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Strong demand for Riverfront living



The Riverfront has sold the first 10 condominiums in the project. 50 condos are planned, ranging in price from the high \$600,000s to \$1.67 million. The project is scheduled for an early 2009 completion. J.L. Sousa/Register | [Buy photos](#)

First 10 downtown condos sell out in one day

Thursday, September 18, 2008
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By KEVIN COURTNEY
Register Staff Writer

Mike DeSimoni's gamble that affluent families will want to buy high-end riverfront condos in downtown Napa appears to be paying off.

Despite an ailing housing market, the first 10 residences in the Riverfront, a mixed-use project at Main and Third streets, sold out the day they were put on the market.

Buyers put down \$10,000 deposits last week for units selling for between \$695,000 and \$1.67 million, with occupancy set for early 2009, said Michael Carreno, president of sales company the Reiser Group.

"People believe that living downtown is probably the way of the future," said DeSimoni, whose family company, Channel Properties, is building two blocks of stores, restaurants, offices and condos. "I think they will all sell. It's the uniqueness of the location."

"If you're looking for downtown, urban-style living, riverfront property, walking distance to restaurants and shops in Napa, where else are they going to go?" Carreno said.

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“It’s incredible,” said Cassandra Walker, the city’s economic development manager. “It shows there is a market for downtown residential development, even in difficult times.”

“It clearly speaks to the value that people place on downtown and the river today and what’s in the future,” said Craig Smith, executive director of the Napa Downtown Association.

With its prominent river location, the Riverfront occupies pride of place in Napa’s fast-developing downtown, next to flood control improvements, including a pedestrian promenade and a redesigned Veteran’s Memorial Park. Plans are under way for more than \$500 million in private development within walking distance of the Riverfront, including new hotels and office-retail projects.

But given the state of real estate today, pricing the first condos in an untested downtown market was tough, Carreno said. Had the project gone to market two years ago, residences might have sold for 10 to 15 percent more, he said.

The first 10 buyers include several who already live in Napa, several more who have second homes here, with the rest frequent Napa Valley visitors who like the wine country lifestyle, Carreno said.

One buyer is Bob Brosamer, owner of R&L Brosamer Inc., the general contractor who built the promenade and flood wall in front of the Riverfront for the U.S. Army Corps of Engineers.

“We’re excited by the vision that both Mike and Harry Price (developer of Napa Mill next door) have for downtown,” Brosamer said. He reported paying “a lot” for a 1,700-square-foot, two-level, two-bedroom unit with river views.

“We’ll see the river. At high tide it looks great. At low tide it doesn’t look so great,” he said.

With its restaurants and spiffy new waterfront, downtown is “nice now, but it will do nothing but get better,” Brosamer said. He intends to use his condo as a weekend home and loan it out to friends.

“As I get a bit older, I could see myself slowing down and staying there three-four days a week,” he said.

The Riverfront will have 50 condos centered on a landscaped courtyard on the top two floors at the south end of the project. Residents will park in a two-story underground garage.

The next batch of 10 condos will be offered for sale in October. The Riverfront will open a full-time sales office in Alexandria Square, the commercial building that Channel Properties owns at Second and Brown streets.

Pricing is being established for the remaining 40 condos, which will range from 947 square feet to 2,123 square feet, Carreno said. Some could sell for under \$500,000, he said.

Sales materials promote luxury living, with condos having hardwood floors, granite slab counter tops and high-end appliances. Buyers are able to customize amenities, Carreno

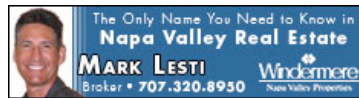
said.

Napa Mayor Jill Techel said the city is promoting mixed-use development downtown, with the goal of creating a more lively city center.

"When we approved (Riverfront), we knew it would be more expensive," Techel said. Future projects located a block or two from the river will be more affordably priced, she predicted.

Channel Properties said Morgan Stanley had leased 8,600 square feet of the project's 30,000 square feet of office space. Negotiations are under way with "major restaurateurs" for portions of the project's 40,000 square feet of retail.

More information on condo sales is available at riverfrontofnapa.com or by calling 252-5463. Commercial leasing information is at mbspinc.com.



62 comment(s)

momtoo wrote on Sep 18, 2008 5:35 AM:

" eww...have they seen the river? Nice to know some people can afford houses in napa! Good for them, and their riverfront views. "

ADark1 wrote on Sep 18, 2008 6:16 AM:

" If I fill in the potholes on my street with water..throw in a few battery powered boats...think I can sell my shack er....*condo* for about 900k? Honest thats all Napa needs to do to get rid of me!

LOL!

Nice! "

db76 wrote on Sep 18, 2008 6:58 AM:

" For 1.5 million they get a view of a poo-colored river littered with trash and stained with oil slicks. awesome. "

Cadence wrote on Sep 18, 2008 7:10 AM:

" Can the developer be convinced to offer these second home buyers a discount if the buyers promise not to wear those awful ballooning, pleated shorts that were in vogue this summer? Be nice to preserve a few slivers of the river view! "

Dirty Napkin wrote on Sep 18, 2008 7:15 AM:

" LOL I wonder if baby ruth bars (eh hem) still float down the river from the sea scouts boat..... YUM!

My image verification code was

iikky..

Ha!coinkydink! Or not? "

Kathy Concened wrote on Sep 18, 2008 7:33 AM:

" Not living next to "that" river! I believe the picture tells enough. "

jwk wrote on Sep 18, 2008 8:06 AM:

" Maybe they could put in a dock to park since there is ZERO parking downtown! And the boat pollution could clean up that river. Nasty Water... I can't imagine paying 1 Million dollars to over look that swamp...But I'm sure ALL of the Taxes & TOT taxes will be used to put in parking Downtown, Fix our streets, Roads and Sidewalks throught the rest of the "Non-Tourist, Non-Commercial, Lowly under \$700K neighborhoods.. That at least would be a good thing... "

MP wrote on Sep 18, 2008 8:17 AM:

" I hope they leave buckets of money in town. "

nscrgirl wrote on Sep 18, 2008 8:32 AM:

" what a complete waste of money! why would people throw their money away on looking at a brown river, smelling it they will enjoy that aroma! They can have the riverfront condos with the "riverfront view" of poo "

yoyo wrote on Sep 18, 2008 8:34 AM:

" Wow! nice attitude Napans. I am embarassed to be a resident of such a negative community. Whining is a sign of weakness. Get over it. "

localmama wrote on Sep 18, 2008 8:51 AM:

" Why is everyone so negative? Yes, the river has issues but Napa is working on it- and why not let these people enjoy the river condo's. Jealousy doesn't become any of you. "

dcnapa wrote on Sep 18, 2008 9:00 AM:

" Now I have heard it all...You have got to be kidding me. Why would anyone want a view of the Napa River unless you live farther North. The Napa river is by far one of the worst rivers in California. I'm sure the brochures showed a nice blue river...lol. Must be a lot of out of towners with a lot of money to burn. "

angrytoo wrote on Sep 18, 2008 9:12 AM:

" Heck.....I'd spend 1.67 for a condo that overlooks a muddy river and is down the street from low income housing. NOT!! "

mominapa wrote on Sep 18, 2008 9:33 AM:

" If the people who are moving into those obscene condos next to that stink hole called the Napa River knew how they are being viewed by the locals, they would never move here. I have lived here most my life, raised my children here and have worked every day of my adult life. Still, after all that, I can't afford a down payment on the cheapest house in Napa. They can come here in droves at the rate of 10,000 a day and it won't make a particle of difference to me. I'm leaving. If I did have the money it would take to live comfortably in the Napa Valley I wouldn't live next to that river if you gave me the whole stinkin' mess. The river and its surroundings are ugly and will never be good looking. It's mutton dressed up as lamb. Unbelievable to me that people come here just because it is NAPA VALLEY. Big screaming deal. We are just a small town with small town problems. Can't make a silk purse out of a sow's ear. Lipstickon a pig. "

vanappan wrote on Sep 18, 2008 9:59 AM:

" First item: it is nice to see a born and raised local businessman succeeding in Napa, good luck Mike.
Second item: the main reason the Napa River is the muddy brown river it is and has been for over a 100 years. After the 1906 earthquake, barges were sent in from San Francisco and all of the river rock was dredged to rebuild the City
The Napa River was not the only victim.
Is a hundred years to late for a class action lawsuit, perhaps we can sue for damages done??
?? I heard John Edwards is looking for a job. "

skiph wrote on Sep 18, 2008 10:01 AM:

" I can see it on a local menu soon....Napa River Split Pea Soup!! "

bennyd wrote on Sep 18, 2008 10:19 AM:

" holy smokes...what stinks are all the sour grapes! I just came back from a bike ride down to NVC along the bike trail and what a great trail to have here...all you sour grapes should get out once in a while, it's good for your health and attitude. I see the great possibilities of living here in Napa! I look forward to the trail connecting to downtown Napa. "

jimmie wrote on Sep 18, 2008 10:21 AM:

" All the complainers keep threatening to move. We're waiting.... "

notshocked wrote on Sep 18, 2008 10:24 AM:

" Well put yoyo and localmama.

I read such hypocrisy in many complaints in various article comments-- "downtown Napa is dead"... "tourists blow by".... and then when things are done to create more stickiness there, people line up to poo poo the idea. At the end of the day, you all have a choice on where you live. I would live in Napa in a heart beat, but my job took me elsewhere and I am resigned to only visit when I can. I think I'm a native, but I'm pretty sure most of the commenting people here would just as soon spit on me than welcome me. Sad.

Rather than complain about the river, why not find a way to appreciate it... clean it up even!?"

Jenn wrote on Sep 18, 2008 10:39 AM:

" Lets place the people that can afford those things on the dirty river, and right behind the jail. Good job! You thought that the calls to police were high when the homeless shelter was right on coombs, please! Just wait until they catch a glimpse of some of the people that were released from jail walking around! "

Native74 wrote on Sep 18, 2008 10:40 AM:

" Having a vision is key. It would be awesome to live in one of those units within walking distance of the future downtown. Heck, I'd live there now if it were complete and I had the extra cash for a second home.

I just wish they would put the dock back in (promised this past July and not delivered...) At least I can boat down, dock and then walk to restaurants, but that'll probably be another 10 years. It took us that long to get the first dock installed!!!! "

psoren wrote on Sep 18, 2008 10:50 AM:

" Strong demand? They managed to sell 10 of the 50 condos... in the 9/8/07 NVR article reported DeSimoni had 178 potential buyers -
<http://www.napavalleyregister.com/articles/2007/09/08/news/local/doc46e2486504038095309873> "

glenroy wrote on Sep 18, 2008 10:57 AM:

" Van and Native....good work. Mike and his entire family worked awfully hard to help revitalize downtown, and unlike some other investors who just buy and jack the rents this development has added value to market....still hard to believe someone would pay that kind of money for a view of the Napa River.... "

NAPGRL55 wrote on Sep 18, 2008 11:05 AM:

" Why the hell would anyone want to live right next door to the jail, right on the nastiest water seen this side of the sierra, plus have an awesome friggin view of Greenberg's used car lot? All for the bargain basement price of 1.7 mil. NICE! "

psychochik wrote on Sep 18, 2008 11:31 AM:

" Would I buy one of these condos ? No, I doubt I'll ever be able to afford anything like that, but should I hate on those that can afford em ? Nope.

Come on people, the negative nancies are making the rest of us look bad. This is an opportunity to hopefully bring some life to our slumping downtown area. Jeez, seriously, if its that bad then please, by all means, leave and let the rest of us enjoy our town. "

selim wrote on Sep 18, 2008 11:32 AM:

" notshocked, you're right on the money.

Man, is it sad seeing all these "sour-grapes" people deluding themselves that these condos won't be nice, or that somehow the "real" Napans are looking down on the people who are buying them. I can't afford one right now, but the idea of living & working downtown is appealing, especially when you see what is being developed in the immediate area.

I guess these "real Napans" would prefer that we just kept that site vacant, populated only with weeds and an undersized parking lot? Downtown is slowly improving, and it's about time. Once the flood project completes we'll see a significantly different river area.

And this whole "real blue collar Napan" vs. "anyone not born & raised here who makes more than \$150K/year" is tiresome and simply infantile. Grow up, folks. Never leaving your hometown is not exactly something to be proud of, you know. "

cordell wrote on Sep 18, 2008 11:36 AM:

" Let's face it. The complainers in Napa hate everythng, especially their own miserable lives. The rest of us can only hope that they make good on their threats to move somewhere else. "

kittyamma wrote on Sep 18, 2008 11:50 AM:

" just wait till the crime starts, cars are gona get broke into, the condos will get broken into beacuse of the rich folk vacation home factor, i see trouble down the road,

go raiders "

comment wrote on Sep 18, 2008 11:55 AM:

" The river is not as bad as some of you are making it out to be. Like bennyd says, go out to the trail behind NVC. You'll have a new appreciation for the river. I wonder how many of the people complaining about the river have been out to there lately? By the way coastal cleanup day this Saturday. If you think the river is ugly, here's your chance to clean it up. "

vocal-de-local wrote on Sep 18, 2008 12:05 PM:

" Get used to it people. Downtown Napa is changing. Find ANY place in the bay area with water front (any type of water) luxury homes and set them at this price. Locate them a short distance from one of the most beautiful, Mediterranean climate regions of the world (little France in California), and a short driving distance from the metropolitan and beautiful San Francisco; I'm not surprised they sold in a day. It's all about location. Whether we like it or not, downtown Napa is becoming a desirable place.

If these had been a couple of hundred thousand less expensive, I may have considered buying one myself. I think these condos will be an excellent investment and will contribute greatly toward the economic health of the downtown area. "

5TH GENERATION NAPAN wrote on Sep 18, 2008 12:24 PM:

" Oh all you new comers make me sick. The napa river was a beautiful river until the early to mid 1960's when all the new comers started to use it for a Venice Style garbage dump. Now that it's starting to get cleaned up you "new comers of the last 20 years" can do nothing but whine! Come out and help clean it up further. I'll be in my kayak picking up your crap trying to restore it to its once pristine condition. Get off your butts and help instead of endless complaining! "

SouthNapa wrote on Sep 18, 2008 12:30 PM:

" Downtown Napa will never be desirable until the city cleans up the homeless and drug problems that plague the area. If I had the kind of coin that it takes to buy one of the condos, I certainly wouldn't buy there. Who wants to live behind the jail, look at a brown river that floods constantly, and deal with the scrubs that roam the nearby streets? "

Napa Mom wrote on Sep 18, 2008 12:37 PM:

" Every one who is negative just sounds jealous. It's a great project. "

Dirty Napkin wrote on Sep 18, 2008 1:18 PM:

" Ill be there with a strainer, and my Britta pitcher. You have to be joking. Its not the garbage, Its the water. Vomit soup... "

Maya wrote on Sep 18, 2008 1:57 PM:

" I was sure nobody would be stupid enough to buy those. I overestimate the general population once again. HAVe they been to the condo location? Right next door to the criminal outhouse and jail, right down the street from a poor area. I know, I used to live on cross st. as a kid and it didn't feel safe then. Now I won't get out of my car there. No intelligent person would pay that much for a home in that location in a declining housing market. They've got more money than brains. "

jt wrote on Sep 18, 2008 2:09 PM:

" poor salespeople many of these who comment would make.

the same could be said about these condos as could be said about structures in walnut creek, redwood city, or san rafael. big deal!!! put a mercede's or bmw dealership next door.

if the developer can make money of these more power to them.

flooding must not be a problem in that part of town. who'd want to pay the credit market for a place that had a flooded basement. "

mominapa wrote on Sep 18, 2008 2:42 PM:

" I've taken a thumbnail survey of the commenters and the overwhelming majority agrees with me. The river is an ugly stinkhole. The draw is having "a place in the Napa Valley". I don't know about you, but it has always been my dream to live where I can watch the jail on one side and a mudhole on the other and see the homeless urinate in the street. Ever wonder where the puddles on South Main come from when there hasn't been rain for months. It is not the homeless peoples' fault. They have nowhere to live and must watch the uber-rich come and look down on them from far above them in more ways than one. If I were the homeless, I would be marching on City Hall to make sure they provide a place for me as well as pull in the rich folks from out of town. "

mominapa wrote on Sep 18, 2008 2:43 PM:

" My comment had to be revised because I used an inappropriate word - Tell any nursing mother or her child that my word is inappropriate. "

St.Hell.comNative wrote on Sep 18, 2008 2:50 PM:

" I agree 5th Generation, the river does need to be cleaned up. Looks better than it did a few years ago. What needs to be done is to clean the river upvalley of all the trees and bushes overtaking the river so that we get that wonderful flow of water we used to have! I miss that! But as my uncle says, upvalley newbies don't want to kill the "endangered mosquito"! "

napan79 wrote on Sep 18, 2008 3:01 PM:

" Who wants to live right across the street from the Napa Jail, smell the nasty river, and look at a brown dirty river? I don't understand why anyone would want to spend 1.6 Million

dollars on living on the Napa River. I don't believe with all the flooding projects that this property will not flood. I hope the residents who buy these condos also buy a boat to get out of these homes. With all the foreclosed homes in Napa we need to stop building and sell the homes that are on the market. I am tired of all the building that is happening in Napa and how the population keeps getting larger. Lets try to keep Napa small and we the voices of Napa need to stand up to our city council and tell them to stop letting building after building be put up. "

abouttime wrote on Sep 18, 2008 3:06 PM:

" Reading the majority of these comments,it is very clear why none of you have the money to buy them. It's amazing how this story has assembled a group devoid of imagination, money, intelligence and filled with jealousy and resentment. As the new world class down town evolves and you are appropriately left out, you can look in your limited rear view mirror and wonder. "

yamamama wrote on Sep 18, 2008 3:26 PM:

" If I could afford it, I would definitely buy one of those condos. Downtown shops and restaurants, the library, the opera house and the promenade steps from my front door. Sounds perfect to me. "

skippert wrote on Sep 18, 2008 3:53 PM:

" What is wrong with all of you. That is a great river. If you want to help clean it up, go out this Saturday and help. By the way the idea of living downtown is great too. Look around in other places, this has been going on for a long time, just not here. I think it will look wonderful, and if it brings more money around here then good. "

napan79 wrote on Sep 18, 2008 4:10 PM:

" About time how to you know who has money or not? You don't know! I would not purchase an over piece of junk on the Napa River and I am not jealous of the people who purchase a condo on the Napa River. I love my home even though it does not sit on the Napa River and cost 1.6 million dollars. "

shareathought wrote on Sep 18, 2008 5:37 PM:

" The truth is many of us are to dang lazy to get off our butts and help (our trash doesn't matter or someone else should do it or blah, blah, blah).

If we cared we'd be there for the Coastal Cleanup day this Saturday, September 20, 2008 from 9 am to 12 pm, here in Napa

(for more information one can google: RCD, Napa and Ca). This is a part of a coast to coast or creek to coast clean-up nationwide).

Or we would pick a park or main route in the area to pick-up (for example Imola, Jefferson, or Soscol).

But then again, perhaps we aren't thinking caring human beings, but only whiners. "

Joe wrote on Sep 18, 2008 5:47 PM:

" What do you people expect the Napa river to look like? It is a estuary connected to a huge bay. The Sacramento river looks exactly the same right where it meets up with the delta. Same with the Petaluma river near the San Pablo bay. The constant high and low tides will create a muddy look. "

cameltoedoc wrote on Sep 18, 2008 5:57 PM:

" Great planning...jail is right across the street so that the homeless and ex-serenity house "fallouts" can have a place to go. Yeah, that price sounds ridiculously right! Depression and the collapse of our government is on the horizon and we are talking about this. hmmm, anyone heard of a black swan? "

iaiguy wrote on Sep 18, 2008 6:44 PM:

" Whine, whine, ... wine? Well, it is Napa, after all. Wish I had a place there. Oh, wait, that's right, I do! And have had for 30 years. And you know what? If I had the the extra cash, I'd

jump on one of those condos, too. Just to have a place in downtown where things are improving by leaps and bounds and will only get better in the next few years. Don't like the "improvements", the river, the tourists (who fund most of the local economy), etc.? Fine. Do us all a favor and LEAVE so we can enjoy this wonderful place in peace. I'm just a local "working stiff" looking forward to retirement in beautiful Napa. It's looking better every day.
"

Dirty Napkin wrote on Sep 18, 2008 7:07 PM:

" cameltoedoc--- I cant even believe they let you have that user name.. Yikes! "

musikluvr wrote on Sep 18, 2008 8:14 PM:

" I am longing to pay \$1 million to look at mudflats and give handouts to the homeless. "

comment wrote on Sep 18, 2008 8:51 PM:

" From my understanding, the condos are facing the river with the office buildings facing the jail and courthouse. No one is going to wake up to a beautiful view of the sun drenched jail.

I don't know where you get the thought that the homeless urinate in this area, mominapa. I am in this area almost daily and have never seen unexplained puddles in the street.

I hope Mr. DeSimoni gives the locals a tour of some of these units. While I think they are very expensive, I'm sure they're going to beautiful homes. I wish I could afford to live there. I wonder how many of you "haters" will patronize the great businesses that should be moving into the first floor space? "

newjoeman wrote on Sep 18, 2008 9:12 PM:

" We Napans can only be so lucky that so much money is being invested in our town! Us locals will reap the rewards in the future. Look around; where else in a 50 mile radius would be a better place to live that costs less? How many times have any of you nay sayers enjoyed an outing in downtown in the last few years? "

AmCanResident wrote on Sep 18, 2008 9:19 PM:

" Looks nice, a lot of potential. The first people who buy are usually investors trying to turn a buck. Are there really homeless in Napa? "

chunk wrote on Sep 18, 2008 10:07 PM:

" Good call Joe about the tides being the cause of the rivers color. There aren't any more homeless in Napa than other places. I'm thinking about going the homeless route come April if I'm still in Napa. Just tired of paying rent here. I wouldn't buy one of these condos if I could afford it because I know I can live somewhere else in the country and get a whole lot more for my money. Everyone should just be lucky that we have access to clean water and aren't drinking out of puddles everyday. "

Duck wrote on Sep 18, 2008 10:32 PM:

" To look out to any water is soothing and just fine. And don't think the river will always be brown. Just wait until the Flood project is finished. It is good to know that this project was not affected by the slumped housing market. It may be the turn aorund point! "

Joe wrote on Sep 18, 2008 10:32 PM:

" The area south of these condos is one of the most run down areas in Napa. There are people who sleep on the banks of the river right in that area. They leave there blankets there all day. You will see them if you are in a boat. "

misfit wrote on Sep 18, 2008 11:17 PM:

" Napans like blight. It reminds them of the olden days, (the good ole days). And Joe...don't you think it's their problem? What do you care what the owners of these condos have to look at all day. Besides, I doubt very much that they are only going to be looking at the river all day, every day. They'll be able to walk down to Angele's and sip a Clear Conscience

whenever their little heart desires. They'll walk to the Chef's Market, Downtown Joe's, over to Oxbow. If I had a cool million, I'd buy one too and make my little house into a vacation rental. "

WorksInNapa wrote on Sep 18, 2008 11:24 PM:

" First of all I think that is a great looking building and I'm happy people want to live there. It really adds something nice positive to the city skyline.

I also enjoy the Napa River. I don't think I've ever seen a tide river which had clear water. During my hikes along the river trails I may catch the odor of a dead fish but I don't recall any bad odors from the waters themselves. I'd love to live next to the river.

The so called "homeless" are a real problem. I give two big thumbs up for the real homeless whom are trying to better themselves. I personally know "homeless" whom wish to live that way and won't accept free rooms from family members to get off the streets. I wish there were a better name to call them rather than grouping them with the "I don't want to be homeless" homeless people.

During my hikes I sometimes go down to the river bank where one might expect to see a little trash such as worm containers and bottles. Instead you see piles of baby dipers, used TP, uprooted plants to make room for bedding, discarded clothing, sleeping bags, needles, shoping carts, tents and yes, it can stink of urine. We should help those few whom desire and need help to get back on their feet. But the others need to be addressed also. This nice river can become a beautiful river which the whole family could enjoy.

Those whom can afford it are taking advantage of living next to this river. I'll say, "Good for them!" and really mean "

cellsitegod wrote on Sep 19, 2008 7:04 AM:

" Bring em on!
It will keep Napa exclusive, raise the value of my property.
And keep out the "un-desirables"
Then, maybe Napa can stay low crime. "

Localnapa wrote on Sep 19, 2008 11:30 AM:

" Abouttime: Thank you, I couldn't agree with you more. I guess I am lucky that the people I know are excited about the projects going on that will improve Napa (not to mention our property values!). I feel blessed everyday to live here and I am truly looking forward to the many wonderful changes being made. There is a minority out there that are envious, short sighted and seem to lack common sense and any understanding of this positive progress. I guess they are hoping the old dumps will stay and the dilapidated stores like Wards will come back. Thanks but no thanks. "

amazed wrote on Sep 19, 2008 12:30 PM:

" Derogatory comments about the Napa River, and not too long ago, about Lake Berryessa. Why don't you people move to a freaking desert?! Too much sand? "

lakeco wrote on Sep 19, 2008 11:54 PM:

" to start off with,.....hell of a name cameltoedoc, the tide backs up past the trancas st. bridge on high tide, so you're going to get the brown and dirty water no matter what you do, and maya,.....they do have more money than brains "

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- Keep comments clear, concise and

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