

To : Napa County Planning Commission : Napa Pipe Comments ;

From : Steve Harris , Foxridge Way , Napa

40 + year Resident

RECEIVED

APR 24 2012

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

Dear Commission,

Thank you in advance for your time to read this. I will try to be brief.

I support the Plan for a 20-acre maximum housing development.

Any housing development beyond this will be a disservice to your taxpayers :

1. There are 7,600 homes in our area under foreclosure. The Developer should focus on buying these properties for resale or rent before building new homes which will lower the already low values of those who own homes in the area. Any Developer profits (including payouts, benefits bonuses) made in excess of 5% should flow back into the taxpayers accounts.

2. After reading the many conflicting reports as to the effects of increased local vehicle traffic, it is very obvious any Development will increase traffic and lead to spending more of your taxpayer's contributions to solve these added problems. The summer traffic situation is at present unacceptable, and I work outside of Napa. Please solve our existing problems and please do not create additional headaches for us. Please.

3. The choice of Developer is very much under scrutiny. The idea of keeping a rusting unsafe and dangerous crane in place as a legacy is absolute foolishness. If this thought process is typical of the mindset, then another developer should be sought. I can imagine it could become a very good target for climbing on a Saturday night out.

The idea here of course is to save the developer costs for disassembly and removal. It will become a nightmare of regulation and ridicule if left in place.

4. The choice for water use, filtration, and water recycling has not been correctly addressed. Lots more work to do here. The water table here is very sensitive, and the flooding and wash characteristics mean that flooding insurance should be addressed.

5. Please address our current issues first before leaving your local taxpayers and residents with a long term legacy of headaches and higher taxes. May I suggest that, in this case, there should be a local referendum held to help your decision. We need to be involved; our future and our family's future for this area is very sacred.

Thank you,

Steve Harris

707-361-1867 Napa

RECEIVED

APR 24 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



To Preserve and Promote Napa Valley's World-Class Vineyards

Mr. Sean Trippi
Napa County Department of Conservation, Development, and Planning
1195 Third Street
Napa, Ca 94559

April 24, 2012

Dear Mr. Trippi,

The Napa Valley Grapegrowers (NVG), an industry organization representing over 600 vineyard owners and associated businesses, would like to thank you for soliciting and filing public comment related to the Napa Pipe Final EIR and proposed General Plan and Zoning Ordinance amendments.

In 1968, Napa County residents supported the nation's first Agricultural Preserve, setting the precedent for this county and myriad others across the nation that agriculture would be deemed the highest and best use of the land. It takes a very special place for this to be so, and Napa is without question one of those places. The quality of the winegrapes and the economy that the industry supports here are unparalleled.

It is under this guiding principle that the NVG writes to oppose the County's authorization of extraction of groundwater for urban development, which would be required by the current Napa Pipe proposal. Doing so would set another strong - and in our view negative - precedent for future Napa County projects, as it would come at a cost to the agricultural industry that depends on the availability of that water.

We have read and are in full support of the points addressed in the Napa County Farm Bureau's March 19, 2012 letter and we hope that your staff and the Planning Commission will take a thoughtful approach when approving any residential plan of this scale.

Sincerely,

David Beckstoffer
President

Napa Valley Grapegrowers
1795 Third Street Napa CA 94559
www.napagrowers.org

THE HANDELS

2629 Hidden Valley Lane
Napa, CA 94558

6-Apr-12

Michael Basayne
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Basayne:

Here in Napa, we are fiercely protective of our ag land, and rightly so. That's why when we have a chance to build state-mandated affordable homes on already developed land, we should take it. I am strongly in favor of the Napa Pipe project and feel the best use of that land is to build the 2,050 affordable homes option.

Building a beautiful new neighborhood will only strengthen our community. It will allow us to get rid of a longtime eyesore while putting in new parks, great river access and various other forms of recreation. The proposed development is environmentally conscious as well and takes our water needs into account. The new neighborhood will only use about 15% of the water available to them, giving us a surplus to allocate as we see fit.

Putting in affordable houses could also help with our traffic problem. We have too many people clogging up the roads on their daily commute and this would give many a reason and an opportunity to move closer. Right now, many people who work in Napa drive in from other counties because they cannot afford to live here; housing costs are simply out of reach. Napa Pipe would be a vibrant, sustainable answer to the need for affordable housing.

At the Planning Commission's hearing of April 2 you spoke of the need to create homes closer to where people work here in Napa. I fully agree and support your position.

Sincerely,



Robert and Verna Handel



RECEIVED

APR 24 2012

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

RICHARD AND LAUREL MYERS

2937 Main St.
Napa, CA 94558

4.5.2012

Matt Pope
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Pope-

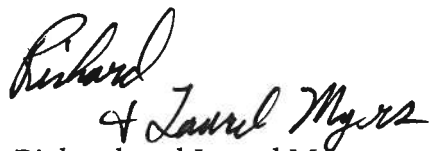
We are writing to express our support for building 2,000 new, affordable homes on the Napa Pipe site. It is the best way for Napa to ensure growth in the right direction and is also the correct thing to do to help a recovering economy.

Building those homes will bring a lot of work to our construction industry, which is one of the hardest hit by the economic downturn. Any time we have an option to create more jobs, especially at a time like this, we should do what we can to create them.

Affordable housing is what we need in Napa more than anything right now. It will expand our tax base and save the community money. We won't have to worry as much about congestion if we have several thousand of our commuters living in the area now. The developer is going to pay for cleanup, and if they don't clean it up at some point the taxpayers are going to pay for it.

The only option with Napa Pipe that makes sense for our future is the one with the most affordable houses available.

Thank You,


Richard and Laurel Myers

RECEIVED

APR 24 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Napa County Planning Commission

Commissioner Matt Pope

4-21-2012

I have lived in the Napa area for over 25 years. I've been looking at the Napa Pipe facility for a long time and I am glad something is finally going to do something about that site.

I am in the construction industry and that industry has been hit hard by the economic downfall and we could really use the boost the Napa pipe project will provide. In order to maximize this boost we should be building the 2,050 house option. That is the best over all use for the property.

We need more affordable housing, my own kids can't afford a house in Napa, what we need is housing that working people can afford so they aren't commuting from outside the Napa area

I believe the Napa Pipe project is the right choice for that property.

Mike Eoff

A handwritten signature in black ink, appearing to read "Mike Eoff", with a stylized flourish at the end.

RECEIVED

APR 24 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

Oscar Camacho
Napa, CA 94559

April 08, 2012

Matt Pope
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Pope-

California is known for being forward thinking when it comes to the environment and Napa is the epitome of that lifestyle. That is why I think we need to be sure we are setting a good example with how we clean up and redevelop the Napa Pipe facility. The best option is to develop the area with the plan for 2,050 homes, let the developer clean up the previous occupant's mess and be left with less traffic and a sustainable community.

This new neighborhood will really open up access to the river. There will be kayaking, parks and pathways nearby. The homes will be built with sustainability in mind as well. They will be removing cars from the roads and putting Napa's workers closer to their place of employment. On top of all that, the public transport system will offer sustainable transportation around Napa.

Most importantly, this will improve the quality of life for the people who rely on Napa and could live in our community and contribute more than just a few work hours every day. They will have less time stuck behind the steering wheel, as will everyone else who has to drive around town. The new residents of the Napa Pipe development will be able to contribute to a model community and I'm looking forward to bringing that sort of growth soon.

Thank You,


Oscar Camacho

RECEIVED

APR 24 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

ROSALYND NELSON
3009 Silverado Trail
Napa, CA 94558

April 7, 2012


Matt Pope:

I'm writing to reinforce Napa's need to be mindful of how we grow and express my support for the Napa Pipe project. We live in a unique area with great natural resources. There are very few paved over parts of the county that are lying dormant and waiting to be developed. Even rarer is the chance to have a developer clean up the land on its own dime.

Napa needs to build more affordable housing, every resident here knows that. Anyone who reads the paper is used to seeing stories about lawsuits like the Alexander Crossing one. Tucked into every story is a part where Napa is paying lawyers to prepare for the lawsuit. That seems like an awful waste of money when we have an option that would *make* us money by building homes.

Not only will the project save us money, it will also mean much less traffic to deal with. Given the way that congestion has increased, I think we need to act swiftly to create some sort of alternative to driving in. This proposal includes not only thousands of homes for people that are otherwise commuting, but also several public transportation options. The whole development is a well-rounded step in the right direction for Napa.

Thank You,


Rosalynnd Nelson

RECEIVED

APR 24 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

MARTHA CAMACHO
865 Needles Ct.
Napa, CA 94559

4/6/12


Matt Pope,

I am writing to ask you, as a member of the Planning Commission, to approve the building of 2,000 homes on the Napa Pipe land. It's not often we have a chance to reuse developed land in Napa so we have to make sure we use it right. That site is a real eyesore, and with the leftover waste, I imagine it will be expensive to clean up.

When I heard that the developer was going to pay for the cleanup out of its own coffers I started to think this was the best option. It seems the experts agree since the Environmental Impact Report recommends the same plan.

I understand the appeal of the Staff Option, but I don't think it is the best choice for the future of Napa. Developing access to the river is smart, but the current Napa Pipe proposal actually does it in a way that will be enjoyable for all of the citizens of Napa. Building less houses that are more luxurious won't do much for our traffic. Napa will be a nicer place to live when we can drive around without getting caught in daily, brutal traffic. If those commuters are living in Napa with their own public transport system they will have almost no reason to cause traffic jams.

Make sure you choose the right option to make Napa nicer for its citizens.

Sincerely,

Martha Camacho

RECEIVED

APR 24 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Trippi, Sean

From: Gitelman, Hillary
Sent: Monday, April 23, 2012 8:25 AM
To: Trippi, Sean; Gray, Melissa
Subject: FW: Napa Pipe Governance Issues and Groundwater Usage

Napa Pipe comments below – for the Commission packet and the file.

Hillary Gitelman
Director of Conservation, Development & Planning
1195 Third Street, Napa, CA 94559
(707) 253-4805

From: Charles Shinnamon [<mailto:chuckshinnamon@sbcglobal.net>]
Sent: Tuesday, April 17, 2012 4:17 PM
To: Gitelman, Hillary
Cc: Chuck Shinnamon
Subject: Napa Pipe Governance Issues and Groundwater Usage

Hillary,

Please forward my email on to the Planning Commission members.

Thanks for your help,

Chuck S.

+++++

Commissioners,

As I noted in my verbal comments during your April 2nd hearing on the Napa Pipe proposal, I have two strong concerns about the proposed project whether you recommend the developers' proposal, the staff recommendation, some hybrid of the two, or denial. These issues are cogent to all.

Those two issues are governance and the precedent of using ground water for this project.

Governance Issues:

If any housing related zoning is made (with the exception of the 20 acre housing only plan), then there will automatically be a governance problem. I understand that, historically, the owners of Kaiser, Oregon Steel, etc. objected to ever being including in the City of Napa Sphere of Influence. Further, the City changed its Sphere of Influence / Annexation policies years ago related to either a vote of the people or a four fifths vote of the City Council. As such, any annexation to the City is a complex issue. Nevertheless, if a project of any magnitude were to move forward, such consideration is crucial.

If Napa Pipe has its own service area, then it literally becomes a city within the County, which is governed by the Board of Supervisors. This has the potential of second-class feelings similar to those felt in American Canyon prior to its incorporation. Further, think about the kind of electoral sway such a group might have when they decide that it's time for the rest of us to take over the costs and maintenance for their systems. These would clearly threaten the success rate of any Supervisor in District Five.

There are a myriad of issues related to the governance issue. Local governments have taken generations to fine tune how to manage maintenance, taxation, etc. Think about all of the issues that will need to be addressed by either a Home

Owners' Association (HOA) or a County Service Area (CSA). Think about the steep learning curve of how these are accomplished. There is road maintenance, street lighting, parks, open space, trails, flood barriers, and, potentially, a private water system, and other issues. How will issues of law enforcement fire and emergency services be funded? Think of the costs associated with all of this. Funding of exterior building maintenance within a Home Owners' Association is one thing. Consider the dollars that will be assessed to every property owner every month / year for these costs. How can the residents absorb these fees and costs within what is proposed as moderate income housing?

There are numerous examples within Napa County that speak to these very issues:

- The two Lake Berryessa water and sewer agencies are currently in poor condition with property owners paying huge monthly bills for water and sewer services. Over the decades, former residents were able to convince prior Boards of Supervisors to postpone rate increases that could have been used for maintenance and upgrades.
- River Pointe, the RV Timeshare Resort on Lincoln Avenue at the Napa River, is another case in point. They have had a very difficult task in demonstrating that they could successfully relocate a large number of park model trailers during a flood event. The park owners unsuccessfully used a number of independent contractors during trial evacuations. The result is that a large number of the park models have to be removed during flood seasons. Put these issues into juxtaposition with having to close and open flood gates daily during high tides as sea level rises over the coming decades. That work is vital, must be fully funded, and fully managed.
- Circle Oaks Water and Sewer District. This has been another problem area.

Groundwater Issues:

You have heard many voices on this issue and I will not belabor it. The preservation of groundwater for use limited to agriculture and rural residential is a key tenet of the Agricultural Preserve. I don't know enough to know whether there is sufficient groundwater or not to support a new city. However, that isn't the key issue. The key issue is that its use for Napa Pipe would set a precedent that could lead, over time, to the end of the Agricultural Preserve. That is not a risk I want us to take.

Thank you for your consideration.

Chuck Shinnamon

Charles W. Shinnamon, P.E.

134 Acacia Avenue

Napa, CA 94558

707-224-3938 (Office)

707-321-0195 (Mobile)

315 -217-3938 (Fax)

chuckshinnamon@sbcglobal.net

Raymond Branstetter ♦ 1211 Oak St. ♦ Calistoga, CA ♦ 94515

April 5, 2012

Dear Matt Pope-

Napa Pipe is the perfect place for us to put in the affordable homes that we need. Right now it is sitting unused and is a detriment to the area. It needs a thorough cleanup effort before it can be reused and the developer is offering to pay for the cleanup. Most importantly, it will help our two biggest problems at the moment: traffic and affordable housing lawsuits.

Right now about a third of the people working in Napa commute from other areas. When you hear that statistic and then take a look at our roads it starts to make sense. The only logical result of the mess we've gotten ourselves into is bumper-to-bumper traffic with the resultant air and water pollution. Obviously we need to stop this as soon as possible, our way of life depends on having an open, beautiful landscape.

The best way to improve our situation is to take commuters off the roads. As we have no interest in getting rid of jobs – and certainly no interest in putting in new highways – we need to find ways for people to live in Napa. The current Napa Pipe proposal does exactly that. Not only does it provide affordable, attractive housing within several miles of many of Napa's jobs, it also provides public transportation that will take people into town. Now if that isn't a great way to save us trouble on the roads while providing the affordable housing we are required to build, I don't know what is.

Thank You,


Raymond Branstetter

RECEIVED

APR 23 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Friday, April 06, 2012

RE: Napa Pipe Development

Matt Pope:

Napa has been struggling for too long to find a sensible way to put affordable housing in. The current Napa Pipe proposal is the first development of its type I've seen in my 30 years living in Napa. It is the right mix of cleaning up and reusing old land with developing in the right direction.

We have enough commercial growth and we don't need to see heavy industrial growth, we need affordable residential growth. There is no reason that working class people we rely on in our community shouldn't be able to be part of the county they work hard to support. These are firefighters and teachers that have to spend hours each day commuting into and out of Napa. This is an unacceptable way to treat important citizens like them.

It also helps that we know the developers that we are dealing with. Rather than having someone else come in and ruin the area, we have people who understand that we have to build something aesthetically appealing while being careful to maintain the spirit of the community. If we're not careful with how we allocate this resource it could end up being ruined by poor planning.

The 2,050 home option takes into account environmental sustainability while maximizing its positive effect on the county. It will take lots of cars off the road, something I'm sure all Napers will be happy to see. It will also help us meet our obligation to build affordable homes. Please choose this option for Napa.

Sincerely,



ROD BROOKS
260 American Canyon Road
Space 50
American Canyon, CA 94503

RECEIVED

APR 28 2012

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

4/5/2012

Dear Mr. Pope,

I want to see more affordable housing built in Napa. We have the space available at Napa Pipe with surplus water, already developed land and a great plan from the developer. If their plan is approved we will see 2,050 new houses built, creating jobs and a new neighborhood for Napa to enjoy. Not insignificantly, the developer will be cleaning up the old industrial site on its own dime, saving Napa untold money, time and effort.

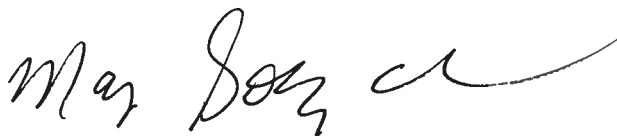
Putting affordable homes in is not a question of desire. We are legally obliged to meet a statutory minimum and we are not doing so. Rather than stopping part of the way and hoping we can deal with it later, we should just put the homes in now.

We also have the issue of traffic to deal with. With tens of thousands of commuters coming in from surrounding areas daily, it seems obvious that we should provide affordable homes for those commuters that are closer to the jobs they're commuting in and out of Napa for. In addition, incorporating a host of public transit alternatives into Napa Pipe could potentially take commuters off the road.

Right now, Napa is too closed off and that is causing us an array of problems. If we open up a little bit with growth we can control, we won't have to worry about a flood of future problems.

Thank you for your time, I hope you will keep my suggestions in mind as you make your decision.

Regards,



Mary Souza

233 Knightsbridge Way
American Canyon, CA 94503

RECEIVED
APR 23 2012
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

4/8/2012

Dear Mr. Pope,

The proposal to create a self-contained housing development on the former Napa Pipe site is an obvious choice for Napa County. I cannot think of a better way to more appropriately and thoroughly address the county's chronic housing shortage in a way that better protects the agriculture in our area.

The current plan would see 2,050 homes built in this neighborhood. These are homes that would be affordably priced and energy efficient. The plan is designed to meet the needs of Napa's growing demographic of younger couples, smaller families, and even retirees who aren't interested in managing large, isolated suburban residences. It's a perfect fit for Napa's needs, especially because it will accomplish all of the building without tapping into any of the farmland in the area. It will create auxiliary economic benefits for the community, too – just think of all the construction work this would create for local contractors and workers. This could be a great way to reduce unemployment.

The current plan is the right plan for Napa. We should not be forced to settle for anything less. I hope that the Planning Commission agrees, because I am anxious to see this project move forward.

Sincerely,



James Dunn
101 Jasmine Lane
Calistoga, CA 94515

RECEIVED

APR 23 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

MARION BLUM

2267 Stagecoach Canyon Rd.
Pope Valley, CA 94567

RECEIVED

APR 18 2012

6-Mar-12

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Michael Basayne,

I would like to make sure that tax money in Napa is used correctly and not thrown away on waste. That is why I think we need to choose the current Napa Pipe proposal with maximum housing. Right now we have 150 acres of already developed space that needs to be cleaned up and put to better use. We also have unbearable traffic and an unmet demand for affordable housing.

That land could be cleaned up at the developer's cost (meaning taxpayers won't foot the bill) and turned into something useful. Napa Pipe has a large water table available and the amount of homes proposed would only use around 15% of it. Building a couple thousand homes and moving families into them would create jobs and generate tax revenue for the state. So we could have a developer pay for industrial cleanup, have extra water, create jobs and bring in more tax revenue without raising tax rates. This seems like a pretty clear cut choice to me.

Our other choices would either give us more industrial growth or more luxury housing. We obviously don't want any industrial growth and, frankly, we have enough luxury housing. Building more luxury housing won't take any cars off the road, if anything it will add more congestion. I understand that there is reasonable debate about the best use of the land, but I can't see any reason we shouldn't develop it for housing now instead of coming back to the problem later. Thank you for your time.

Regards,

Marion Blum

Marion Blum

MARION BLUM

2267 Stagecoach Canyon Rd.
Pope Valley, CA 94567

RECEIVED

APR 18 2012

6-Mar-12

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Terry Scott,

I would like to make sure that tax money in Napa is used correctly and not thrown away on waste. That is why I think we need to choose the current Napa Pipe proposal with maximum housing. Right now we have 150 acres of already developed space that needs to be cleaned up and put to better use. We also have unbearable traffic and an unmet demand for affordable housing.

That land could be cleaned up at the developer's cost (meaning taxpayers won't foot the bill) and turned into something useful. Napa Pipe has a large water table available and the amount of homes proposed would only use around 15% of it. Building a couple thousand homes and moving families into them would create jobs and generate tax revenue for the state. So we could have a developer pay for industrial cleanup, have extra water, create jobs and bring in more tax revenue without raising tax rates. This seems like a pretty clear cut choice to me.

Our other choices would either give us more industrial growth or more luxury housing. We obviously don't want any industrial growth and, frankly, we have enough luxury housing. Building more luxury housing won't take any cars off the road, if anything it will add more congestion. I understand that there is reasonable debate about the best use of the land, but I can't see any reason we shouldn't develop it for housing now instead of coming back to the problem later. Thank you for your time.

Regards,

Marion Blum

Marion Blum

MARION BLUM

2267 Stagecoach Canyon Rd.
Pope Valley, CA 94567

RECEIVED

APR 18 2012

6-Mar-12

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Bob Fiddaman,

I would like to make sure that tax money in Napa is used correctly and not thrown away on waste. That is why I think we need to choose the current Napa Pipe proposal with maximum housing. Right now we have 150 acres of already developed space that needs to be cleaned up and put to better use. We also have unbearable traffic and an unmet demand for affordable housing.

That land could be cleaned up at the developer's cost (meaning taxpayers won't foot the bill) and turned into something useful. Napa Pipe has a large water table available and the amount of homes proposed would only use around 15% of it. Building a couple thousand homes and moving families into them would create jobs and generate tax revenue for the state. So we could have a developer pay for industrial cleanup, have extra water, create jobs and bring in more tax revenue without raising tax rates. This seems like a pretty clear cut choice to me.

Our other choices would either give us more industrial growth or more luxury housing. We obviously don't want any industrial growth and, frankly, we have enough luxury housing. Building more luxury housing won't take any cars off the road, if anything it will add more congestion. I understand that there is reasonable debate about the best use of the land, but I can't see any reason we shouldn't develop it for housing now instead of coming back to the problem later. Thank you for your time.

Regards,



Marion Blum

MARION BLUM

2267 Stagecoach Canyon Rd.
Pope Valley, CA 94567

RECEIVED

APR 18 2012

6-Mar-12

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Heather Phillips,

I would like to make sure that tax money in Napa is used correctly and not thrown away on waste. That is why I think we need to choose the current Napa Pipe proposal with maximum housing. Right now we have 150 acres of already developed space that needs to be cleaned up and put to better use. We also have unbearable traffic and an unmet demand for affordable housing.

That land could be cleaned up at the developer's cost (meaning taxpayers won't foot the bill) and turned into something useful. Napa Pipe has a large water table available and the amount of homes proposed would only use around 15% of it. Building a couple thousand homes and moving families into them would create jobs and generate tax revenue for the state. So we could have a developer pay for industrial cleanup, have extra water, create jobs and bring in more tax revenue without raising tax rates. This seems like a pretty clear cut choice to me.

Our other choices would either give us more industrial growth or more luxury housing. We obviously don't want any industrial growth and, frankly, we have enough luxury housing. Building more luxury housing won't take any cars off the road, if anything it will add more congestion. I understand that there is reasonable debate about the best use of the land, but I can't see any reason we shouldn't develop it for housing now instead of coming back to the problem later. Thank you for your time.

Regards,

Marion Blum

Marion Blum

MARION BLUM

2267 Stagecoach Canyon Rd.
Pope Valley, CA 94567

RECEIVED

APR 18 2012

6-Mar-12

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Matt Pope,

I would like to make sure that tax money in Napa is used correctly and not thrown away on waste. That is why I think we need to choose the current Napa Pipe proposal with maximum housing. Right now we have 150 acres of already developed space that needs to be cleaned up and put to better use. We also have unbearable traffic and an unmet demand for affordable housing.

That land could be cleaned up at the developer's cost (meaning taxpayers won't foot the bill) and turned into something useful. Napa Pipe has a large water table available and the amount of homes proposed would only use around 15% of it. Building a couple thousand homes and moving families into them would create jobs and generate tax revenue for the state. So we could have a developer pay for industrial cleanup, have extra water, create jobs and bring in more tax revenue without raising tax rates. This seems like a pretty clear cut choice to me.

Our other choices would either give us more industrial growth or more luxury housing. We obviously don't want any industrial growth and, frankly, we have enough luxury housing. Building more luxury housing won't take any cars off the road, if anything it will add more congestion. I understand that there is reasonable debate about the best use of the land, but I can't see any reason we shouldn't develop it for housing now instead of coming back to the problem later. Thank you for your time.

Regards,

Marion Blum
Marion Blum

George Di Rienzo
119 Berna Avenue
Napa, CA 94559

March 6, 2012

Dear Mr. Terry Scott:

There's no question that Napa County needs affordable housing. But in order to avoid turning into just another sprawling megalopolis like North San Jose, we need to make sure that our plans for development are environmentally sensitive and responsible. We need houses, but we shouldn't be tearing up vineyards in order to build them.

That puts Napa in a bit of a quandary, since there's not a lot of alternate land available. And that's why building on the old Napa Pipe site is an excellent solution. There's no better way to use this industrial site that's been out of commission for so long. The developers will clean up the land (at their own expense, I might add), and then they'll be able to construct a 2,050 home community where Napers will be able to live affordably. This is a very forward-looking strategy for the future of Napa, and I am sure that our community will see dividends for years to come if this plan is approved.

I am writing today to urge your approval for this very reason. Napa needs the homes that this redevelopment project will provide. Anything less than the EIR-recommended quantity of 2,050 homes would be irresponsible and unresponsive to the community's needs and wants. I trust that you'll make the correct decision and support the 2,050 home option. There's no comparable plan that will do nearly as much for our community.

Sincerely,



George Di Rienzo

RECEIVED

APR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

George Di Rienzo
119 Berna Avenue
Napa, CA 94559

March 6, 2012

Dear Mr. Bob Fiddaman:

There's no question that Napa County needs affordable housing. But in order to avoid turning into just another sprawling megalopolis like North San Jose, we need to make sure that our plans for development are environmentally sensitive and responsible. We need houses, but we shouldn't be tearing up vineyards in order to build them.

That puts Napa in a bit of a quandary, since there's not a lot of alternate land available. And that's why building on the old Napa Pipe site is an excellent solution. There's no better way to use this industrial site that's been out of commission for so long. The developers will clean up the land (at their own expense, I might add), and then they'll be able to construct a 2,050 home community where Napers will be able to live affordably. This is a very forward-looking strategy for the future of Napa, and I am sure that our community will see dividends for years to come if this plan is approved.

I am writing today to urge your approval for this very reason. Napa needs the homes that this redevelopment project will provide. Anything less than the EIR-recommended quantity of 2,050 homes would be irresponsible and unresponsive to the community's needs and wants. I trust that you'll make the correct decision and support the 2,050 home option. There's no comparable plan that will do nearly as much for our community.

Sincerely,



George Di Rienzo

RECEIVED

APR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

George Di Rienzo
119 Berna Avenue
Napa, CA 94559

March 6, 2012

Dear Mr. Matt Pope:

There's no question that Napa County needs affordable housing. But in order to avoid turning into just another sprawling megalopolis like North San Jose, we need to make sure that our plans for development are environmentally sensitive and responsible. We need houses, but we shouldn't be tearing up vineyards in order to build them.

That puts Napa in a bit of a quandary, since there's not a lot of alternate land available. And that's why building on the old Napa Pipe site is an excellent solution. There's no better way to use this industrial site that's been out of commission for so long. The developers will clean up the land (at their own expense, I might add), and then they'll be able to construct a 2,050 home community where Napers will be able to live affordably. This is a very forward-looking strategy for the future of Napa, and I am sure that our community will see dividends for years to come if this plan is approved.

I am writing today to urge your approval for this very reason. Napa needs the homes that this redevelopment project will provide. Anything less than the EIR-recommended quantity of 2,050 homes would be irresponsible and unresponsive to the community's needs and wants. I trust that you'll make the correct decision and support the 2,050 home option. There's no comparable plan that will do nearly as much for our community.

Sincerely,



George Di Rienzo

RECEIVED

APR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

George Di Rienzo
119 Berna Avenue
Napa, CA 94559

March 6, 2012

Dear Mr. Sean Trippi:

There's no question that Napa County needs affordable housing. But in order to avoid turning into just another sprawling megalopolis like North San Jose, we need to make sure that our plans for development are environmentally sensitive and responsible. We need houses, but we shouldn't be tearing up vineyards in order to build them.

That puts Napa in a bit of a quandary, since there's not a lot of alternate land available. And that's why building on the old Napa Pipe site is an excellent solution. There's no better way to use this industrial site that's been out of commission for so long. The developers will clean up the land (at their own expense, I might add), and then they'll be able to construct a 2,050 home community where Napers will be able to live affordably. This is a very forward-looking strategy for the future of Napa, and I am sure that our community will see dividends for years to come if this plan is approved.

I am writing today to urge your approval for this very reason. Napa needs the homes that this redevelopment project will provide. Anything less than the EIR-recommended quantity of 2,050 homes would be irresponsible and unresponsive to the community's needs and wants. I trust that you'll make the correct decision and support the 2,050 home option. There's no comparable plan that will do nearly as much for our community.

Sincerely,



George Di Rienzo

RECEIVED

APR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: the Napa County Planning Commission

April 5, 2012

FROM: Herb McGrew

257 1248

<herbswords@att.net

RE: NAPA PIPE

Whenever one of these "development" issues comes before the Commission &/or Supervisors I write and make my pitch, without ever seeing any indication that the decisions by these commissions / boards approach the issues the way I would.

My pitch is simple: does anybody *really* consider the esthetics of these projects? I know, this issue is always given some attention, but rarely the attention it deserves.

TO WIT: Napa Pipe has the opportunity to be a *world class* project. Great Location. No neighborhood traditions to clash with. An absolutely exciting future.

You should get world class architects and planners to compete, to build a world class complex of (preferably vertical) housing (with a strong emphasis on TRULY AFFORDABLE housing). There should be rapid transit into Napa (and beyond, to the south & north?). Solar power. A modern Desalination System? A future river crossing? etc. Some of this sounds flaky, but Napa County has too much beauty and brains not to consider, seriously, such possibilities, because, as we all know, sooner is better than later. "Later" in a situation like this is a copout and truly unrealistic.

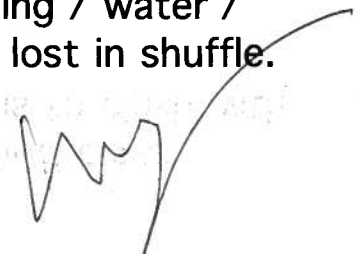
You all have so much to think about: traffic / housing / water / etc. that the esthetic and magical possibilities are lost in shuffle.

RECEIVED

THINK

APR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

RECEIVED

APR 06 2012

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

April 4, 2012

**Napa County Board of Supervisors, Napa County Planning Commission, Napa City
Council, Napa City Planning Commission**

Re: Napa Pipe

Ladies and Gentlemen,

As community leaders you need to work together to plan the long range goals of Napa County. Napa Pipe has brought forth some issues that need to be worked on together for the benefit of the whole community. This is not just a small county planning issue in the county. This project will affect the City of Napa and the whole community in a negative way. It is poor long range planning.

Do you like the idea of high rise, small residential units, a small walking neighborhood community, with views and access to the Napa river, with trails, bike paths and the amenities of a city, as suggested by Napa Pipe? Then, work together as leaders to see that type of development is made on the Gasser property and on the Tannery Row site across the river when they are developed. They are both in the city with existing infrastructure, amenities and proper government, within walking distance to existing shopping areas and schools.

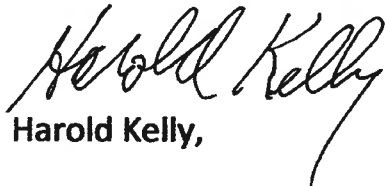
Do you want to see that affordable workforce housing is available to the workers that commute into Napa County daily as promised by Napa Pipe? Then, consider using city and county owned land for housing developments where you can dictate the kind of housing you want built. Consider moving and or combining the corporation yards that are located in the Napa City onto county industrial zoned lands, like Napa Pipe and make those city zoned lands available to a developer for the workforce type housing needed and a walking type community that you want. These lands are located near existing community services and served by existing city services. Maybe the Napa Pipe developers will want to build them for you.

Do you want to see the Napa Pipe lands cleaned up and developed properly? Then, work together to see that portions or all of these lands are annexed into the City of Napa where proper infrastructure, water, and proper government

regulations for city development already exist. Jointly develop a long range plan and a tax sharing arrangement that will benefit both governments, a plan that city voters would accept as a plan for annexation. Consider use of some of the land for expansion of County buildings as needed. Consider negotiating with the State of California for an exchange of lands for the Expo fairgrounds which would make an excellent site for future housing as needed. I am sure the developers would be happy to finance that kind of trade.

My point is, that there are a lot of alternatives that you need to consider. You all need to think long term and plan for the benefit of the whole community, not just accept a development plan that is so controversial, that needs to have a County General Plan change, that needs zoning changes and waivers, and uses ground water as a source, and that only benefits the developer. This plan is to create city like development next to the City of Napa without the proper infrastructure or city government and will cause many problems for the county in the future.

Please, turn this Napa Pipe project down completely and work together to plan for the future of the county as a whole community. The speculators who purchased this land are not owed your approval despite the time and effort they have invested. You owe the community your better efforts.

A handwritten signature in black ink, appearing to read "Harold Kelly". The signature is fluid and cursive, with the first name "Harold" and last name "Kelly" clearly distinguishable.

Harold Kelly,
3450 Meadowbrook Dr.

Napa, CA 94558