

JOSEPH MASSUCCO
1209 WILLOW STREET
CALISTOGA, CA 94515

RECEIVED

MAR 22 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

To: Supervisor Dillon
1195 3rd Street, Suite # 310
Napa, CA 94559

CC: Sean Trippi


Napa Pipe is a great idea! I am one-hundred percent behind it. The project has so much to offer people, from recreation to employment. I've lived in Napa for almost 50 years and don't know why we haven't created something like this in town sooner.

Napa Pipe will be a great place for our community by turning a former industrial area into a network of outdoor activities and places to socialize. The close proximity of homes, shops, boathouse, kayaking spots, and hiking trails will create a small town atmosphere with a unique feel reminiscent of small European towns. With the tradition of wine growing in this region, it makes sense that we would adapt other continental ideas and apply them to Napa with a significantly American feel.

By creating this new venue in town, we will put people to work and create an economic stimulus for our town. The project will ease the transformation slowly by building in stages for over a decade. In my opinion though, the transition from rundown stockyard to vibrant community gathering place can't come soon enough.

This project has been discussed for years. I'm not sure what the holdup is but I would like to see it happen soon. The Napa Pipe project is a great thing for us.

Sincerely,


Joseph Massucco

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

March 13, 2011

Napa County Board of Supervisors
1195 Third Street, Suite 310
Napa, CA

Dear Supervisors,

Napa is constantly being challenged to provide enough affordable housing, and construction can be aggravating, but the Napa Pipe plan builds homes on an extant site. As a 22-year resident of Napa, I think it is much better than taking up agricultural land or green space. We know we're going to put housing somewhere – why not recuperate a deserted site that's already been developed? Isn't it better than sprawling across the hillsides?

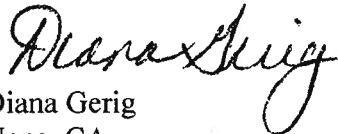
The Napa Pipe plans would build the number of affordable units that has been allocated to Napa County in the next few years. Because the units are smaller and attached (apartments, condos, townhomes), we can fit a greater number of homes compared to subdivisions. As a bonus, the proposed number of units could better balance the number of jobs that pull in workers from other counties. Wouldn't it be better to have more residents instead of commuters in Napa County?

Napa Pipe does not create housing at the expense of the land; it actually contributes to the improvement of land quality and the environment by recycling an industrial site. The redevelopment includes ADDING to the green spaces in our county by restoring wetlands and setting aside a portion of the property to be a neighborhood park.

Napa Pipe makes great use of the site; it makes sense to recycle the property into something more useful and more attractive than an industrial site. The fact that the site already has utility lines and pavement would make it even easier to build, as well as faster and more economical than cutting down trees and digging new lines. Its public transit ideas and plans to connect parks and trails demonstrate Napa Pipe's commitment to responsible, eco-friendly development.

For these reasons, I strongly recommend that you approve Napa Pipe.

Sincerely,


Diana Gerig
Napa, CA

RECEIVED

APR 12 1991

Helen Lanuza

Diane Dillon
County Administration Bldg.
1195 3rd Street, Suite # 310
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

I am in support of the Napa Pipe project.

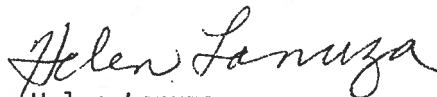
So many of us are looking forward to the affordable housing they will create because we need more of this type of housing in our community. By using an old site with existing infrastructure we can build this much needed development without intruding on the agricultural and open spaces that mean so much to those of us that live in this area.

As we watch the lines of backed-up traffic drive in and out of town each day, it becomes more apparent that we need to address the off-balance climate of the workforce and housing market. Many of the faces we see in our community spend hours traveling here because there are no local options within their means for housing. So, they must live further away and spend hours commuting to get to their jobs. These are valuable members of our community. Surely, they deserve better resources.

The Napa Pipe site is located in close proximity to jobs, shopping and recreation. Using existing rail lines, Napa Pipe will create new means of public transportation to further reduce the traffic issue. Residents will be able to take a train, ride a bike, or walk to work, the grocery store and entertainment. This will create a healthier community for residents who will be getting more exercise by walking instead of driving. It will also help to reduce pollution and the carbon footprint of our community.

Napa Pipe has done a wonderful job of creating a solution to the pressing county issue of affordable housing, along the way they have figured out how to take an old, and basically useless, property and convert it into a meaningful town center. Let's get this project through the approvals so we can all start to enjoy it.

Thank you,



Helen Lanuza
1000 Monticello Road
Napa, CA 94558

RECEIVED

March 8th, 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Supervisor Diane Dillon
County Administration Building
1195 Third Street, Suite 310
Napa, CA 94559

Dear Napa County Planners,

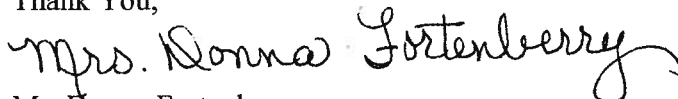
I have lived here all my life and I believe we need to do something good with the Kaiser property, such as building a nice new neighborhood like Napa Pipe. The old Kaiser site is an ugly mess, marring our scenic valley. The Napa Pipe plan will finally clean it up. The property is all ready for construction and it has power and water lines from when Kaiser was still in business. The Napa Pipe plan means we can build houses for people without littering the hillsides with construction and subdivisions. I believe it would be much safer to have houses and businesses along the river instead of abandoned warehouses and dry docks.

Napa Pipe will be a nice neighborhood, not an industrial lot. I like that the plan keeps people close to the stores and services they use the most. It is right along the river, which I think would be a lovely place to live or walk or shop. The development would break up the row of business areas along the 29 with something more attractive and residential. According to the plan, Napa Pipe would provide all the affordable housing we have been asked to build by the state in one place. It seems to me that Napa Pipe wants to build in such a way that beautifies the area, with a lot of parks and walking trails.

Please consider this proposal for Napa Pipe.

The county needs it and you can help.

Thank You,



Ms. Donna Fortenberry
Napa, CA

RECEIVED

MAR 04 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Ernest Bean
2896 Monticello Road
Napa, CA 94558

February 9, 2011

Re: Support for Napa Pipe Project

Dear Supervisor Luce,

I am a strong supporter of the plan to redevelop the Napa Pipe site into a mixed-use community. I have lived in Napa since 1965; I raised my family here, and I'm watching my granddaughters finish school here now. This valley has been a blessing to us for nearly five decades now, and I have every hope that it will continue to be so for years to come. Part of that hope, though, rests on the good judgment of our elected officials in seeing that Napa's growth is managed in a thoughtful, forward-looking way.

Right now, there's a tremendous affordable housing shortage in the area, and it's only been exacerbated by the difficult economy we've all experienced these last few years. Using the Napa Pipe site to build smaller, greener, more affordable housing units makes a whole lot of sense to me. It seems like a very smart approach to meeting the housing needs of the area (and the state's mandated building requirements) without costing us any agricultural land.

Building homes at Napa Pipe will be good for the whole Napa community, not just for those who are able to live there. The location is ideal, just a few miles from Napa's job base. I am glad to see that there are so many compelling public transit options that feature in the Napa Pipe plans – light rail, water taxis, commuter shuttles, etc. Easy public transit means fewer cars on the road. It's nice to know that though we'll be adding homes, we'll actually be easing the traffic burden for the thousands of people currently commuting in and out of Napa each day.

Napa needs the kind of intelligent planning that this development represents, if we want the valley to continue being such a great place to live. For that reason, I am eager to see this project approved and developed, and ask that you allow it to proceed.

Sincerely,

Ernest Bean

**Gregory F. Leonard
Candace Hammond
2117 Parrish Rd.
Napa, CA 94559**

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

February 10, 2011

**Supervisor Bill Dodd
District 4
County Administration Building
1195 Third Street
Suite 310
Napa, CA 94559**

Dear Supervisor Dodd,

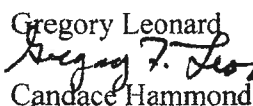
We have owned a home here in Napa for over 30 years. We raised our daughter here and are looking forward to retiring here in a few short years. We love the area and want to make sure that growth here is managed in a smart way so that Napa can continue to be the exceptional and unique place it has always been. The Napa Pipe project epitomizes the kind of development that the county needs to be supporting, and we are writing today to encourage your approval of the project.

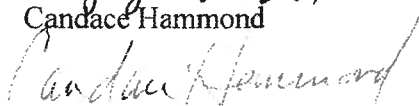
This project is the best way to recycle a damaged industrial property. We'd much rather see it used for non-industrial purposes, like building the homes that the county actually needs, instead of returning it to heavy industrial use. Using the Napa Pipe site to build the homes the county needs makes perfect sense, especially when you consider both the excellent design of the proposed community and the economic benefits it will bring to the area.

This is a community that will offer excellent amenities both to those who live there and to Napa in general. The plan includes shops, parks, extensive public transportation options, outdoor recreation, much-needed affordable housing, and more. As it is built slowly over the next decade, it will generate thousands of much-needed job and business opportunities for people in the area, along with millions in tax revenue that can benefit the community directly -- especially our public school system. These are benefits we should not pass up, particularly during such difficult economic times.

We strongly urge you to give this project your full support so that it can move forward expeditiously from approvals to development. Thank you for your time and consideration.

Sincerely,

Gregory Leonard

Candace Hammond



RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

Yvette Caffell
20 Village Pkwy
Napa, Ca
4/8/11

Dear Mr. Wagenknecht:

I am protesting against the proposed plan to build a five story prison county administration complex in downtown Napa. This is an ill conceived plan. What happens to the three story regulation on town buildings?

also I am protesting against the proposed Napa Pipe project, 2800 houses. This plan is too large. The area can not sustain the water, sewage, traffic, police or fire protection. This would constitute another city at our city limits. I will not vote for any bond or bond proposition.

this property.

Home owner, elementary school,
Napa High school, Napa Valley
College graduate,

Yvette Caffet

RECEIVED

MAR 10 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Jerrold Burch
1104 La Grande Avenue
Napa, CA 94558

February 24, 2011

Re: Napa Pipe Redevelopment Project

Dear Supervisor Caldwell:


I am very familiar with the Napa Pipe site that is currently under so much discussion. I worked on the property for over 40 years, during a time when it played a very important role in Napa's economy. That time has since come to a close; right now, the property is simply sitting unused and wasted. I think we can do better. We have a shortage of available land right now, so it makes good sense to do something smart and creative with the acres of property formerly used by Napa Pipe. I support the concept of creating a mixed-used community at the site, and I think we should encourage this plan to move forward.

As you are certainly well aware, land isn't the only thing that's scarce in Napa - housing is, too. We don't have nearly enough of the right kind of homes to suit those who live and work here. Large suburban tracts of expensive, single-family housing aren't the answer for many of the young couples or empty-nesters who comprise Napa's growing population. That's why this Napa Pipe redevelopment idea is so striking. The housing to be built there will include a wide array of smaller, more environmentally friendly, and decidedly more affordable options. I have a grandson who simply can't afford to live in Napa, and I think that this development could be a viable solution for him, as well as many others in his position.

Of course, in this economy, we can't overlook job creation as another important benefit of this project. During the years of its construction, thousands of new jobs will be created for Napa workers in the building industry and related fields. Long after it's finished, many opportunities will continue to exist at the development itself, whether for retailers or real estate agents. This project could be a great source of economic stimulus for the area and a great boon to those already working in Napa.

I'm excited to see Napa Pipe reincarnated into something that will benefit the community and our economy as much as it did years ago. I urge you to give your full support to this effort. Thank you.

Sincerely,


Jerrold Burch

RECEIVED

JAN 18 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Aristomenis Geltis
5267 Old Sonoma Road
Napa, CA 94559

November 22, 2010

Re: Napa Pipe

Dear Supervisor Dodd,

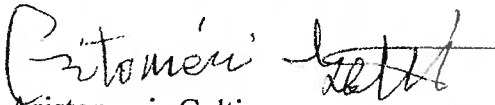
I am excited about the possibilities that the redevelopment of Napa Pipe offers to the county. This is a well-timed project that can bring a lot of benefits to the area, and I would like to see the work move forward expeditiously.

The county has a serious need for more affordable housing, and this project would address those needs directly. The housing that will be built at Napa Pipe will be especially geared toward first-time home owners, young families, retirees, and the commuting workforce. It makes sense to use the land at Napa Pipe to build these homes, rather than to consume additional agricultural land with bigger suburban developments.

I also appreciate the economic benefits that will come to the county through the redevelopment. Not only will the construction create much needed jobs for people in the area, but the development will also generate millions in tax revenue for the county. In this economy, we need all the help we can get, and this project seems like a good, sustainable way to encourage the local growth we need.

I hope that you will give this redevelopment your full support. I have no doubt that it will be a good move for Napa County.

Sincerely,


Aristomenis Geltis

RECEIVED

JAN 14 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Maxine Maas
19 S Newport Drive
Napa, CA 94559

11.23.10

Dear Supervisor Dillon,

I am writing today in support of the Napa Pipe redevelopment project. For a variety of reasons, this project would be a smart move for the area.

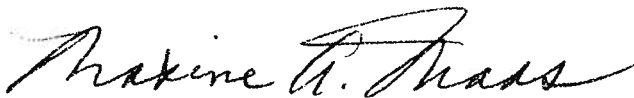
First, Napa needs homes. As you know well, we have insufficient affordable housing options for people in the area, and we are woefully behind in meeting the state's mandate for homebuilding. The Napa Pipe project would generate the quantity of homes the area needs, and the kind of homes that many here want. Equally important, no farmland would be sacrificed in order to build these homes.

Second, the design of the project is exceptional. It seems no detail has been overlooked, from a mixed-use design concept that will create a real community feeling, to energy conservation methods that have earned the project Gold LEED certification. Public transportation options feature significantly, as do outdoor recreation opportunities. This really would be a great place to live.

Third, the project offers significant economic benefits to the area. Most immediately, it would create thousands of job opportunities in the construction industry and other related fields. Additionally, the site is set to generate millions in additional tax revenue, which will benefit local schools and other essential public services.

I have lived in Napa for 20 years, and I'm a strong supporter of this project. The sooner we can make this a reality for Napa, the better off we'll be. I urge you to allow it to develop successfully.

Sincerely,



Maxine Maas

1/14/11

RECEIVED

JAN 18 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Lidija Hudnell
1024 Birkdale Drive
Napa, CA 94559

Nov. 22, 2010

Dear Supervisor Dodd,

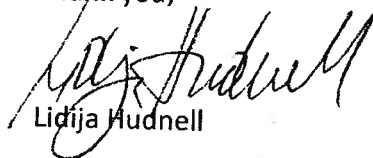
My name is Lidija Hudnell; I am originally from Europe, but I have lived for 30 years in the same house here in Napa. I am writing today because I am very impressed by the Napa Pipe project, and I want to see it move forward in development. I find the concept behind the project very appealing – building a real community of smaller, more affordable homes for Napans.

I really appreciate the idea of smaller homes. The home I've lived in here in Napa is too large, but because of tax consequences, I am bound to stay here. Smaller units are much more desirable – easier to maintain, more affordable, and more community oriented. The design of the Napa Pipe project will really foster a feeling of community, with little shops and plenty of places to walk around. In Europe, we are used to being able to walk around a neighborhood to take care of needs and enjoy the community; here, it can get very isolated in big houses with little neighborly contact. Napa Pipe definitely has the right idea.

I know that there are also important economic benefits to the project – generating jobs and business opportunities for the construction industry here, and eventually generating much-needed tax revenue from the site itself. These are factors that should be kept in mind too, especially as this recession continues.

I hope that you can see the many merits of this exciting development. I'm confident that it's the right direction for Napa, and I hope that you will give it your support accordingly.

Thank you,


Lidija Hudnell

November 24, 2010

RECEIVED

JAN 10 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Re: Napa Pipe Proposal

Dear Supervisor Dillon,

I am very enthusiastic about the possibilities that the Napa Pipe redevelopment project represents. I have lived in Napa Valley for about 22 years, and this is one of the first projects that has really captured my attention here.

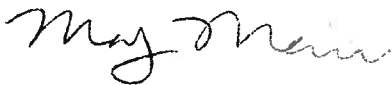
I appreciate the efforts the owners have made to create a green and eco-friendly project. I think it is a smart way to recycle an old industrial property, especially since it means keeping agricultural lands protected. I also appreciate the focus on smaller, more affordable, carbon-neutral homes. I was lucky to find my 1,200 square foot home some time ago, but I also foresee that the time will come when I'll want to downsize, and I want to make sure that there will be real opportunities to do so. Napa has so many big homes; this is the right project to counterbalance that in a way that actually meets the needs of the area.

I think that the development's design is also very smart. The wide variety of public transportation options will ease traffic for everyone, along with reducing environmental impact. There are a number of water issues in the area that Napa Pipe's water plan can also help to resolve. So many details have been carefully considered. I am impressed with the work that has gone into making this a smart, functional plan that addresses the needs of Napers.

I ask that you will take the time to consider the many benefits that this redevelopment will bring to the area. This is a project that definitely deserves your attention and support.

Thank you for your time and consideration.

Sincerely,



Mandy Masciarelli
3146 Kingston Ave
Napa, CA 94558

RECEIVED

Jeffrey Jones
315 Patricia Drive
American Canyon, CA 94503

JAN 18 2011
COUNTY OF NAPA
BOARD OF SUPERVISORS

11/22/10

Dear Supervisor Dodd,

I am writing today concerning the Napa Pipe redevelopment project. I have lived in the area for 13 years; I have a degree in construction, and I work in the construction industry. I feel compelled to weigh in on the major construction projects that are going on in the area, and this project in particular has caught my attention. Napa Pipe seems like a valuable project for the county, and I'm excited to see it move forward.

The construction work couldn't come at a better time. With a budget of more than \$1 billion, this project will generate more than 2,000 construction jobs and significant opportunities for local contractors. The phased construction plan means these jobs will be available for multiple consecutive years. In this economy, the more local job growth and local business opportunities that we can encourage, the better.

The design of the redevelopment also does a great job addressing the area's biggest needs, including the kind and quantity of housing mandated by the state. Other aspects - public transportation, a variety of integrated amenities, the mixed-use design principle, the plans to tackle water issues, and the focus on energy conservation - all show a commitment to smart, thoughtful building.

I hope you will do all you can to see that this project moves forward.

Thank you,



Jeffrey Jones

RECEIVED

Sally Burch
1104 La Grande Avenue
Napa, CA 94558

COUNTY OF NAPA
BOARD OF SUPERVISORS

November 24, 2010

Dear Supervisor Dodd:

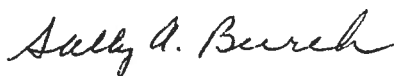
As a fellow Napa resident, I am writing you today concerning the future of the Napa Pipe property. My husband and I would be happy to see the property redeveloped into a small new community for the county. My husband worked at Kaiser Steel and Napa Pipe for many years, and now that the site is no longer operational, we'd be glad to see it beautified and transformed into something beneficial for the area.

My family has a long-standing connection to Napa. My husband is a 6th. Generation Napa resident, and I have also lived here all my life. My whole family lives here, and I'd like to see more affordable living options for them. This project would answer a very real need in Napa for middle-class housing. The housing that would be built is exactly what the county lacks right now – smaller, more reasonably priced options for first-time home owners, small families, empty nesters or retirees. This redevelopment plan is a smart answer to those housing needs – especially since it won't require the conversion of any farm land.

My family and I are looking forward to seeing these plans come to life. I hope we can count on your support in this endeavor. There's no question in my mind that this is the right way to plan for the future of the Napa Pipe property as well as the future of the county.

Thank you for your consideration.

Sincerely,



Sally A. Burch

**Teresa Bean
2896 Monticello Road
Napa, CA 94558**

RECEIVED

DEC - 3 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

11/16/10

Dear Supervisor Dodd,

I am writing today in support of the Napa Pipe redevelopment plan. For a variety of reasons, I think that transforming the Napa Pipe property into a small, charming community would be an excellent move for the county.

I would much rather see the site used for this purpose rather than for another light industry use. While the steel industry was important to Napa for a long time, there's no question that we need this land now for housing most. The land is available, and there's a lot of infrastructure in place already. If we build houses here, none of our protected ag lands will need to be compromised.

The layout of the community is another excellent reason to support its development. The kinds of housing that will be built would accommodate the needs of a wide variety of Napa residents, from first-time home owners to empty nesters. The homes are smaller, more environmentally friendly, and lend themselves well to the feel of a real community. Additionally, there will be walking and biking paths and plenty of parks and recreation opportunities to keep people healthy and happy. The public transit options are yet another benefit that will make life easier – you wouldn't even need a car to live here.

I was born and raised in Vallejo, and I've been in Napa since 1975. This is one of the most exciting possibilities I've seen for the county in my time here. I hope that you will give this project the full support that it deserves. I thank you in advance for your efforts.

Sincerely,

Teresa Bean

Teresa Bean



MELISSA TEAFF CATERING

December 16, 2010

Supervisor Diane Dillon
County Administration Building
1195 Third Street
Suite 310
Napa, CA 94559

RECEIVED

DEC 17 2010
COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Diane Dillon,

The redevelopment project that has been proposed for the Napa Pipe property has all the markers of a great success for the area. I am writing today to express my support of this plan; I believe it is exactly what the community needs as part of a responsible growth plan for Napa County.

The location of the site is absolutely ideal for residential growth. Not only does it prevent the sacrifice of protected farmland, but it is already primed for further development with much infrastructure already in place. The site is near highways, near parks, and conveniently situated on the river, which offers numerous public transit and recreation options (in addition to the light rail public transportation also to be developed).

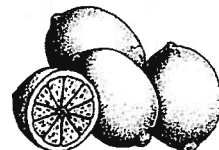
The project is also set to provide serious economic benefits to the area. The jobs it will generate are much needed, especially with this recession hanging on. The developer is experienced and well-financed, which means that the project will have every opportunity it needs to succeed. The tax revenues the site will generate will surely more than pay for its development, and the community will benefit for years to come as a result.

We need better planning for Napa's long term growth, and I believe that this project offers exactly that – a smart plan that addresses Napa's biggest housing and land concerns for the next couple decades, while offering much-needed economic benefits as well. I hope that, as our representative, you will do all you can to see that this smart and timely project is able to move forward expeditiously. As a Napa resident of 25 years, this is certainly what I would like to see for Napa's future.

Thank you,

Melissa Teaff

101 So. Coombs St. Y4
Napa, California 94559
707-254-8160 office
707-254-0230 facsimile
www.MTCatering.com



Alexander Riley | 1600 South Avenue, Napa, CA 94559

December 2, 2010

RECEIVED

DEC 2 3 2010

Dear Supervisor Dillon,

COUNTY OF NAPA
BOARD OF SUPERVISORS

My name is Alexander Riley, and I've lived in Napa for about eight years now. I am writing to you today concerning Napa Pipe's redevelopment. I am an architect in the area, and I've worked on a number of development projects. I am particularly impressed with the plans that have been drawn up for Napa Pipe's renewal; the integrity of the project is extremely high, the vision and concept are strong, and I am excited to see it move forward.

The design of the development brings together some of the smartest community planning principles; it maximizes the available space, provides an impressive array of well-situated amenities, incorporates plenty of parks and green spaces, and creates a real neighborhood feel. The fact that the latest green building principles are also incorporated into the design shows a real commitment to sustainability. The project will be Gold LEED certified, and it should certainly act as a model for other similar, smart developments in Northern California.

Keith Rogal and his team have formulated an excellent plan for Napa Pipe. This is going to be a tremendously beneficial project for the area, a touchstone development that will demonstrate real forward thinking here in Napa. I hope we can count on your support in moving this project forward. Thank you for your time and consideration.

Sincerely,

Alexander Riley

RECEIVED

DEC 20 2010

David & Barbara Tiesso
2063 W Pueblo Ave
Napa, CA 94558

COUNTY OF NAPA
BOARD OF SUPERVISORS

12/3/10


Dear Supervisor Dillon,

I have lived in Napa for 15 years, and my husband and I are glad to be a part of the community here. As we consider the ways Napa is growing and changing, we want to make sure that there's a solid plan in place to handle these developments – especially when both housing and available land are so hard to come by. That is one of the main reasons we are in favor of the plan to redevelop the Napa Pipe site in order to build the affordable homes the county needs. This plan is going to go a long way toward providing solutions to some of the problems Napa has been facing for years now.

Another reason we support this development project concerns the economic benefits it will generate in the community. A new development means new jobs and new business opportunities. I work for a landscape architect, for instance, and this development would create new work opportunities for the company. The construction industry here – along with many other related businesses and industries – needs the chance to work locally on projects that will grow Napa's economy, especially at this time when the recession is still clinging on. We need to support this kind of local growth.

I strongly encourage you to support the Napa Pipe redevelopment project. Building these homes at Napa Pipe will be a smart move for Napa both for now and in the long run.

Sincerely,



Barbara Tiesso

RECEIVED

DEC 28 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

John Potrebic
2106 Oat Hill Court
Calistoga, CA 94515

12/1/10

RE: Napa Pipe Redevelopment

Dear Supervisor Dillon,

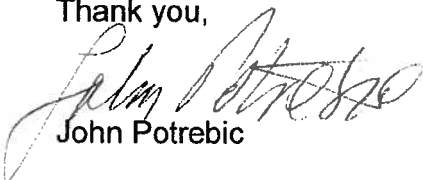
The Napa Pipe project looks to be a very worthwhile improvement of a presently deserted and desolate industrial site. I can't think of a better way to put the paved-over property to use than to build the homes there that Napa needs so badly.

As I know you are well aware, the county is impossibly far behind on the homebuilding requirements mandated by the state. There are too few viable land options on which to build the homes the county needs, which is why the Napa Pipe land is so attractive. Using this paved-over property, we can build houses required by the state and simultaneously provide decent, appealing options to thousands of Napa area workers and commuters who don't have many other housing choices available here.

Redeveloping the unused property will also spur economic development in the area – something we could really use more of right now as we try to work our way out of this recession. Jobs and business opportunities will increase, as will local tax revenues. This is a win for everyone.

I strongly encourage your support of the Napa Pipe redevelopment project. This is a plan that definitely makes sense for the area.

Thank you,



John Potrebic

RECEIVED

DEC 21 2010

**Lucretia Sawyer
1747 Silverado Trail
Napa, CA 94558**

COUNTY OF NAPA
BOARD OF SUPERVISORS

December 3, 2010

Dear Supervisor Dillon:

I am very excited about the prospect of redeveloping the Napa Pipe property. It seems that the proposed plan has had a lot of thought given to it. So many of the community's concerns are addressed intelligently, and I believe firmly that if people actually take the time to examine the plans, they will see how solid and thoughtful they really are.

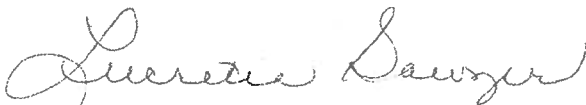
This plan represents the best use of the unused industrial property. Napa needs the homes that will be built as part of this development, and I think that the idea of a contained community is really excellent. The development's design is built to facilitate a real feeling of community, and I am impressed with the variety of amenities and opportunities that will be available to those living there.

I also think it's smart that the development will occur in stages, not all at once. We'll have plenty of time both to accommodate this planned growth and to benefit from the economic boost it will simultaneously bring to the community.

The public transportation options that are built into the design are going to ease traffic, not increase it. Again, if you look carefully at the plan, you will see that these issues have been carefully thought out and thoroughly addressed.

I have lived in Napa since 1972, so I have seen a lot of growth and change over the years. This development idea is the right direction for Napa to take right now – it's the right way for us to plan for growth intelligently. I urge you to give this project your full support and approval.

Thank you kindly,



Lucretia Sawyer

RECEIVED

DEC 28 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Rex Sawyer
1747 Silverado Trail
Napa, CA 94558

Re: Future of Napa Pipe

Dear Supervisor Dillon:

I am writing today about the potential redevelopment of the Napa Pipe property. As a long-time resident of Napa, I am excited to see opportunities like this that will help the county channel its growth intelligently.

We've been experiencing a shortage of housing here in Napa for some time now, and as you know, it has resulted in lawsuits that have cost taxpayer dollars, as well as a high volume of daily commuters that cause unbearable traffic gridlock.

The redevelopment plan for Napa Pipe is an excellent answer to these problems that have been plaguing the community. By building affordable homes at Napa Pipe, we'll be able to meet the state's housing mandate and avoid further lawsuits, and we'll be able to provide the housing that commuters need along with the public transportation options that will keep more people off the roads.

Additionally, beginning the development process soon will provide a boost to the area's economy, with additional jobs and opportunities available to local workers and businesses. While we're still struggling along in this economy, any local business growth we can pursue should be pursued aggressively.

This is a plan that makes a lot of sense, and I hope its merits are as clear to you as they are to me. Please give the plan to redevelop Napa Pipe your support.

Thank you,



Rex Sawyer

12/4/10

RECEIVED

DEC 28 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Mary Souza
233 Knightsbridge Way
American Canyon, CA 94503

12.2.10

Re: Napa Pipe

Dear Supervisor Dillon,

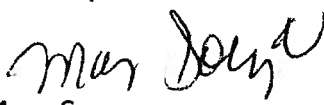
I am writing today because I feel strongly about redeveloping the Napa Pipe property as proposed. Right now, the abandoned industrial property is a huge loss for the community, situated in such a beautiful area and having no productive use at all. This is good land that can provide the housing we need so badly in the area, and I look forward to seeing it used for that critical purpose.

I have lived in Napa for 23 years and can tell you that for too long Napa has provided far too little in the way of affordable housing for people here. Building affordable housing is a key issue right now, especially when so many thousands of workers are commuting into the city each day. Rather than large, suburban developments, the Napa Pipe community that has been proposed will create the smaller, more environmentally friendly and economical housing options that area workers, young couples, retirees, and others need. The community is a model of smart design, with plenty of public transportation and on-site amenities that will make daily living and commuting a breeze.

I can't say enough about this development, and I know there are many others in the community who feel similarly. As our elected representative, I hope you will take the time to fully familiarize yourself with the many benefits this project offers, because it most certainly deserves your full support.

Thank you for your time and consideration.

Sincerely,


Mary Souza

RECEIVED

GOUSHA
3500 Dover Street
Napa, CA 94558

COUNTY OF NAPA
BOARD OF SUPERVISORS

Sept 28, 2010

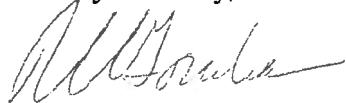
Dear Supervisor Dillon,

Like many others here, I am proud and grateful to call Napa my home. I want to make sure that living here continues to be as pleasant as it always has been, and that means carefully managing our growth and planning for the future, as you know well. I know that right now, we are suffering from a significant housing shortage. We don't have the right kinds of housing for many of the people who live here – young couples, retirees, empty nesters, or anyone who doesn't have the time or money to care for an enormous single family home. We have fallen very far behind in meeting the state's requirements for homebuilding in our county. Still, while we can't do anything to stop Napa from growing, we can do a much better job of planning for and providing the housing that present and future residents will need.

That is why I think the Napa Pipe redevelopment project is such a good idea. It will provide all of the homes we need to fulfill the state's homebuilding requirements. It will provide the smaller, affordable, environmentally-conscious homes that many of Napa's residents seek as an alternative to pricey, big suburban homes. And it will do all of this without costing us any additional land. The Napa Pipe property is already paved over, and the developers will clean all of it up in order to transform it into this new, compact community.

I am completely supportive of this development plan, and I hope you are too. I am impressed with the strategic logic that has gone into this project, as well as the keen attention to detail that makes the design of the community so special. Please, give Napa Pipe all the support it needs to realize this development. It is the right way for us to manage our growth now and in the long term.

Thank you kindly,



Ralph Gousha

RECEIVED

November 17, 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon,

I support the redevelopment of the Napa Pipe site. I would prefer to see the construction of a small community there, rather than the development of another industrial site. I think this course of action makes the most sense for Napa County, and it would provide some great benefits to the residents here.

I personally work in the construction industry, so I would like to see opportunities for construction stimulated locally. This development would provide much-needed job and business opportunities for another ten years or so. In this economy, local job growth needs to be a priority.

The community that would be built would be equally beneficial to the area. The housing it will provide is badly needed, and the setting for the housing would be very positive, with access to many special amenities. The riverside location in particular is great; it provides real public transportation opportunities as well as some nice recreation possibilities. I, for one, would love to kayak down there for breakfast!

I've worked in Napa for seven years and lived in the area for 30. I can tell that this is something the community wants and needs. I hope that you can be responsive to those desires by giving this redevelopment your attention and support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kirby Booth', with a stylized, flowing script.

Kirby Booth
830 Mckillop Court
Petaluma, CA 94954

RECEIVED

Cindy Deutsch
2375 Lone Oak Avenue
Napa, CA 94558

COUNTY OF NAPA
BOARD OF SUPERVISORS

November 11, 2010

Dear Supervisor Dillon,


The Napa Pipe redevelopment proposal is a great idea for the county, and I am anxious to see it pursued. I think it is a waste to have the old pipe factory sit idle there, all concrete with no productivity. It would be such a benefit instead to see the site developed into an actual community with homes, stores, and parks.

Because Napa has such a serious housing shortage, it makes that much more sense to do something with this unused paved-over land. Since it's too difficult to consider using any of the agricultural land that county residents have worked so hard to protect, the Napa Pipe site is an obvious choice for the new homes that Napa needs.

The proposed community is well designed; in addition to homes and shops, it will provide a variety of public transportation, outdoor recreation, and riverfront activities to residents. Life there will have a real community feel, and people will be able to provide for their daily needs very easily. I am impressed with how thorough and thoughtful the design manages to be.

Redeveloping Napa Pipe is the right move for the county. It's a win-win for everyone. I hope you agree. Your support for this proposal, as an elected official here, will make all the difference. This is a project that will benefit the community tremendously, and I hope you will give it the support it deserves!

Sincerely,


Cindy Deutsch

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

TRACY SCHULER
2181 N. 3RD AVENUE
NAPA, CA 94558

August 15, 2010

Dear Supervisor Dillon:

As a longtime resident of Napa Valley, I care deeply about the future of our community and believe we need to encourage land use that is responsible, sustainable and forward-thinking. That is why I support the Napa Pipe project, and ask that you allow it to move forward when it comes to you for a vote.

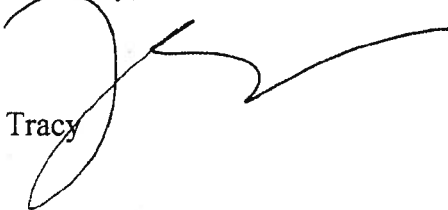
With approximately 20,000 commuters streaming in and out of Napa every morning and evening, traffic here is a daily nightmare. Add to that a state-mandated requirement to provide thousands of additional housing units, and the picture looks even grimmer. Napa Pipe offers an ingenious solution to both these pressing matters.

By adding a truly affordable housing element to Napa and making Napa accessible to the workforce that powers our economy, and by giving those residents access to increased public transit options, Napa Pipe will help the county fulfill its housing obligations and take cars off the road at the same time. I appreciate the project's emphasis on traffic mitigation, which will be accomplished through a mix of new transportation opportunities in the form of light rail, bikes, ferries and job shuttles that will be conveniently placed throughout the project.

And finally, I love the idea of creating a village-style community for Napers at various stages of life – retirees, first-time home buyers, empty nesters – all converging in a shared, wonderfully vibrant space.

I think this is a hugely successful plan that deserves your support. Thank you.

Sincerely,


Tracy

RECEIVED

William and Olga Keever
11 Vineyard View Dr.
Yountville, CA 94558

NOV - 3 2010
COUNTY OF NAPA
BOARD OF SUPERVISORS

10-6-2010

Dear Supervisor Dillon:

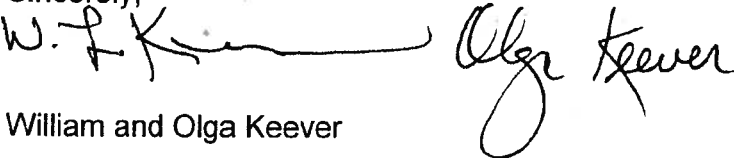
We have always been positive about the potential that the Napa Pipe property exhibits. This is a site that can be turned around completely, transformed from an old, unused industrial property into an attractive compact community. Through this redevelopment, we'll be able to build the considerable housing that our county needs, without having to access any of our protected farmland.

The design of the community is especially appealing. Of course it's great that the development includes so many different types of homes for different ages and income levels. The difference with this community is the careful design of the space, which is maximized to include neighborhood retail, grocery stores, restaurants, and recreational and entertainment possibilities. This will allow residents to take care of most needs without having to get in a car and drive somewhere else. And when residents do need to head into the city, they can do so via the plentiful and convenient public transportation options that will be available.

All around, this redevelopment plan is a great idea for the community. We hope that you'll take the time to consider the full spectrum of benefits that Napaans will receive by turning this site into a source of much-needed housing. We support the project and hope you will as well.

Thank you for your consideration.

Sincerely,

 Olga Keever

William and Olga Keever

RECEIVED

90214

COUNTY OF NAPA
BOARD OF SUPERVISORS

Makine Maas
19 South Newport Dr
Napa, CA 94595
October 26, 2010

Board of Supervisors
Napa County
1195 3rd Street
Napa, CA 94559

Dear Board Members,

I know there is much contention over the Napa Pipe Development, but even so I would appreciate your consideration regarding the development whether you identify with the water people, the traffic people, the toxic and ecological people, the interests of the two cities, Napa and American Canyon, or the lack of State and Federal money based on low cost housing, tax revenue from a work force that lives out of county or the concern of mine,

My concern is that if the property isn't developed for homes the most beautiful land will be lost to industry again and where will our work force live? If the property will be work force live? If the property goes industrial neither the county nor the two cities will have much control.

All of the hotels, restaurants and boutiques that cater to what we hope will be a tourist mecca may end up a bust if we don't have suitable housing. If our work force lives out of county we will only have more traffic, more gases in the air and industry does take a lot of water pure and not so pure. I go on record in favor of Napa Pipe Development.

Sincerely,
Makine A. Maas

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

Paul Nichols
802 Champagne E
Calistoga, CA 94515

10/5/10

Diane Dillon
Napa County Board of Supervisors
County Administration Building
1195 Third Street, Ste. 310
Napa, CA 94559

Dear Supervisor Dillon,

The proposal to redevelop the Napa Pipe site is one that we really ought to pursue, and I am writing today to encourage your support of it. In my mind, there are three particularly good reasons to help this project forward:

First, I appreciate the fact that the development will have a great transportation infrastructure. I'm from the Bay area, where tract homes were built without the public transportation infrastructure in place, which led to many difficulties. Napa Pipe's location is conveniently central to Napa's job center, and the river and preexisting rail track lend themselves to public transport very easily.

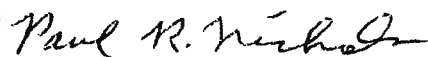
Second, this is a great way to see existing industrial land cleaned up and converted, at no expense to the government. The site is not doing anything at all right now; we'd be able to benefit tremendously from its transformation, and it wouldn't cost us anything.

Third, I really like the idea of providing housing for Napa's many middle class residents, or would-be residents. Housing options are so limited and expensive here right now. We should be doing more to provide a variety of economical possibilities for those who work here and keep Napa's economy moving.

I hope that the benefits of this project are as clear to you as they are to me. Please take time to look at the facts, and I'm sure you'll see. This is a plan that definitely deserves your support.

Thank you for your time.

Sincerely,



Paul Nichols

RECEIVED

OCT 12 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

9-28-2010

Supervisor Diane Dillon
Napa County Board of Supervisors
County Administration Building
1195 Third Street, Suite 310
Napa, CA 94559

Dear Supervisor Dillon,

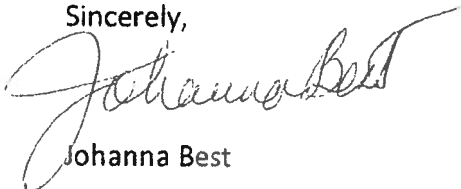
I know that many people have strong opinions about the Napa Pipe redevelopment project that has been proposed. I am writing today to add my own thoughts to the conversation. I believe that this is a very worthwhile, much-needed project for Napa. It will accomplish many of our most serious goals – particularly building affordable housing while protecting our agricultural land. It will transform an old industrial site into something environmentally friendly and useful. It will bring needed jobs and tax revenue to Napa. And it will accomplish all this in a space that is already paved over, unused, and abandoned.

The development itself seems to be very thoughtfully designed. It utilizes the “mixed use” concept, which means that the development will serve many functions beyond simply providing housing. It will be a place where basic needs like grocery shopping can easily be met, where residents can eat lunch at a nearby café, where riverfront recreation and parks are easily accessible. Commuting will be really simple as well, thanks to a light rail and water taxi systems that can quickly connect residents to nearby job centers.

There is so much to recommend this proposal for development. I urge you to take some time to explore the facts of the project further, and to see the widespread positive impact it will have here. I am confident that what Napa Pipe offers is the best option for Napa County to pursue, and I hope that you will give the project the support it needs to move forward.

Thank you for your time and continued dedication to the county.

Sincerely,

A handwritten signature in cursive script that reads "Johanna Best". The signature is written in dark ink and is positioned above the printed name.

Johanna Best

Joseph Massucco
1209 Willow Street
Calistoga, CA 94515

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

10-6-2010

Dear Supervisor Dillon,

The proposal that has been submitted for redeveloping the Napa Pipe property is full of benefits that Napa needs right now. I want to be certain that you keep these in mind as you continue your own research into the project's potential impact.


One of the great benefits of this proposal is that we'll be able to clean up the whole industrial property at once, at no cost to taxpayers. Rather than remaining an eyesore along the river as people drive in to Napa, the property will transform into an environmentally-friendly, carefully-designed community.

Another enormous benefit is the location of the property. Napa's commuting workforce will be able to capitalize on this tremendously. Thanks to the river and nearby rail tracks, public transportation options will be plentiful and extremely convenient. Napa's job centers are only a few miles away, easily accessed by light rail, water taxis, or bike trails. This means significantly reduced travel time and fewer cars on the road – a benefit to everyone here.

I also like the recreational possibilities that will open up to the community through this development. The riverfront location of the property as well as its proximity to so many big open spaces and parks will make the development an enjoyable place for its residents and others in the community.

I am enthusiastic about this redevelopment, and I know many others are as well. I'm hoping you'll get on board with the proposal so that we can make sure it goes forward in a timely manner. I appreciate your leadership and your efforts, as well as the time you took to read this letter.

Thank you,


Joseph Massucco

RECEIVED

OCT 05 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Kathy Mahoney
1134 Dealy Lane
Napa, CA 94559

Sept 15, 2010

Dear Supervisor Dillon:

The character of Napa has always been very special and unique. As a long time resident and wine producer here, the preservation of farmland is a real concern for my family. At the same time, I realize that Napa also has a serious housing shortage, which continues to cost the region in both lawsuits and horrible traffic, thanks to the thousands of daily commuters. I would like to see the Napa Pipe redevelopment project move forward, as I think it will be the best way to build the housing Napa needs – without sacrificing any farmland.

The Napa Pipe property has sat unused for years now. It makes sense to take the acres of paved industrial property to clean up and build upon. The site is ideal for a small neighborhood, especially since it's right on the river and so close to the jobs in the city of Napa. I also appreciate the design of the development that has been proposed – namely that the variety of housing is meant to be so environmentally low-impact. I believe the whole development is Gold LEED certified, which is good for Napa in the long run.

Redeveloping the Napa Pipe property is the best course of action that I can see. I would much rather see this land wisely put to use than see more suburban sprawl replacing the farmlands that form such a real part of Napa's beauty and character. I am hopeful that you agree and will do as much as you can to move the Napa Pipe plan forward.

Thank you,

Kathy Mahoney
Kathy Mahoney

RECEIVED

ROTHMAN
Leonard & Nannie

CCT 05 2010
COUNTY OF NAPA
BOARD OF SUPERVISORS

12 August 2010

Dear Supervisor Luce:


With unemployment at an all-time high in Napa, we need to do everything possible to bring in new jobs and economic stimulus to the county. For this reason, we support Napa Pipe.

We believe Napa Pipe will serve as an engine of economic growth and spur significant new business activity to help solve the county's financial problems. Not only will it create jobs in construction and later in the retail and commercial industries, but with new homes and businesses, the county also stands to gain substantial tax revenues. Moreover, an old industrial site badly in need of a clean-up will be improved using private money rather than government funds.

The developer is taking significant measures to mitigate environmental impacts and to ensure that Napa Pipe will be a development we can all point to as a model of smart land use. To deal with traffic, for example, they are proposing a variety of new transit options such as water taxis, light rail and commuter shuttles that residents will be able to utilize instead of driving to work in separate cars. Cutting trips will have a positive domino effect, helping to improve air quality and reduce noise.

We urge you to do the right thing for Napa's economy and support Napa Pipe.

Sincerely,


Leonard & Nannie Rothman

197 Daisy Drive • Napa, CA 94558

RECEIVED

OCT 05 2010

Pam Turner
765 Skyway Court
Napa, CA 94558

COUNTY OF NAPA
BOARD OF SUPERVISORS

9.21.10

Dear Supervisor Caldwell:

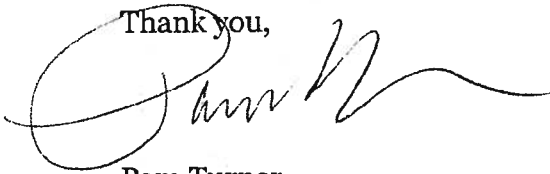
I feel strongly that the county needs to approve the redevelopment of the Napa Pipe property. I am writing you today to share a few of my thoughts and to encourage you to give this worthy project your full support going forward.

Redeveloping Napa Pipe will answer a number of the county's long-standing dilemmas. Chief among them is the question of where to build all the houses that Napa needs to build in order to meet the state's housing mandate. Rather than using the farmland we've worked to preserve, we have an opportunity to clean up an already paved over property with preexisting infrastructure in a perfect location. This is an opportunity we should not waste, especially since it comes at so little cost to the county.

The design of the development is also commendable. Not only does it embrace a "mixed-use" concept that really enhances the feeling of community, it also focuses on convenient public transportation for residents. The transit options in particular are a great feature that should make the site appealing both to those who'd live there and those who would enjoy less traffic on the roads.

Again, I think that this is a project Napa needs to pursue, and I hope that we can count on you, our elected representative, to give it your support.

Thank you,

A handwritten signature in black ink, appearing to read 'Pam Turner', with a large, stylized flourish extending to the right.

Pam Turner

JENELE SAUNDERS

RECEIVED

OCT 05 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

September 18, 2010

Dear Supervisor Dillon,

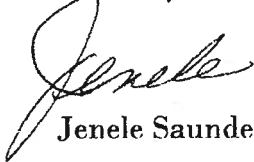
I keep up with current affairs in Napa and I can tell you it's becoming increasingly difficult to find an encouraging piece of news these days. I was therefore very pleased to learn about the redevelopment plans at Napa Pipe. I find this project to be a very positive prospect for our county, and I hope we seize on the opportunity.

As we all are well aware, Napa County is obligated by the state to provide a certain number of homes fitting the affordability criteria. This is one of my main reasons for supporting this project – it will provide housing for everyone: youngsters and retirees and those in the middle class, which is currently underserved by Napa's real estate market.

Napa Pipe is an old industrial site that is equipped with the infrastructure to serve a mixed-use project such as the one being proposed, yet the property currently sitting unused. To me, it makes perfect sense to utilize this space to satisfy growing housing needs so that we don't find ourselves in the position of having to hand over precious ag land for the sake of developing housing units.

This is a terrific project, and I would encourage you to give it your approval when it comes in front of you for a vote.

Sincerely,



Jenele Saunders

506 SHERRY N
CALISTOGA, CA 94515

RECEIVED

OCT 05 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Barbara Richmond
1015 Juarez Street, #A
Napa, CA 94559

September 17, 2010

Supervisor Diane Dillon
1195 Third Street, Suite 310
Napa, CA 94559

Dear Supervisor Dillon:

I am writing to you today concerning the Napa Pipe redevelopment project. I support the idea of transforming this industrial property into a site for homes. To me, this seems like an excellent use of available land, and I know there are many in the community who agree.

Of course you are familiar with the tension that exists between building homes and preserving farmland. Napa needs homes – but Napa residents are justifiably concerned about protecting farmland from any further suburban sprawl. The Napa Pipe property provides an excellent answer to this dilemma; Napa residents can build the homes that are badly needed without sacrificing any additional land.

The location of the site is also ideal. I know that some people have expressed concerns over the potential impact on traffic, since the traffic with daily commuters is already so bad. Because of Napa Pipe's easy public transit options – light rail, water taxis, and such – I suspect that traffic won't be a problem at all. In fact, the ease of public transit should make commuting a great deal easier for those who'd live at Napa Pipe, and help reduce traffic at the same time.

In short, I believe that this is an excellent plan that serves the community's interest well. I hope you will give your full support to this redevelopment effort. Thank you for your time and consideration.

Sincerely,


Barbara Richmond

Marcia Battat
PO Box 213
Napa, CA 94559

RECEIVED

OCT 11 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

9/2/10

Dear Supervisor Dillon,

I am writing today with regards to the Napa Pipe proposal that has been circulating through the county for some time now. I will say right off the bat I think it's a fantastic plan, and I would urge you to approve it when the time comes.

What I most responded to when I saw the plans was the fact that middle class housing would be built near Napa's major employment centers. There certainly is a need for affordable residential opportunities here in Napa and it makes great sense to place them close to job opportunities. This would have the added benefit of cutting down on traffic impacts.

In general, I think this is a very smart and efficient concept. Bringing jobs and housing closer together is a great way to reduce traffic, and bringing in all the other features such as restaurants, parks, recreation and the marina would also bring down car use, especially for Napa Pipe residents who would be able to meet most of their everyday needs within walking distance from home. These amenities would be great for other residents of Napa County as well and all the new foot traffic will benefit onsite businesses, which in turn will help boost our tax base.

Great new housing, businesses development and recreational amenities – this will be the legacy of Napa Pipe. My hope is that you will allow this project to develop as planned.

Sincerely,



Marcia Battat

RECEIVED

SEP 27 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Kathy Mahoney
1134 Dealy Lane
Napa, CA 94559

Sept 15, 2010

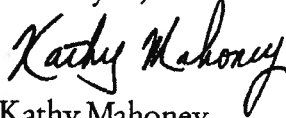
Dear Supervisor Caldwell:

The character of Napa has always been very special and unique. As a long time resident and wine producer here, the preservation of farmland is a real concern for my family. At the same time, I realize that Napa also has a serious housing shortage, which continues to cost the region in both lawsuits and horrible traffic, thanks to the thousands of daily commuters. I would like to see the Napa Pipe redevelopment project move forward, as I think it will be the best way to build the housing Napa needs – without sacrificing any farmland.

The Napa Pipe property has sat unused for years now. It makes sense to take the acres of paved industrial property to clean up and build upon. The site is ideal for a small neighborhood, especially since it's right on the river and so close to the jobs in the city of Napa. I also appreciate the design of the development that has been proposed – namely that the variety of housing is meant to be so environmentally low-impact. I believe the whole development is Gold LEED certified, which is good for Napa in the long run.

Redeveloping the Napa Pipe property is the best course of action that I can see. I would much rather see this land wisely put to use than see more suburban sprawl replacing the farmlands that form such a real part of Napa's beauty and character. I am hopeful that you agree and will do as much as you can to move the Napa Pipe plan forward.

Thank you,


Kathy Mahoney