

Emil and Betty Bautista  
260 American Canyon Road, Space 30  
American Canyon, CA 94503

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Dear Ms. Gitelman:

Everyone knows that Napa Valley is in great need of more affordable housing. Napa Pipe is the perfect location to build more of these homes. The property hasn't been used industrially for years now, and until this proposal, there weren't any great plans in place for it to be used productively in the future, either. Instead of essentially lying fallow, the 150+ acres should be cleaned up and used to build a smart, affordable new housing development for Napers.

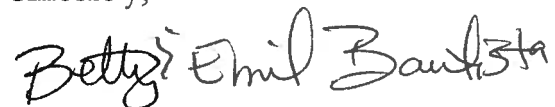
This plan will benefit the Napa Valley community widely. It's not just that it will build such a significant quantity of the homes we need so badly. The homes will be located within mere miles of some of Napa's biggest job centers – in fact, there are more than 41,000 jobs located within 15 minutes of Napa Pipe. That means Napa Pipe residents won't have to suffer through lengthy commutes to get to work (which means fewer people crowding the roads every day). They may even be able to use public transit or bike to work, thanks to all the convenient trail access provided by the site.

The development itself has been very carefully designed, and it will offer some really lovely riverfront access, nice public open space, access to parks and trails, and even a bit of retail use.

The developers' most recent plan is the best choice for Napa Valley, because it provides all of these amenities as well as the most housing. There's no reason to try maintaining some industrial use of the property, at the expense of building more homes. Homes are what we need most in Napa, even more than we need more jobs (although all of the homebuilding will indeed help to create hundreds of jobs, too).

I encourage you to support the developers' plan so that this excellent proposal can become a reality for Napa Valley.

Sincerely,

A handwritten signature in black ink that reads "Betty & Emil Bautista". The signature is written in a cursive, flowing style.

Betty Bautista

*Anne Saunders*

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MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

1 March 2012

Dear Ms. Gitelman:

For a variety of reasons, I am enthusiastic about the current proposal to develop homes on the Napa Pipe property. I have lived in the Napa area for nearly 40 years now, so I've witnessed a lot of the area's growth firsthand. This plan to build at Napa Pipe is a very smart response to that growth.

First, it's a wise use of the land. I'd like to see this industrial property transformed into something useful and beautiful to the area, especially after it's gone unused for so many years. Building homes at Napa Pipe means sparing ag land, and that too is laudable. Our ag resources should be preserved – but home growth needs to be prioritized as well.

Building at Napa Pipe is a perfect way to achieve both goals.

Second, this project could reduce daily traffic significantly. The recent studies show that a rezoned, residential use of the property will result in much fewer daily trips than an industrial use would. And the developers' current proposal with 2,050 homes will also result in less traffic than the other proposal alternatives – especially since it will keep a greater number of commuters off the roads.

Third, a project of this scope will create some much needed jobs for the area. My son is a carpenter, and he's looking for work. He's one of many in the construction industry who would receive a big boost from this project. After the housing bust, the construction industry in particular was hit hard, and this will be one way to revitalize local business in that sector.

I am confident that approving the developer's current proposal to build 2,050 homes at Napa Pipe is the way to go. Please give this project the support it clearly deserves.

Thank you,

*Anne Saunders*

Anne Saunders  
2525 Flosden Road, Space 132  
American Canyon, CA

*Donaldson Family  
64 Melvin Road  
American Canyon, CA 94503*

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**RECEIVED**

**MAR 12 2012**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

March 01, 2012

Dear Ms. Gitelman:

As an area resident for over 30 years now, I've seen our community change and grow quite a bit. With all the change and growth have come a lot of problems, too – especially when it comes to housing. I've always thought that the plan to recycle the old Napa Pipe property in order to build new houses was a very ingenious solution to a growing problem in our community. I still feel that way, which is why I'm writing today to encourage your support for the applicant's original proposal.

This proposal, which will facilitate the building of 2,050 homes at the Napa Pipe site, will do a lot of good for the area. Obviously, it will create a significant number of new homes in close proximity to thousands of jobs. This will help reduce some of the inbound commuter traffic that's gotten so out of hand lately. The proposal will also create more public access to open spaces and riverfront areas, which will be nice for all residents here.

We shouldn't forget that the proposal will also generate jobs. These employment opportunities won't be here one day and gone the next; rather, jobs will be steadily created over the coming years and available for many years thereafter. This is a sustainable way to help boost our economy.

There are so many good reasons to support the original proposal for repurposing the Napa Pipe property. There are just as many good reasons to make sure we stick with the original proposal, rather than accepting a watered down version that meets only a fraction of the community's needs.

Please keep this in mind as you further consider the project.

Thank you,



Albert Donaldson

**JOETTA BUNTER**  
**2980 REDWOOD RD.**  
**NAPA, CA 94558**

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**MAR 13 2012**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

March 5, 2012

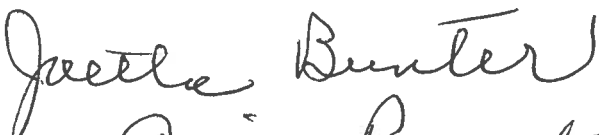

Dear Hillary Gitelman,

I am writing regarding the future of the Napa Pipe development. I'm glad we're finally doing something about the area, but I want to make sure that we clean up the site and invest in a way that helps us the most in the long run. When I look at the biggest problems we have here, it is easy for me to conclude that we need the option that provides 2,050 homes.

Our biggest problems are traffic congestion and a lack of affordable housing. I'd rather have us fix those problems as much as we can now, rather than fix them a little bit and hope we don't have to worry about them later. Napa doesn't need more industrial growth. Even though job growth is always welcome, we can get job growth by building houses while at the same time fixing a large chunk of the housing problem.

I think most Napa residents would also rather see a pleasant residential community instead of heavy industry. We enjoy having a pristine landscape and would do better to clean up an old mess than to compound the one that we have.

Sincerely,

  
Joetta Bunter 

JUANITA FORRISTER  
1105 LA HOMA DR.  
NAPA, CA 94558

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MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 06, 2012

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Mr. Trippi,

I would like to show my support for the Napa Pipe housing development. We need to do something with the industrial park that is left there. I think our best option is to build the housing we've needed for some time.

Rather than throw away money on lawsuits for not having enough housing, we should earn more money for the city by building as many houses as possible. At the moment we are sending money away with all of the workers that do not reside here. We could be creating jobs, funding small businesses and increasing our tax revenue by building housing.

I've looked at all three possible plans and can find plenty of flaws with two of them and very few with the Napa Pipe plan that results in the most houses. Thank you for your time, I hope you make the common sense decision.

Sincerely,



Juanita Forrister

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**MAR 13 2012**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

*Geraldine Glantz  
1118 Summit Lake Drive  
Angwin, CA 94508*

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March 6, 2012

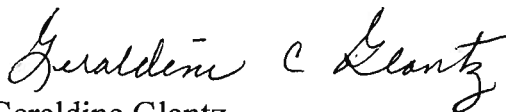
Dear Ms. Gitelman:

I have lived in the area for 50 years now. That's a long time to watch Napa Valley change and grow. In recent years, I've seen a huge increase in the traffic coming in and out of Napa. I know it's a burden that everyone struggles with on a daily basis, and I think much of the problem stems from a lack of affordable living options within Napa. We simply don't have any reasonably priced homes available in the area. Even though tens of thousands of people hold good jobs in Napa, they're forced to live far from their work, which causes a very intense and frustrating commuting experience for everyone.

So much of this could be resolved if the plan to modify the old Napa Pipe property for new homebuilding comes to fruition. Developers hope to build more than two thousand moderately priced, energy efficient homes on the old Napa Pipe site. This would put many families and individuals much closer to their jobs – thus reducing the burden of commuter traffic for everyone, and helping our environment at the same time. These homes will be priced appropriately so that hardworking Napers aren't shut out of the market.

This project is so necessary for Napa County, and I am anxious to see it progress. As a longtime resident, I am writing today to encourage your support for the current plan – the plan that will provide the most housing to deal with these very serious issues. If I can provide any additional information that would be of help to you on this matter, please don't hesitate to contact me.

Thank you,

  
Geraldine Glantz

**Darlene Davis**  
682 Rio Vista Drive  
Napa, CA 94558

**RECEIVED**

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 7, 2012

**RE: Napa Pipe Redevelopment**

Dear Ms. Gitelman:

I support the Napa Pipe redevelopment project for several key reasons. I am writing today to share these with you, and to strongly encourage your own support for the current redevelopment proposal before the Committee.

Most importantly, I support the project because Napa needs more affordable housing for working families. There are too few opportunities for workers to buy a home in Napa, let alone one that is moderately priced. The current proposal addresses this problem best by promising to build 2,050 homes at the site.

I also support the project because it will boost our local construction industry. The recession has been tough on families here, and an influx of jobs related to the redevelopment would be most welcome.

Finally, I support the project because it will revitalize an old, unused property rather than encroaching on Napa's agricultural land. We desperately need to build homes, and it's best if we can meet that need without having to sacrifice area farmland.

The project is clearly worthwhile, and it comes recommended by the final Environmental Impact Review. This is the proposal we should support, because it addresses Napa's needs best. Anything less would be an enormous let down, especially after waiting so many years to see all of this planning come to fruition.

Regards,



Darlene Davis

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MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Jacqueline Bodor  
636 Chaparral Circle  
Napa, CA 94558

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March 8, 2012

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Hillary Gitelman:

Redeveloping Napa Pipe is a great idea. The plan would benefit many of the people who currently work in Napa, but can't afford to buy homes here. By constructing this smart housing development, more than 2,000 affordable units will become available. It is an incredibly appealing proposition, especially for the daily commuters who would jump at an opportunity to live closer to their workplaces. And by taking advantage of that opportunity, they'll be helping to reduce the out-of-control commuter traffic that we all wrestle with daily.

This project would also be hugely advantageous for our local economy. First, we're going to be able to secure some significant benefits – a cleaned up industrial site, environmental improvements, access to parks and river recreation. Second, we'll see a huge influx of construction jobs, which is always a good thing, especially in this economy. Third, the tax base will increase correspondingly, and that also will have broad effects in the community.

Napa Pipe is a project that is absolutely worth supporting. The proposal put forward by developers is the plan that should be approved, since it's the plan that will deliver the homes, additional amenities, and other economical and environmental benefits that Napa needs.

Thank you for your consideration.

Sincerely,



Jacqueline Bodor



**KERRY BILLINGS**  
2733 Elks Way  
Napa, CA 94558

**RECEIVED**

MAR 13 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

08 March 2012

Dear Ms. Gitelman,

My husband and I support the Napa Pipe project because we want to retire there. We want something close to town with alternate transportation methods. We like that the house sizes are small since we will be downsizing. We like that it is close to our church, The Father's House, which has a food pantry that we volunteer for that helps supplement low income families.

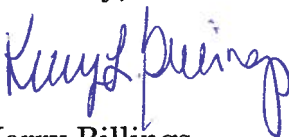
We also like that the project will provide a multigenerational place that we can all look forward to living in. They have allocated space for a school which is perfect for retirees to volunteer and tutor. The green space, historic district, kayak rental etc. are all something that we will utilize regularly.

We also support the project because it cleans up an industrial area and doesn't compromise our valuable agricultural land. We are upset at the lengths and money that have been expended to get this project to move forward because of opposition fueled by other development interests.

We live and work in Napa and we want the Napa Pipe project to break ground as soon as possible.

Please help this goal become a reality.

Sincerely,



Kerry Billings

*Doris Wiggins*

136 Brown Street  
Napa, CA 94559

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**MAR 12 2012**

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 9, 2012

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Hillary Gitelman:

I am in favor of the proposal to build homes at the old Napa Pipe site. I've lived in Napa for thirty years now, and I've watched as generations have had to move away because housing here has simply gotten too expensive. We're not building the right kind of homes to meet the current demands in Napa. With this Napa Pipe redevelopment, however, that should all change.

The developers who've proposed this project hope to build 2,050 moderately priced homes where Napa Pipe once operated. This would be an enormous victory for city planners as well as residents – not only because it will offer such a significant source of new and affordable housing, but because it will remove so much commuter traffic from our roads as well. It will also help to create many local jobs – and that's a benefit that can't be overstated, coming on the heels of this recent recession.

Simply put, this is a great project for Napa to pursue. I would like to see the developers' plan chosen above any of the alternates, because it goes farthest in addressing the housing need in Napa. Frankly, it puts Napans' real concerns first, and I have no doubt that we'll be pleased with the outcome if the project is approved.

Thank you,

Doris Wiggins

Ernest Rota  
PO Box 877  
Napa, CA 94559

**RECEIVED**

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 9, 2012

Dear Ms. Gitelman:

It's time to approve the Napa Pipe redevelopment proposal. This plan is going to help many working families and individuals to purchase affordable homes in Napa County. Using the existing Napa Pipe property as the location for new homebuilding is a great idea, especially since it will spare our farmland.

The current proposal would see 2,050 new homes built on cleaned-up Napa Pipe land. Along with homes, the developers will include numerous trails and parks to complement the riverfront access of the site. It's going to be a beautiful development, much more aesthetically pleasing than the old Napa Pipe site next to the river.

It's essential that County Planners choose the developers' proposal over any of the alternatives that have been proposed. Napa's number one priority right now needs to be home growth. The county needs to meet its state-mandated homebuilding requirement and stop expending funds to defend itself in lawsuits that result from our insufficient housing supply. The best way to do this is to support the developers' proposal, which will build the maximum quantity of homes recommended without using farmland.

It's an important decision, and I hope that the Commission will make the correct choice to focus on home growth in Napa County. Building at Napa Pipe is the right way to go.

Sincerely,

  
Ernest Rota

3/10/2012

**RECEIVED**

**MAR 12 2012**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA CA

Dear Hillary Gitelman,

I support the proposed Napa Pipe development because it is beneficial to the community of Napa and it is a wise use of the land. We have a lot more jobs than we have houses and it is taking its toll on our residents. Our streets are clogged with commuters and it isn't good for the community.

If we build a couple thousand new homes on the Napa Pipe site we can take thousands of cars off the road. The proposed development also includes public transportation for residents, which will further alleviate traffic problems. The other two options have some residences, but I feel that they don't offer enough to really make a dent in congestion and resulting pollution.

It is rare we get an opportunity here to use a large parcel of already developed land. We need to make sure we draw as much benefit from it as we can. The 2,050 house option provides for a beautiful neighborhood with plenty of amenities while working toward solving our housing and traffic problems.

That is clearly the best use of the land.

Best Wishes,



Laverne Angotti  
210 Silverado Springs Dr.  
Napa, CA 94558

**KENNETH AND ANTOINETTE MARDEN**

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P.O. Box 2001  
Napa, CA 94558

3/10/2012

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**MAR 13 2012**

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

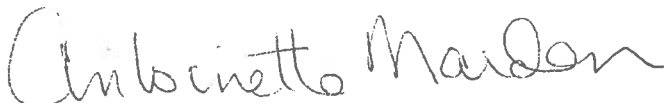
Dear Ms. Hillary Gitelman,

Like many other long-time residents of Napa, we are concerned with the constant issue of affordable housing. It seems like every year it's the same thing and it is time to change that. We have some land that is currently of little use and isn't terribly pleasant to look at. If we use the Napa Pipe land that we have now for affordable housing we can kill two birds with one stone.

We don't want people leaving Napa and we need the people that work here but don't live here to stick around. If we give them a good reason to stay or move in, we can help stabilize our community. It is the optimal use for land that is more of a burden at the moment.

All of the options on the table involve some sort of housing, we should go with the one that provides the most. It is one of our most pressing needs, much more so than building more industrial sites. Nice residential areas keep with the spirit of our community better than factories. Please choose 2,050 house option.

Best Wishes,

A handwritten signature in cursive script that reads "Antoinette Marden".

Kenneth and Antoinette Marden

JOAN KRANICH  
2412 Foothill Boulevard  
Space 150  
Calistoga, CA 94515

**RECEIVED**  
MAR 13 2012  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

2012-02-29


Dear Sean Trippi,

Right now the old Napa Pipe development is a complete eyesore. We need to make sure we correctly reuse that land so that it benefits the community and improves the aesthetic value of the area. An industrial complex will certainly not fit that description.

No matter what we do with the development, we will see a boost in employment, so we should be wary of how we bring those benefits in. Given the amount of jobs we have in the area and the lack of affordable housing, I think we should make sure we maximize the housing option. The one that will provide 2,050 houses is the best option available.

It will be visually pleasing, it will help our housing problem and it will provide employment. I have looked at the other options and this one seems like it offers the most long-term improvement for our community. I can only hope that you come to the same decision, for the sake of our greater community.

Thank You,

  
Joan Kranich

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MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT. *Anne Saunders*

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1 March 2012

Dear Mr. Trippi:

For a variety of reasons, I am enthusiastic about the current proposal to develop homes on the Napa Pipe property. I have lived in the Napa area for nearly 40 years now, so I've witnessed a lot of the area's growth firsthand. This plan to build at Napa Pipe is a very smart response to that growth.

First, it's a wise use of the land. I'd like to see this industrial property transformed into something useful and beautiful to the area, especially after it's gone unused for so many years. Building homes at Napa Pipe means sparing ag land, and that too is laudable. Our ag resources should be preserved – but home growth needs to be prioritized as well.

Building at Napa Pipe is a perfect way to achieve both goals.

Second, this project could reduce daily traffic significantly. The recent studies show that a rezoned, residential use of the property will result in much fewer daily trips than an industrial use would. And the developers' current proposal with 2,050 homes will also result in less traffic than the other proposal alternatives – especially since it will keep a greater number of commuters off the roads.

Third, a project of this scope will create some much needed jobs for the area. My son is a carpenter, and he's looking for work. He's one of many in the construction industry who would receive a big boost from this project. After the housing bust, the construction industry in particular was hit hard, and this will be one way to revitalize local business in that sector.

I am confident that approving the developer's current proposal to build 2,050 homes at Napa Pipe is the way to go. Please give this project the support it clearly deserves.

Thank you,

*Anne Saunders*

Anne Saunders  
2525 Flosden Road, Space 132  
American Canyon, CA

*Donaldson Family  
64 Melvin Road  
American Canyon, CA 94503*

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**RECEIVED**

**MAR 12 2012**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

March 01, 2012

Dear Mr. Trippi:

As an area resident for over 30 years now, I've seen our community change and grow quite a bit. With all the change and growth have come a lot of problems, too – especially when it comes to housing. I've always thought that the plan to recycle the old Napa Pipe property in order to build new houses was a very ingenious solution to a growing problem in our community. I still feel that way, which is why I'm writing today to encourage your support for the applicant's original proposal.

This proposal, which will facilitate the building of 2,050 homes at the Napa Pipe site, will do a lot of good for the area. Obviously, it will create a significant number of new homes in close proximity to thousands of jobs. This will help reduce some of the inbound commuter traffic that's gotten so out of hand lately. The proposal will also create more public access to open spaces and riverfront areas, which will be nice for all residents here.

We shouldn't forget that the proposal will also generate jobs. These employment opportunities won't be here one day and gone the next; rather, jobs will be steadily created over the coming years and available for many years thereafter. This is a sustainable way to help boost our economy.

There are so many good reasons to support the original proposal for repurposing the Napa Pipe property. There are just as many good reasons to make sure we stick with the original proposal, rather than accepting a watered down version that meets only a fraction of the community's needs.

Please keep this in mind as you further consider the project.

Thank you,



Albert Donaldson



**RECEIVED**

MAR 12 2012

3.1.12

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Dear Sean Trippi:

I support the proposal to transform Napa Pipe into a new “home for Napers.” For the last several years, we’ve heard plenty about the proposal, and it’s good to see that the process is moving forward, albeit slowly. I am writing today to weigh in on the current issue at hand – sticking with the original proposal rather than compromising with the Staff Alternative Plan.

Napa needs more affordable housing. This issue should be the number one concern of residents and city planners, especially since it creates so many additional problems. Heavy commuter traffic, for example, is a related problem that residents deal with on a daily basis. The proposal to use Napa Pipe’s industrial property as a site for new, reasonably-priced homes is the best solution for these issues.

Our community will see a lot of benefits from this project when it’s approved – houses to meet growing demand, reduced traffic, and improvements in our local environment. Fewer cars on the road means less pollution, of course, but the design of the redevelopment itself is meant to be very environmentally sustainable. There are so many reasons to say yes to this. But it’s very important to make sure we’re saying yes to the design as initially conceived, not the Staff Alternative Plan, providing less than half the housing while maintaining some industrial use on the property.

That’s not what Napa needs. Napa needs smart, environmentally sensitive, affordable housing – exactly what the original plan provides best. That should be the plan supported by the Planning Commission going forward.

Thank you for your time and consideration.

Sincerely,



Alice Carey

Art and June Bowen  
3460 Villa Lane, Apt 132  
Napa, CA 94558

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**RECEIVED**

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

3/3/2012

Dear Sean Trippi:

We are ardent supporters of the Napa Pipe redevelopment project, as it's currently understood. It makes a great deal of sense to use the old Napa Pipe property as a space for new housing development here in Napa. While there's no question that this area needs a substantial boost in homebuilding, it's also important that we preserve as much of our agricultural land as we can. That's why repurposing the Napa Pipe property is such a good idea.

New development at Napa Pipe will be good for many reasons. It will create plenty of affordable housing options for families in the area – a benefit that can't be overstated when housing at any price is difficult to come by these days. The development will also create additional amenities in the community, from parks and trails to new retail space and a community plaza. It also will facilitate more public transit options, which will help reduce traffic in the area even more.

We'd love to see this redevelopment project become a reality in our community. The Planning Committee should support the planners' current proposal, which maximizes the amount of housing that can be built at the site. It's the best vision available for the Napa Pipe property, and it would do the most good for Napa residents and workers.

Sincerely,



Art and June Bowen

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MAR 13 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Charles and Karen Agnew  
1266 River Park Boulevard  
Napa, CA 94559

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March 3, 2012

RE: Napa Pipe Redevelopment Proposal

Dear Sean Trippi:

We have lived in Napa since 1971 – more than 40 years now. During that time, we've raised four children, and we've come to love the community here. It's a wonderful place. For that reason, we wish that more young people had the opportunity to buy homes in Napa, instead of having to move away because home prices are so high, and because supply is so scarce.

We're writing today because of the promise we see in the redevelopment plan for Napa Pipe. The location is very well situated for new homebuilding, especially since developers can start from the ground up once the site is cleaned.

The developers plan to build just over two thousand homes on the property where Napa Pipe once operated. These homes will be tailored to Napa's growing needs; they'll be smaller, more affordable, and more environmentally friendly than a lot of the other large and expensive housing tracts around here. Plus, the property is alongside the river, which will give residents lots of access to a recreational resource that is underutilized in this area.

The Napa Pipe redevelopment will provide a great opportunity for young people (or even retirees) to create a very good living situation for themselves, right at the heart of the Napa community. Because it will provide the most housing and other attractive amenities, we would love to see the Planning Committee approve the current redevelopment proposal, as opposed to the "staff alternative" recently put forward. As longtime residents, we firmly believe it's the best choice for Napa's future.

Sincerely,



Charles and Karen Agnew

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MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Audrey Waxman  
158 James Road  
American Canyon, CA 94503

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March 4, 2012

*RE: Redeveloping Napa Pipe*

*Napa County Planning Commission*

*1195 Third Street, Suite 210*

*Napa CA 94559*

Dear Sean Trippi:

I support the proposal to recycle the old Napa Pipe site and transform it into something more productive for Napa Valley. The property has been an eyesore for years now; as unused industrial land, it serves no useful function to residents here.

The plan to build homes at Napa Pipe is a much better use of the property. The old industrial site will be cleaned up, without costing taxpayers anything. New and affordable homes will be built to satisfy a growing – and largely unmet – demand for housing in the area. And because we'll be meeting the housing demand with 150 acres of formerly industrial property, we'll be saving an approximately equal number of agricultural acres that might otherwise be required for homebuilding purposes.

This is an excellent project that is going to benefit Napa Valley residents in many different ways. The developers' proposal is innovative and timely, and city planners should be eager to embrace such an elegant solution to the different problems Napa Valley faces right now, from unproductive and unsightly industrial land to critical housing shortages. The Planning Committee would be wise to support the developers' proposal, which will provide the greatest number of houses at the site.

Thank you for taking the time to consider my thoughts on this important issue.

Sincerely,



Audrey Waxman

**Bonnie White** | 50 Stonecreek Drive American Canyon, CA 94503

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**RECEIVED**

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 4, 2012

Napa County Planning Commission

1195 Third Street, Suite 210

Napa CA 94559

Dear Sean Trippi:

I am a longtime area resident; I've lived here since 1957, and since that time I've obviously seen the community grow and change quite a bit. I still love Napa Valley, and I know there are many residents and workers who wish they could buy a home in the area. Unfortunately, one problem with the city's growth in recent years is that we don't have anywhere near the housing supply necessary to meet the demand of area workers.

Instead, we have lots of large and expensive, suburban, single-family homes – not exactly an option that suits the needs of a young couple, a growing family, or even retirees. The Browns Valley development is only going to create more high-priced residences in this vein. The growth that Napa really needs will come from a new, affordable housing development built on the old Napa Pipe property.

Napa Pipe is the perfect place to build smaller homes that are actually within the budget of many of the people currently working in the area. It's centrally located and close to thousands of jobs. It's also property that hasn't been used for years – but it's already been developed once, which means we won't be sacrificing any new agricultural land for this project.

I am in favor of the most recent plan for Napa Pipe. The plan that will generate the most homes for Napa Valley – and since housing growth is most important here, it's the plan that best suits Napa Valley's needs. I encourage you to support this version of the plan as well. I firmly believe that it's the correct choice for Napa Valley.

Sincerely,



Bonnie White

Danielle Brown  
PO Box 3209  
Yountville, CA 94599

RECEIVED

3/5/2012

MAR 13 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Sean Trippi:

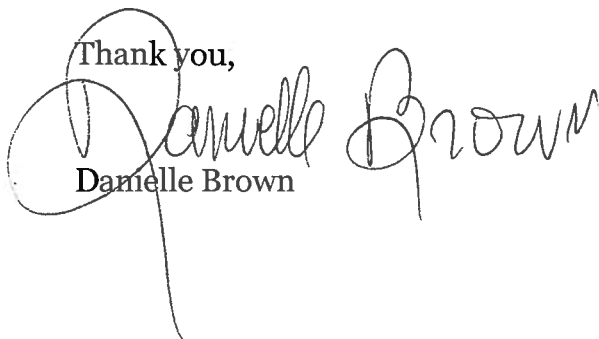
Redeveloping Napa Pipe is the best way to meet the extreme housing shortage in the Napa Valley area. For many years now, the developers' original proposal to build homes on the old industrial property has been under constant review. Now, the final Environmental Impact Review of the project has been submitted. Its determinations are favorable, and the report suggests that planning for 2,050 homes on the site will be the best course of action for our community, as well as for the environment. That is the quantity of homes that the developer intends to build. That is the quantity of homes that Napa Valley needs right now.

I am writing today in support of the developers' original plan for the property. I do not think any of the alternative uses of the site meet Napa's needs nearly as well. Our main priority should be housing growth and traffic reduction, and that's what the developers' plan addresses best. The developers' plan also provides more amenities, like greater riverfront access for the community. This is all preferable to a plan like the "staff alternative", which focuses on keeping some industrial use of the site. I'm sorry but a plan like that is simply not responsive to the community's concerns – nor to the Environmental Impact Review's recommendations.

The choice is quite clear. Please give the developers' proposal the support it fully deserves.

Thank you,

Danielle Brown

A large, stylized handwritten signature in black ink, appearing to read "Danielle Brown", is written over the printed name.

Geraldine Glantz  
1118 Summit Lake Drive  
Angwin, CA 94508

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MAR 13 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 6, 2012

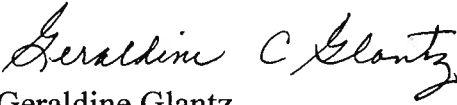
Dear Mr. Trippi:

I have lived in the area for 50 years now. That's a long time to watch Napa Valley change and grow. In recent years, I've seen a huge increase in the traffic coming in and out of Napa. I know it's a burden that everyone struggles with on a daily basis, and I think much of the problem stems from a lack of affordable living options within Napa. We simply don't have any reasonably priced homes available in the area. Even though tens of thousands of people hold good jobs in Napa, they're forced to live far from their work, which causes a very intense and frustrating commuting experience for everyone.

So much of this could be resolved if the plan to modify the old Napa Pipe property for new homebuilding comes to fruition. Developers hope to build more than two thousand moderately priced, energy efficient homes on the old Napa Pipe site. This would put many families and individuals much closer to their jobs – thus reducing the burden of commuter traffic for everyone, and helping our environment at the same time. These homes will be priced appropriately so that hardworking Napers aren't shut out of the market.

This project is so necessary for Napa County, and I am anxious to see it progress. As a longtime resident, I am writing today to encourage your support for the current plan – the plan that will provide the most housing to deal with these very serious issues. If I can provide any additional information that would be of help to you on this matter, please don't hesitate to contact me.

Thank you,

  
Geraldine Glantz

3.07.2012

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MAR 13 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

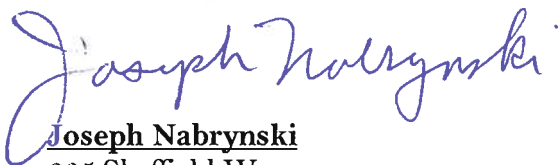
Dear Mr. Sean Trippi,

I've lived in Napa for 26 years and care deeply for our community. But in order to be a complete community, we must offer more development for the people that rely on this area for their living. That is why I think we should be building as many houses as possible on the Napa Pipe development. As most Napa residents know, we are woefully short on affordable housing. We have tens of thousands of our workers commuting in daily from other cities and counties.

Building these houses is more than just a way to make our lives easier with less congestion; it is a way of building a more complete community. A true community offers jobs and homes. People that work here should be able to live, shop and raise families here. It is a travesty that we cannot find housing for people that are such an integral part of our lives.

It is understandable that we would have more jobs than houses, given the nature of our area. At the very least, however, we owe ourselves an attempt to solve this disparity in a manner that makes sense. Please approve the building of 2,050 houses at Napa Pipe as this is the plan the recent EIR found to be the best for Napa.

Sincerely,



**Joseph Nabrynski**  
225 Sheffield Way  
American Canyon, CA 94503



**RECEIVED**

**MAR 18 2012**

**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.**

Jackelyn Rodrigues  
455 Merlot Lane  
American Canyon, CA 94503

7 March 2012

Dear Mr. Trippi:

I am in favor of the plan to clean up Napa Pipe's unused property and repurpose the land for some much-needed affordable homes. Everyone knows that Napa County is in desperate need of responsible home growth, especially when it comes to moderately priced housing. Growth from projects like the Browns Valley development doesn't go far enough; the homes offered there, for instance, are suitable for only a sliver of the population that can afford such pricey mortgages. Napa Pipe's plan, on the other hand, will bring more than two thousand affordable homes to the area. This is the kind of smart development we should support.

This proposal offers more than just the benefit of a new housing source, though. All of the work associated with the construction of the development will help to create hundreds, maybe even thousands, of new jobs. That will have a palpable effect on our local economy. Moreover, it's better to have an environmentally sustainable residential development in the place of an industrial use. The developers' plan for Napa Pipe includes many parks, trails, and riverfront access points as well, which underscores the importance of the environment to this project.

The Napa Pipe project is incredibly promising, and I'd like to see the Planning Commission give its approval quickly. The developers' plan is the right plan to support, not only because it will bring more than two thousand homes to the area, but because it makes the greatest environmental strides as well. I hope we can count on your good judgment and swift action in this matter.

Thank you,

Jackelyn Rodrigues

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MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

Jacqueline Bodor  
636 Chaparral Circle  
Napa, CA 94558

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March 8, 2012

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Sean Trippi:

Redeveloping Napa Pipe is a great idea. The plan would benefit many of the people who currently work in Napa, but can't afford to buy homes here. By constructing this smart housing development, more than 2,000 affordable units will become available. It is an incredibly appealing proposition, especially for the daily commuters who would jump at an opportunity to live closer to their workplaces. And by taking advantage of that opportunity, they'll be helping to reduce the out-of-control commuter traffic that we all wrestle with daily.

This project would also be hugely advantageous for our local economy. First, we're going to be able to secure some significant benefits – a cleaned up industrial site, environmental improvements, access to parks and river recreation. Second, we'll see a huge influx of construction jobs, which is always a good thing, especially in this economy. Third, the tax base will increase correspondingly, and that also will have broad effects in the community.

Napa Pipe is a project that is absolutely worth supporting. The proposal put forward by developers is the plan that should be approved, since it's the plan that will deliver the homes, additional amenities, and other economical and environmental benefits that Napa needs.

Thank you for your consideration.

Sincerely,



Jacqueline Bodor

*Doris Wiggins*

136 Brown Street  
Napa, CA 94559

**RECEIVED**

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

March 9, 2012

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Sean Trippi:

I am in favor of the proposal to build homes at the old Napa Pipe site. I've lived in Napa for thirty years now, and I've watched as generations have had to move away because housing here has simply gotten too expensive. We're not building the right kind of homes to meet the current demands in Napa. With this Napa Pipe redevelopment, however, that should all change.

The developers who've proposed this project hope to build 2,050 moderately priced homes where Napa Pipe once operated. This would be an enormous victory for city planners as well as residents – not only because it will offer such a significant source of new and affordable housing, but because it will remove so much commuter traffic from our roads as well. It will also help to create many local jobs – and that's a benefit that can't be overstated, coming on the heels of this recent recession.

Simply put, this is a great project for Napa to pursue. I would like to see the developers' plan chosen above any of the alternates, because it goes farthest in addressing the housing need in Napa. Frankly, it puts Napans' real concerns first, and I have no doubt that we'll be pleased with the outcome if the project is approved.

Thank you,

Doris Wiggins

Ernest Rota  
PO Box 877  
Napa, CA 94559

March 9, 2012

**RECEIVED**

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Dear Mr. Trippi:

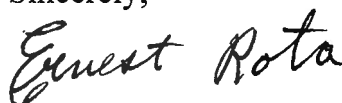
It's time to approve the Napa Pipe redevelopment proposal. This plan is going to help many working families and individuals to purchase affordable homes in Napa County. Using the existing Napa Pipe property as the location for new homebuilding is a great idea, especially since it will spare our farmland.

The current proposal would see 2,050 new homes built on cleaned-up Napa Pipe land. Along with homes, the developers will include numerous trails and parks to complement the riverfront access of the site. It's going to be a beautiful development, much more aesthetically pleasing than the old Napa Pipe site next to the river.

It's essential that County Planners choose the developers' proposal over any of the alternatives that have been proposed. Napa's number one priority right now needs to be home growth. The county needs to meet its state-mandated homebuilding requirement and stop expending funds to defend itself in lawsuits that result from our insufficient housing supply. The best way to do this is to support the developers' proposal, which will build the maximum quantity of homes recommended without using farmland.

It's an important decision, and I hope that the Commission will make the correct choice to focus on home growth in Napa County. Building at Napa Pipe is the right way to go.

Sincerely,



Ernest Rota

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MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Howard Grant  
1406 Cedar Street  
Calistoga, CA 94515

3.9.2012

*RE: Moving Forward with Napa Pipe Redevelopment*

Dear Sean Trippi:

It's time for the county to move forward with the Napa Pipe redevelopment project. The current proposal on the table reflects years of study, review, and finetuning. It corresponds to the recommendations made in the recently finalized Environmental Impact Report. Most importantly, it is the plan that best addresses the concerns Napa County residents find most important – the area housing shortage, the high burden of commuter traffic, and the cleanup and reuse of an unproductive industrial site.

Given all these factors and the amount of community support behind the project, I urge you to give this plan your approval. These are homes that the community needs badly. There's no good reason to accept any other plan that would seriously compromise the quantity of homes to be built – especially if homes would be traded for a restored industrial use of the site. That's just not what Napa wants or needs – not now, and not in the foreseeable future. I hope that the Planning Commission will be responsive to those needs and desires, and promptly approve the developers' proposal to build the full quantity of homes recommended in the Environmental Impact Report.

Thank you,



Howard Grant

3/10/2012

**RECEIVED**

MAR 12 2012

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA CA

Dear Sean Trippi,

I support the proposed Napa Pipe development because it is beneficial to the community of Napa and it is a wise use of the land. We have a lot more jobs than we have houses and it is taking its toll on our residents. Our streets are clogged with commuters and it isn't good for the community.

If we build a couple thousand new homes on the Napa Pipe site we can take thousands of cars off the road. The proposed development also includes public transportation for residents, which will further alleviate traffic problems. The other two options have some residences, but I feel that they don't offer enough to really make a dent in congestion and resulting pollution.

It is rare we get an opportunity here to use a large parcel of already developed land. We need to make sure we draw as much benefit from it as we can. The 2,050 house option provides for a beautiful neighborhood with plenty of amenities while working toward solving our housing and traffic problems.

That is clearly the best use of the land.

Best Wishes,



Laverne Angotti  
210 Silverado Springs Dr.  
Napa, CA 94558