district becomes part of the project, the following comments apply.

- The Draft Environmental Impact Report (DEIR) should state that Commission approval is required to carryout the portion of the project relating to the formation of a special district. The DEIR should identify the type of special district (i.e., community services district, county service area, etc.) to be established and the specific municipal services that will be provided. The DEIR should also reference the factors the Commission must consider in establishing a special district, including the location of the jurisdictional boundary and sphere of influence, under California Government Code §56668 and §56425, respectively.

Juliana Inman, Vice Chair
Councilmember, City of Napa

Jack Gingles, Commissioner
Mayor, City of Calistoga

Cindy Coffey, Alternate Commissioner
Councilmember, City of American Canyon

Bill Dodd, Commissioner
County of Napa Supervisor, 4th District

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Mark Luce, Alternate Commissioner
County of Napa Supervisor, 2nd District

Brian J. Kelly, Chair
Representative of the General Public

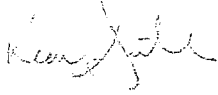
Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

Notice of Preparation on Napa Pipe
February 2, 2009
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Thank you again for the opportunity to comment on the NOP. If you have any questions, please contact me by telephone at (707) 259-8645 or by e-mail at ksimonds@napa.lafco.ca.gov.

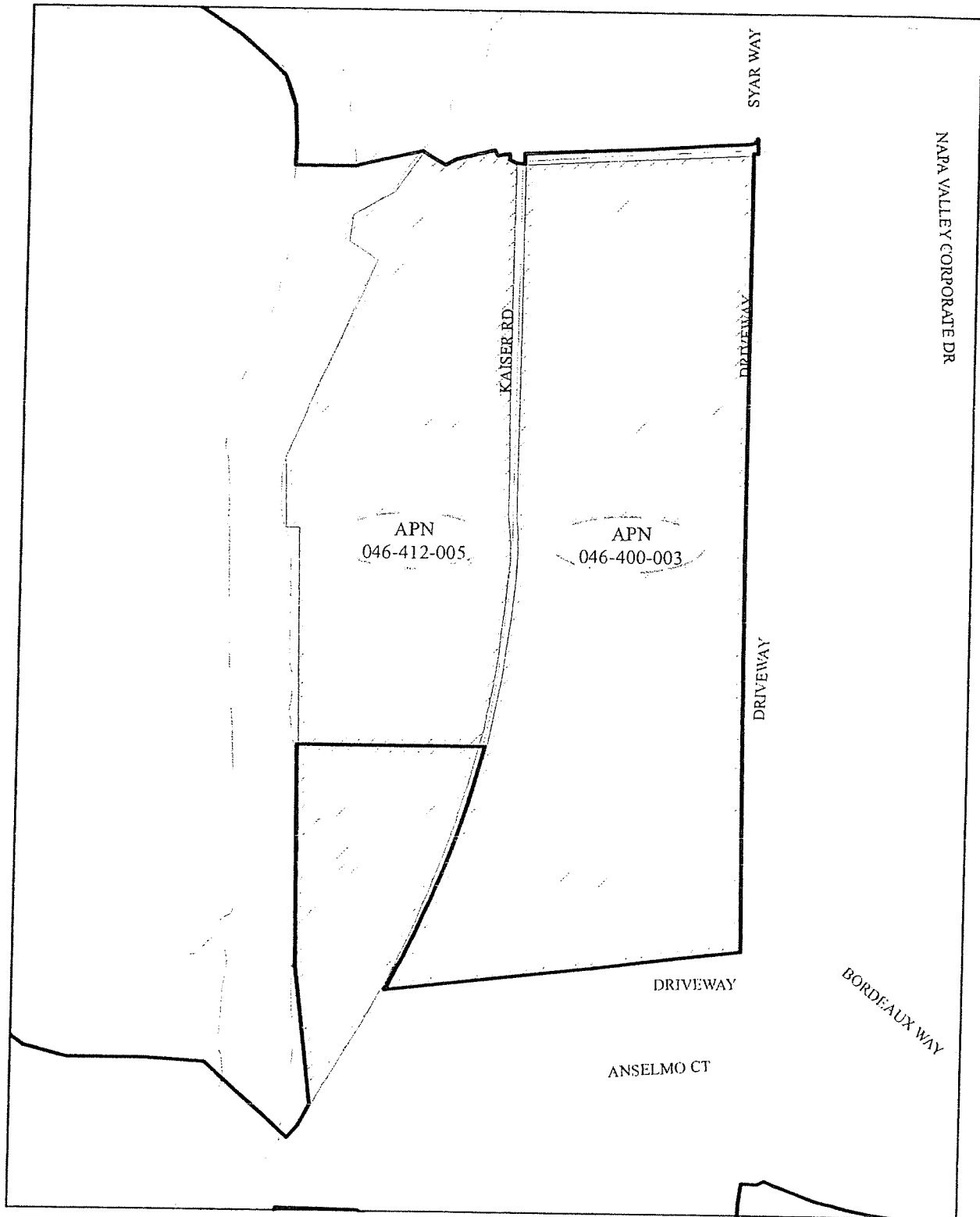
Sincerely,







Keene Simonds
Executive Officer

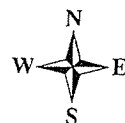
Attachment: as stated

Napa Pipe Site



LEGEND

-  Unincorporated Land
-  City of Napa: Incorporated Boundary
-  City of Napa: Sphere of Influence
-  Napa Pipe Site



Not to Scale
February 2, 2009



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