



July 27, 2011

Paul Price, Executive Director
Napa County Transportation Planning Agency (NCTPA)
707 Randolph Street, Suite 100
Napa, CA 94559

Cc: Surlene Grant

Re: Napa Subregion's Regional Housing Need Allocation (RHNA)

Dear Executive Director Price and the NCTPA Board of Directors,

Greenbelt Alliance, the Bay Area's advocate for open spaces and vibrant places since 1958, writes to comment on the Napa Subregion's Regional Housing Need Allocation planning process, specifically, as it relates to the Napa Pipe Project. Greenbelt Alliance submitted a letter in March 2011 to the Napa County Board of Supervisors that outlines the organization's comments and concerns regarding the supplemental Draft Environmental Impact Report for the Napa Pipe project. Greenbelt Alliance has followed the project, proposed by Napa Redevelopment Partners, LLC, since 2007 and conducted an analysis of the potential impacts and benefits. Please refer to the March letter for more information regarding our position and findings. Based on our evaluation, we concluded that compact, mixed-use development, including 2,580 homes, is the best way to fulfill Napa County's housing needs, shorten local commute times, and reuse this large brownfield site.

NCTPA has asked for the public's input on which issues are most important for the subregion to consider in developing a Regional Housing Needs Allocation (RHNA) methodology. In response, I'd like to reiterate a point from the March letter. In general, Greenbelt Alliance supports subregional RHNA processes because they enable jurisdictions within a county to work collaboratively to decide how to best accommodate growth. Napa County is somewhat unique in that one of the best sites for accommodating growth, Napa Pipe, happens to be situated on County land rather than within the boundary of any city. Accordingly, we want to suggest that stakeholders in the ongoing subregional RHNA process in Napa County should consider the Napa Pipe site to be ideal for development; the subregional process should not be used as a mechanism to undermine development at the Napa Pipe site.

Thank you for your consideration.

Sincerely,

Amanda Bornstein
Sonoma Field Representative