

RECEIVED

SEP 27 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Kevin Buersmeyer
3986 Verbena Street
Napa, CA 94558

Supervisor Diane Dillon
Napa County Board of Supervisors
District 3
1195 Third Street, Suite 310
Napa, CA 94559

RE: Napa's Housing Dilemma

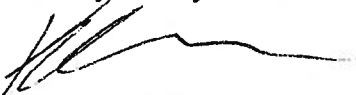
Dear Supervisor Dillon:

The housing problems here in Napa County are severe, as I am sure you know well. The dilemma between building needed housing and preserving farmland has been nearly intractable. It's resulted in a serious shortage of housing opportunities – especially for those who can't afford or don't need the large and expensive single-family homes that we tend to build. It has also resulted in lawsuits for failing to meet the state's minimum house building requirements for the county. And finally, it has contributed to the severe traffic problem that comes with more than 20,000 people commuting into Napa for work every day.

The Napa Pipe redevelopment project would be an excellent way for the county to address its serious housing issues without sacrificing farmland. It would clean up an industrial site – one that is already paved over – and use that land to build the kind and quantity of homes that Napa needs. Not only would state requirements be met, but the housing would be smaller, more affordable, and have a much smaller carbon impact than anything Napa usually builds. Because of Napa Pipe's location, public transit into the nearby job centers will be easy and accessible, which means traffic won't be an issue either.

I don't know of any other plan that so neatly resolves these serious issues for the county. It would be smart to see that Napa Pipe is redeveloped as proposed, and I hope you will offer the necessary support to make that a reality.

Thank you for your time and attention,



Kevin Buersmeyer

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SEP 27 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Michael D. Setty
4398 Atlas Peak Road
Napa, CA. 94558
(707) 294-1387
September 22, 2010

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

Dear Supervisor Dillon:

I'd like to go on record in strong support of the proposal to transform the old Napa Pipe property into a 21st Century mixed use urban community. The project would provide for a portion of the housing market previously not catered to in this County: people who desire an urban lifestyle but within easy walking and biking distance of open country. It would also be a major boost to the growing need for affordable housing, particularly for working folks.

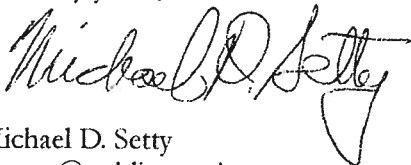
I believe the Napa Pipe developer has made a strong commitment to affordable housing. In all the political rhetoric that surrounds this issue in Napa County and statewide, I think decision makers such as yourself often forget the best solution to high prices—for housing or any other commodity provided by the private marketplace—is to increase supply. The Napa Pipe property offers a unique opportunity to accomplish this without endangering the ag preserve in any way, shape or form.

As you know, there are literally thousands of hard-working individuals including farm and winery workers, teachers, police, nurses and others who are an essential part of this community, but are forced to commute from Solano County and elsewhere because of prohibitive housing prices relative to their income. Affordable housing provided locally will greatly reduce pressure to expand commuter routes into the County, and will make funded improvements to Highway 12 and Highway 29 in South County work much better than otherwise through less overall traffic demands, particularly during commute hours.

Napa Pipe would provide a large supply of entry level townhouses and condominiums, with 30,000+ jobs currently available within a 3-mile radius. With plans for the river trail, this puts Central Napa and most of the Airport Industrial Park within easy bicycling distance; the developer's transit plans would also be helpful, potentially providing a large share (\$50 million) of the local match needed for useful rail transit between the Vallejo Ferry Terminal and to at least North Napa.

I hope you take these comments into account when Napa Pipe comes to the Board of Supervisors for approval. I think Mr. Rogal's project is a unique, once-in-a-lifetime opportunity for creative solutions to multiple issues: affordable housing, reducing traffic, increasing accessibility to jobs, and protecting the agricultural preserve by diverting housing demand to an already urbanized area. Think of it this way: while the high income housing market would likely support 300-400 luxury houses on the Napa Pipe property, that is hardly what the community as a whole needs right now. If Napa Pipe isn't approved, I suspect this is what we'll end up with.

Sincerely yours,



Michael D. Setty
msetty@publictransit.us

Ernest and Teresa Bean
2896 Monticello Road
Napa, CA 94558

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SEP 27 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

9-September 2010

Dear Supervisor Dillon:

We are writing to you today to indicate our support of the Napa Pipe redevelopment project. This is a plan that will help Napa actually accomplish a number of important goals, and we would be foolish to let the opportunity pass us by.

Napa needs homes. Not only because we are far behind the state's house building requirements, but because our present housing supply simply doesn't match the needs and lifestyles of Napa's changing demographic. We need smaller, more affordable housing options for people in different stages of life – young couples, first time home owners, and empty nesters, for instance. This development would provide both the kind and the quantity of housing that Napa needs.

In addition to homes, the development will provide excellent public transportation options to residents, along with parks, entertainment possibilities, grocery stores, dining options, and retail. This would be a well-planned, compact community that is designed to have no negative impact on traffic or on the environment. Basically, there's no other house building alternative that comes even close to what this redevelopment plan offers the community.

We strongly urge you to give this plan your full support as the approval process continues. We believe this is the right course for Napa, and we hope you agree.

Sincerely,

Ernest and Teresa Bean

Ernest L. Bean
Teresa M. Bean

Edwin and Paula Brown
216 Wetlands Edge Road
American Canyon, CA 94503

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

The housing shortage in Napa County is a real dilemma. As local residents, we want to make sure that this dilemma is resolved in the most efficient way. We have read about the Napa Pipe redevelopment plan, and we feel strongly that this would be a good way for the county to proceed in managing its future growth and handling present housing shortage issues as well.

Right now, the housing supply falls dramatically short of the housing needs of the area, both in kind and in quantity. Multiple lawsuits bear this out, as we've failed to meet even the state's mandated building requirements. The Napa Pipe redevelopment project would supply the county with the kind of housing we need most – small, sustainable, affordable units that suit the county's growing population of young singles and couples, first time home owners, and empty nesters. All this housing would be built on an industrial site that would first be cleaned up by the developers (and not at taxpayer expense). No farmland would be compromised in the process.

This is easily the most efficient and effective way to resolve the housing concern while preserving Napa's important agricultural land. As such, we urge you to give this plan your full support and approval.

Sincerely,



Edwin and Paula Brown

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SEP 27 1988

SKIP KARABIAN
2218 ESSEX STREET
NAPA, CA 94558

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

If there is one thing all Napers can agree on it's that we must zealously protect our agricultural preserve. At the same time, we can't ignore Napa's obligation to supply the number of housing units dictated by the state. That is why I support Napa Pipe, and ask that you do all you can to approve the project.

Napa Pipe will help the county fulfill its housing mandate without having to give up any agricultural land. If not at Napa Pipe, then where would we put these new units? Do we really want thousands of single-family homes sprouting up in our open spaces?

We have a great alternative with Napa Pipe, which proposes to create much-needed housing for our young families, retirees and commuting workforce in a compact space. What's more, a light rail, water taxis and employment vans will shuttle commuters to and from work, thus helping to alleviate traffic on our roads. I think it's important to consider Napa Pipe in this full context, or else we risk passing up an incredible land use opportunity now and pay handsomely later when our beautiful open spaces get swallowed up.

This is Napa's chance to see an environmental eyesore recycled into something special that we will all be able to enjoy for generations to come. I hope you and your colleagues on the Board will see to it that Napa Pipe gets approved.

Respectfully,



Skip Karabian

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SEP 27 2010

GEORGE WARGO
2555 Flosden Road
Space 10
American Canyon, CA 94503

COUNTY OF NAPA
BOARD OF SUPERVISORS

August 31, 2010

Dear Supervisor Dillon:

I'd like to register my support for Napa Pipe. It's an original plan that capitalizes on an opportunity to redefine use of an old property. More importantly, this new use would help Napa fulfill its state housing requirements while protecting ag land from becoming the site of those homes.

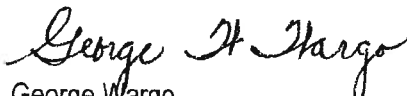
The property is well positioned between Napa, American Canyon and Vallejo and just a few miles from Napa's jobs base, where there are tens of thousands of jobs. The owners are planning to optimize the site's proximity to these employment hubs by plugging a variety of public transits options into the property.

This is significant because instead of driving their cars to work, Napa Pipe residents will have the option of taking a train, ferry or shuttle and in effect reduce not only traffic but the amount of emissions pumped into our air every day.

This plan shows a great deal of thought, and there's no question in my mind that the owners will put as much care into implementing the project as they have planning it.

It's a fantastic project. I'm all for it.

Thank you,


George Wargo

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OCT 01 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS



September 7, 2010

Dear Supervisor Dillon,

As longtime members of the Napa community, we feel compelled to share our support for Napa Pipe and to urge you to approve the project when it comes before you for a vote.

We were developers for many years and can speak to the fact that there is a dire shortage of housing in Napa that's truly affordable to the middle class. At the same time, we have to weigh this very real need against another high priority, which is to preserve our beautiful open spaces as the public treasure they are.

Napa Pipe could play a significant role in meeting these housing goals while saving our farm land and natural open spaces from being developed – not a small detail to consider as you contemplate the merits of this plan. It's the perfect location for a project of this nature.

Yet another advantage is that an old industrial site will be cleaned up and improved with walking, hiking and biking trails as well as an array of retail to provide for a self-supporting community. Of course, the added advantage is that residents of Napa Pipe will be able to meet their shopping needs internally, thereby cutting down on vehicular trips.

It's a great project for our county. We urge to your vote it through.

Sincerely,

James & Sharon Tate
432 Dutch Henry Canyon Road
Calistoga, CA 94515

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OCT 01 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Anne Thompson
2012 Holly Street
Yountville, CA 94599

September 2, 2010

Dear Supervisor Dillon,

The Napa Pipe project is a good plan, and it has my support. I think it's a very smart solution to our housing crisis as it will help Napa correct some of the imbalance between our housing stock and our demographic reality.

We need housing for the middle class, which is a growing segment of our population, and Napa Pipe is a great spot for this because it's already developed land. The fact that we won't have to consume agricultural land in the process is a huge plus.

The site is also centrally located adjacent to Napa's employment base, which could cut travel times for Napa Pipe residents who would have easy access to Napa Valley College, Napa State Hospital, or any of the business or corporate parks in the area.

I am also a fan of mixing the houses with little shops and restaurants. When everything comes together in the end, I see this being a magnificent little neighborhood where residents will be able to shop, dine, run errands, or just go for a walk in a safe environment.

I know a lot of people in the community who are fully in favor of this project, and I hope you take our views into consideration.

Sincerely,

Anne Thompson

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OCT 01 2010

ROTHMAN
Leonard & Nannie

COUNTY OF NAPA
BOARD OF SUPERVISORS

12 August 2010

Dear Supervisor Dillon:

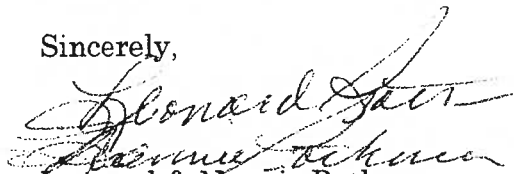
With unemployment at an all-time high in Napa, we need to do everything possible to bring in new jobs and economic stimulus to the county. For this reason, we support Napa Pipe.

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

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

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

Sincerely,


Leonard & Nannie Rothman

197 Daisy Drive • Napa, CA 94558

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OCT 01 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Clyde Trego
2470 Balfour Court
Napa, CA 94558

September 24, 2010

Dear Supervisor Dillon:

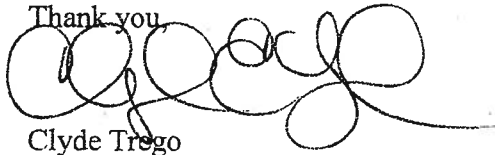
I support the proposal to redevelop the Napa Pipe industrial property. I think that we have a real opportunity to do something positive with the land there – especially since it has gone unused for several years now. With such a shortage of viable building land in the county, and such a need for new homes, building a small community development at Napa Pipe simply makes good sense.

The design of the development provides for the type and quantity of homes that the county needs most, both to meet local demand and to satisfy the state's building requirements. Building these homes at Napa Pipe will benefit those who live there. Public transportation will be easy and convenient, with light rail and water taxi options. The development also provides for a variety of different amenities so that people can handle all their basic daily needs with ease. All this seems like really thoughtful, forward-thinking urban planning to me, and I'm anxious to see the project move forward.

As our elected representative, I know you have a responsibility to weigh the issue of this redevelopment project. I hope that you can see the tremendous benefits it would bring. This is a project that just makes sense, and I hope you act sensibly by choosing to support its development.

Thank you

Clyde Trego

A handwritten signature in black ink, appearing to read 'Clyde Trego', with a long, sweeping horizontal line extending to the right.

*Elvon Harris
301 Deer Hollow Drive
Napa, CA 94558*

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OCT 01 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

September 8, 2010

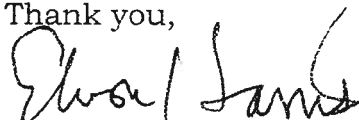
Dear Supervisor Dillon:

I am writing to you today because I would like to see our county approve the redevelopment plan for Napa Pipe. This is a sensible way for us to meet a variety of important objectives here, and I think the development will benefit the community in both the short and the long run.

Using the Napa Pipe property to build homes means preserving farmland. That is incredibly important to many Napa residents, as well it should be. Still, we need homes – not just because we're failing to meet the state's homebuilding requirements, but because we don't have the right kind of smaller, economical housing options that our changing demographic needs. The benefit to this development is that it will provide these kinds of homes in an environmentally sensitive way that should boost the economy at the same time. These are appealing fringe benefits, beyond the main objective of actually building the housing Napa needs.

This plan will be an excellent way for Napa to move forward and meet our objectives in a way that doesn't compromise other important aspects of the county – like our farmland. I strongly encourage you to approve this plan when the time comes.

Thank you,


Elvon Harris

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OCT 01 2000

COUNTY OF NAPA
BOARD OF SUPERVISORS

Bob Simmerman
80 Falcon Crest Circle
Napa, CA 94558

Re: Napa Pipe Redevelopment Project

Dear Supervisor Dillon:

I am writing you today in support of the Napa Pipe redevelopment project. This effort to transform a long unused industrial site into a small community is absolutely something we should move forward with as soon as we reasonably can. Those who live in Napa understand how important it is to manage the growth of the area, and this seems to be one of the most practical and advantageous ways to do that.

I appreciate how well this plan addresses the reality of our housing shortage here. Napa does not need more suburban tract housing - but we do need to build homes somehow, somewhere. It makes perfect sense to use property that has already been paved over and developed, rather than sacrificing any of our protected farm land. By using this property, the developers will be taking advantage of a large amount of infrastructure already in place, along with a perfect location by the river and near rail track. This is the right spot to do the building that Napa needs so badly.

I hope you can see the tremendous upsides to approving this redevelopment. The gains for Napa will be huge, and the costs of cleaning the property up will be borne by the developer, not the county. I think this is an excellent plan, and I hope you will choose to give it your full support going forward.

Thank you,

Bob Simmerman
9/23/10

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OCT 01 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Jay Lyon
6 Camellia Drive
Calistoga, CA 94515

September 14, 2010

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

Dear Supervisor Dillon:

I have been excited about the Napa Pipe redevelopment project for some time now. I am anxious to see it move forward. I believe that transforming this industrial site into a compact community is the best way to use the old property and to meet some of Napa's most difficult goals.

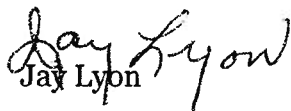
The location of the Napa Pipe site is perfect for this community. It's situated right alongside the river, with already existing rail tracks. The possibilities for light rail, water taxis, and bike trails will make commuting into Napa's nearby job centers - just miles away - really easy. This should be really attractive, especially considering how many commuters Napa deals with on the roads every day.

The housing that will come from this redevelopment is also much needed. We simply don't have enough housing right now to meet the demands of the area - or to meet the state-mandated housing requirement. Developing Napa Pipe into this community will serve to meet these demands well, and no agricultural land will be sacrificed in the process.

This project truly merits your support. I can't think of any better way to address the serious housing and traffic issues that we face, while preserving all the ag land we want to protect. I urge you to give Napa Pipe the support and approval it needs to move forward in a timely manner.

Thank you for your efforts.

Sincerely,


Jay Lyon

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Jeff
~~Yolanda~~ Woods
3374 Crystal Court
Napa, CA 94558

OCT 01 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Sept. 14, 2010

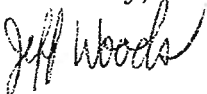
Dear Supervisor Dillon:

The Napa Pipe site has gone unused for years now. It is an eyesore to all who drive near it, and it's serving no real function any longer. I think that the proposal to develop the property into a compact community outside Napa makes a lot of sense. I am writing to you today to let you know that there are many in Napa who support this plan and want to see it put into place as soon as it can reasonably be approved.

Developing Napa Pipe in this manner would solve some of our county's more pressing issues of housing supply and farmland preservation. The number and quality of houses that would be built at Napa Pipe are what the county needs badly right now – many small, affordable, sustainable options that are suitable for first time home owners, young couples, or retirees. There are plenty of appealing public transit options that present themselves; the location of the site is perfect for a light rail, for water taxis, or biking and hiking trails. Beyond all this, the design of the development itself is really attractive and thoughtful. It would make an exciting, community-oriented residence option for many of the people who are presently stuck commuting in daily.

I would like to see this project move forward, and I encourage you, as a public official, to do all you can to make this happen. Thank you in advance for your efforts.

Sincerely,



~~Yolanda~~ Woods
Jeff

RECEIVED

OCT 01 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Robert Brackett
2412 Trower Ct.
Napa, CA 94558

9/14

Re: Redevelopment of Napa Pipe

Dear Supervisor Dillon:

I support the plan to redevelop the Napa Pipe property into a place for the housing our county needs. By following this course of action, we will meet a number of objectives that Napa has struggled with for some time.

First, we will effectively be meeting the housing demand here. Not only are we lagging far behind on the state's mandated house building, but we're also falling far short of what Napa's demographic needs as well. Napa needs smaller, more affordable housing options, and that's what this development would provide.

Second, we'll be preserving agricultural land. If we are to build the homes Napa needs, we need land to build them on. Instead of using protected farm land, we should make use of this already developed site.

Third, we'll be able to make good use of the Napa Pipe property, with no expense to taxpayers. The developers will pay for the site to be cleaned up, not the government. This is a benefit to everyone as well.

These are just a few of the obvious reasons why supporting the redevelopment plan makes sense. I hope you are willing to give this plan the support and approval needed for it to move forward.

Sincerely,



Robert Brackett

Connie Matthew
10 Dickerson Lane
Napa, CA 94558

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OCT 01

COUNTY OF NAPA
BOARD OF SUPERVISORS

September 20, 2010

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

Re: Napa Pipe Redevelopment

Dear Supervisor Dillon:

The Napa Pipe redevelopment project has captured my attention over the last few months, and I am writing to you today to express some of my thoughts on the proposal. As I've looked over the plans, I've come to see how carefully designed this development will be. Given Napa's current housing shortage, I can certainly see how we need all the housing that can be built at Napa Pipe, and I can also see that there aren't many viable alternatives that preserve our agricultural land to the same extent.

When it comes right down to it, this just seems like the most logical plan. Why should we sacrifice farmland when the Napa Pipe property is available, more than substantial, and ideally located? Why should Napa County continue to settle lawsuits for not meeting home building requirements when we could easily meet those requirements by building at Napa Pipe? This development provides real, sensible answers to some of our prolonged dilemmas, and I don't know that any other options would do nearly as much.

Supporting this plan would be the right decision for the Napans you have been elected to represent. I hope you can be counted on to help this project move forward expeditiously. I thank you in advance for your efforts.

Sincerely,



Connie Matthew

ERNEST VILLANUEVA
8 Andrew Rd.
American Canyon, CA 94503

July 15, 2010

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

RECEIVED

AUG 17 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Re: *Napa Pipe Project*

Dear Supervisor:

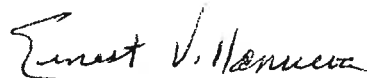
I am writing to express my full support for the Napa Pipe project. I hope you have had a chance to review the latest proposal and consider all the benefits it would bring to the community.

I was personally very excited to learn about Napa Pipe's vision for what is currently a sea of industrial buildings. The waterfront amenities, the village charm, the availability of all one's daily needs in a single, compact space -- this is by far the most interesting plan I've seen in a long time. And the fact that an old industrial site will be cleaned up at no expense to the county is a great bonus.

It is no secret that Napa is in danger of being sued (again) for failing to meet state housing obligations. What worries me is that we might have to sacrifice agricultural land in order to meet those housing requirements. It would be a shame to use Napa's natural resources for housing purposes especially when we have the option to provide the necessary units at Napa Pipe while keeping our beautiful farmland intact.

The benefits of this project are enormous. Please allow Napa Pipe to proceed with their plans.

Sincerely,



Ernest Villanueva

Dorothea Miller
2771 Old Sonoma Road
Napa, CA 94558

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AUG 16 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

7/28/2010

Dear Supervisor Dillon,

Napa is a wonderful place to live, as you know well. Unfortunately, there are many people who are prevented from living here because housing options are so few and so limited. Napa certainly has plenty of large, expensive, single-family homes, but these aren't necessarily suitable or financially within reach for much of the county's working demographic.

I think it's important for us to find ways to provide homes priced for Napa's average residents, for those who are retired, or for young couples buying their first homes. It's something the state already mandates, and we continue to be sued for not following through. The answer to this issue is not to contribute to further suburban sprawl by building more enormous houses that residents can't afford. Rather, we should support the housing solution that comes with the plan to redevelop Napa Pipe.

This plan will build the kind of housing that Napa needs most – smaller, more affordable and more varied units that are part of a compact, environmentally-friendly community. We won't be building more big mansions or using any of our protected ag land. We'll just be taking advantage of a well-situated piece of property in order to build affordable housing that is both needed and required. It's a great plan, and I want to see it move forward. I hope we can count on your support to make it happen.

Thank you for your time and consideration.

Sincerely,

Dorothea Miller

Dorothea

*Please build a "fishing dock" for Seniors
I'm 87 and I love to fish -*

William Clazmer
1202 Pine Street
Calistoga, CA 94515

RECEIVED

SEP 13 2000

COUNTY OF NAPA
BOARD OF SUPERVISORS

9.8.10

Dear Supervisor Dillon:

Napa needs the kind of forward-thinking community planning that the Napa Pipe redevelopment proposal brings to the table. I hope that you've taken the time to carefully examine the many benefits this redevelopment would bring to the community.

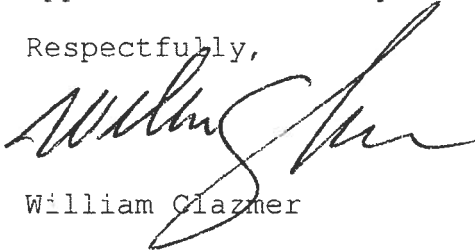
First, we need the houses that it would provide - both in quantity and quality. This development is designed to create a wide variety of living options for the variety of ages, lifestyles, and income levels that Napa represents.

Second, we want to make sure our agricultural land continues to be protected. It makes sense to build homes on a site that is already paved over, rather than tapping into farm land that we hope to preserve.

Third, the site is perfectly located, just miles from Napa's job center, and easily accessible by the public transportation options that the development would provide. Light rail, water taxis, and biking trails will make commuting a breeze for residents there.

These are just a few of the obvious reasons why this plan is a good one for the county. I hope you find yourself in agreement, because I - along with many others in the community - are counting on your support to make sure this project is approved and developed.

Respectfully,



William Clazmer

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SEP 13 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

**SANDRA SPIVEY
2263 SOSCOL AVENUE
NAPA, CA 94558**

8/23/10

Dear Supervisor Dillon,

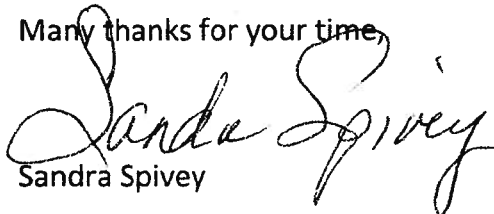
I'd like to tell you a little bit about myself. I used to work at the old Napa Pipe. I used to also be homeless. I know what it means to not afford a place to live.

It strikes me that some people here in Napa think "affordable" is a dirty word. They want to keep lower-income folks out of Napa. Thankfully it is not a question of personal choice and there are laws in place to guarantee housing for all economic groups.

Unfortunately, Napa seems to be ignoring these laws and the needs of the working class, so the county has found itself time and again in the position of having to defend itself against affordable housing lawsuits. What a shame. Doesn't it make sense to spend the money building units instead of paying attorney fees?

I applaud the mix of residential at Napa Pipe that includes some middle-income housing for a change. Now those who service Napa – our teachers, nurses, factory workers – will be able to live here. It may not be to everyone's taste, but I think it's wonderful.

Many thanks for your time,


Sandra Spivey

RECEIVED

SEP 13 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

**Victor Garza
13 Monterey Drive
American Cyn, CA 94503**

August 25, 2010

Dear Supervisor Dillon,

I've lived in Napa for nearly 40 years and I know firsthand that not much has changed here in the past four decades. This is surely a point of pride for many in the region, myself included. We've been able to make great strides in our local wine industry all while preserving the essential character of our landscape. My hope for Napa is that our agricultural lands and open spaces will remain pristine forever.

At the same time, we have to contend with the fact that our housing supply is short, per state requirements. It is also evident that we are not building the right kind of homes, as made clear time and again with each additional affordable housing lawsuit slapped on the county. It is important that we build homes suitable for our middle class, our older population who may want to downsize, and the younger folks who want to live in Napa but are constantly priced out.

Napa Pipe is an ideal location for these efforts as the site is already paved and primed for development. The project will bring something new to Napa and help revitalize that area with good housing, smart transportation alternatives, recreation and maybe even some entertainment value for the surrounding area.

I hope you take all of this into account as you deliberate on the project. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Garza', with a long, sweeping horizontal line extending to the right.

Victor Garza

RECEIVED

SEP 13 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Susan Archer
PO Box 3298
Napa, CA 94558

Res. 1707 YORK ST
Napa Ca 94559

August 24, 2010

Dear Supervisor Dillon,

I would like to offer my perspective on the Napa Pipe project both as a resident of Napa and a real estate agent here.

We have all become painfully aware that Napa County has failed to keep pace with our ABAG housing obligations. Unfortunately, this failure has brought on lawsuit after lawsuit and more are sure to follow if we continue to sweep our obligations under the rug in hopes that they will go away. We need to be proactive, as a county and a community, and build the necessary residential units. Napa Pipe goes a long way in satisfying the state housing mandate, and in that sense, it is a necessary and important project.

I am also encouraged by the type of housing contemplated for the property – rental apartments, condos, townhomes and other such multifamily homes. These are generally more affordable products that typically require less upkeep and are therefore much better suited for empty nesters, retired people, young professionals and working folks. As a real estate agent here in Napa, I can personally attest to the fact that there are a paltry few affordable housing options in our county. I think it is so important that we, as a community and as a county, accommodate the housing needs of all economic brackets. And in so doing, why not create a beautiful new neighborhood by the water?

I think they've done a phenomenal job designing a compact neighborhood in which all one's needs are in walking distance from home. This is not only a healthy way to live, but it will help reduce Napa's carbon footprint. As a resident and realtor, I look forward to seeing Napa Pipe built. With your assistance and approval, it will be a social and economic asset for the entire community to enjoy.

Sincerely,



Susan Archer

From the desk of
TANIA DUNCAN

1603 Howell Mountain Road
Angwin, CA 94508

RECEIVED

AUG 25 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

7/16/2010

Dear Supervisor Dillon:

I am writing in support of the Napa Pipe project. Instead of sacrificing farmland to fulfill the housing needs of Napa County, aren't we better off building on industrial land that's currently lying fallow? The Napa Pipe project as currently proposed is, in my opinion, the ultimate use for that piece of land, and I urge you to support it.

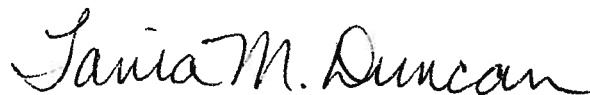
The fact is we need to build homes to accommodate all segments of our population. Right now, thousands of workers drive into Napa County from out of the county because we just don't have the right housing to meet their needs. Multifamily homes that are more modest in size and require less upkeep would be more suitable for our teachers, health care providers, bank tellers and others who make up Napa's workforce.

The entire Napa Pipe property is paved over and primed for a mixed-use project. I think it's ingenious to recycle a drab piece of land into a living, breathing neighborhood – without giving up one patch of our agricultural lands or open space.

Approving this project would send a strong message about the importance of preserving precious agricultural land in our region and of respecting the history and traditions of Napa County.

Thank you for your consideration.

Sincerely,



Tania

RECEIVED

Ryan De Mello
PO Box 161
Napa, CA 94559

SEP - 9 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

8/11/10

Dear Supervisor Dillon:

I am saddened by the discourse about Napa Pipe in some pockets of our community and wanted to let you know that I fully support the project. I've lived in Napa all my life and it upsets me to see the no-growth people who moved here 15 years ago complain about any kind of change or growth.

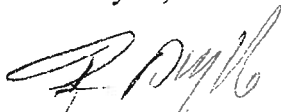
I have no personal stake in the project. I don't know the developers nor do I stand to gain any financial benefit from its approval. I simply find the plan appealing and believe it will be a tremendous asset to our community.

One thing I find particularly attractive about the plan is its obvious respect for nature. I look forward to the day when the drydocks are transformed into a network of recreational facilities, and where residents will be able to enjoy canoeing, kayaking, biking or sitting by the water with a good book. What a wonderful way to build community and to celebrate a local treasure – our river.

Of course we cannot ignore the fact that all the new Napa Pipe residents and businesses will inject considerable funds into our local economy and boost our tax base. I don't need to tell you that this is money we desperately need in order to pay for essential services.

I think Napa Pipe is a marvelous plan and I would hate to see it compromised because of a handful of naysayers who truly do not represent the community. Please allow it to go forward as proposed.

Thank you,



Ryan De Mello

RECEIVED

August 13, 2010

SEP - 9 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

I believe Napa Pipe is a great project for our county.

I've been down there by the river and have seen that empty space, the dirty industrial land. I was therefore very pleased to learn of Napa Pipe's plans to recycle the property into a use that would better serve the community. It's time something was done with that piece of land.

It is abundantly clear that the county could face lawsuits if it fails to comply with affordable housing requirements. But how do you build thousands of new homes without tearing out our valley's open spaces? From my perspective, Napa Pipe is an excellent solution. I support their vision for a compact neighborhood of commercial, recreational and residential uses, and think an unused industrial site is exactly the right place for new housing. The site is completely paved over and has the necessary underlying infrastructure in place and ready to go. Building housing anywhere else flies in the face of reason.

I am especially encouraged by the owners' plans to build nice homes, take advantage of the recreational potential of the river and create a network of easily-accessible transportation options in order to reduce car trips. This shows a real effort to honor the Napa culture of respecting nature and to reduce our collective environmental footprint.

I encourage you and the entire Board of Supervisors to approve the plan.

Thank you for your time,

A handwritten signature in cursive script, appearing to read "L. Glenn", written in dark ink.

Lawrence Glenn
4172 Fairfax Drive
Napa, CA 94558

LEWIS DE SOTO
626 Costa Drive
Napa, CA 94558

RECEIVED

SEP - 9 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

August 12, 2010

Dear Supervisor Dillon:

I feel compelled to offer my opinion about the Napa Pipe project, which I believe has overwhelmingly positive attributes. The proposal makes sense for that property and for our community on a whole. It is a quality plan that will not only be beautiful, but will also answer our county's pressing housing needs.

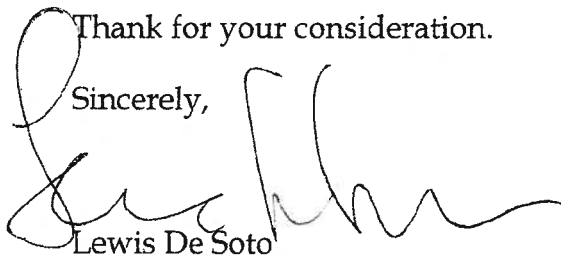
Rogal Walsh & Mol have already built beautiful projects in Napa, and I am confident they will give us something to be proud of at Napa Pipe. Their design is rooted in a philosophy of creating things that are in harmony with their natural setting, and they've demonstrated time and again a real respect for the environment.

Having reviewed their design, I see they are planning to build something special for Napa, with great attention to detail. For example, they have chosen to preserve a big crane on one of the docks that will stand almost like a piece of art, the signature mark for Napa Pipe. Even while recycling an old industrial site, they want to honor its history and past. This is just a small example of their talent, and I believe what they will give us at Napa Pipe will be truly grand.

This project is sure to be a great source of energy, style and economic activity. Please approve Napa Pipe.

Thank for your consideration.

Sincerely,



Lewis De Soto

RECEIVED

SEP 16 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Edmund Holmes
460 Silverado Trl.
St. Helena, CA 94574

9/10/10

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

Dear Supervisor Dillon:

I am in favor of redeveloping the Napa Pipe property into a small community of homes. I have looked over the research and designs for the development, and to me, what has been proposed makes a lot of sense for Napa. We need the houses, particularly the kind of houses that would be built here. We need housing that is more affordable, more suited to the needs of the younger, first time homeowners and the older empty nesters.

Most of our housing tends to be large, expensive, single-family homes, but these homes aren't one-size-fits-all, as we've certainly seen. It makes a lot more sense to clean up an already paved over property to build more economical housing options than to consume more farm land in order to build big suburban homes that aren't really what Napa needs.

Taking on this project will also give Napa's economy a real boost, which is an attractive benefit. Not only will it provide construction-related jobs and business opportunities, it will create jobs within the community it creates as well.

The whole project seems like a great idea to me. I hope that you find yourself in agreement, because your support is needed to make it a reality. I encourage you to give this proposal the approval it needs to move forward expeditiously!

Thank you,



Edmund Holmes

RECEIVED

SEP 16 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

*Danielle Brown
PO Box 3209
Yountville, CA 94599*

August 22, 2010

Dear Supervisor Dillon,

I want to share my support for Napa Pipe. I am originally from Paris, and as I see it, the plan for this new neighborhood has a very European flavor that I think Napers of all backgrounds and walks of life will be able to enjoy. Apartments above retail stores, neighborhood shops, community gathering spaces, great restaurants in walking distance from home – this is something you see all around Paris. Now, I look forward to seeing it in compact form at Napa Pipe.

I believe that Napa Pipe is a socially significant project. The mix of housing, retail and entertainment will create a real interactive community, where neighbors are not isolated from each other. It is through daily social interactions like going to the store and walking to the park that neighborhoods grow and communities develop. I believe that affordable residences will enrich our community, as teachers and hospital employees who were previously unable to afford living in Napa will now be our neighbors.

I also feel that Napa Pipe being self-sustaining is fantastic. I very much like that it will be a place where people can just walk to the center of the village for a cup of coffee and not have to drive to get there. It is personally very exciting to see a different kind of project being proposed for Napa, especially one this charming and sustainable.

I hope you and your colleagues will support this plan.

Thank you,


Danielle Brown

Gary Liberman O.D., Ph.D.
1081 Stonybrook Drive
Napa, CA 94558
(707) 252-1233
e-mail: drliberman05@comcast.net

RECEIVED

SEP 18 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

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

Sept. 12, 2010
Re: Transforming Napa Pipe

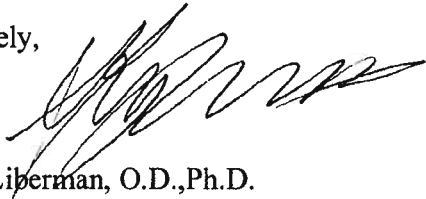
Dear Supervisor Dillon:

The plan to transform Napa Pipe into a small community is definitely a good idea. I am concerned, as many others are, that the agricultural land we've worked so hard to protect will eventually be used to build big suburban housing tracts. I think that if we are able to build the housing our county needs by using the industrial property that Napa Pipe left behind, we'll be doing a lot more to actually safeguard our farmland from development.

The Napa Pipe property really couldn't be put to better use than this. Not only will the development provide housing, but it will also provide a convenient public transit, riverfront recreation, access to many parks and green spaces, and plenty of amenities to make daily living easy. This is all thanks to a very thoughtful development design that really maximizes the space and location of the property and uses smart community planning principles.

I am in favor of seeing this plan come to reality for Napa, and I know many others are as well. I hope you'll listen to the voices in the community that see the tremendous benefits that this development will bring to Napa. I hope you'll give this project the support and approval that it needs.

Sincerely,



Gary Liberman, O.D., Ph.D.

RECEIVED

SEP 16 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Carolyn Blair
1508 Meek Avenue
Napa, CA 94559

September 7, 2010

RE: Napa Pipe Redevelopment

Dear Supervisor Dillon:

As our elected representative, I know that you must have received many letters concerning the Napa Pipe redevelopment proposal. I would like to add my voice to the mix.

I believe that repurposing the Napa Pipe industrial property for a small community development makes a lot of sense for Napa. The property isn't doing anyone any good right now, and it has the potential to do so much. We could build the quantity and variety of homes there that the county needs by letting developers clean up the site. This is a win for everyone, especially those who are concerned about keeping our farmland protected.

The design of the community itself is really appealing, and it's obvious that a lot of consideration for Napa's environment and traffic concerns went into the planning as well. I am impressed with the way it all comes together, with beautiful community gathering places along the river, with public transit options, with retail and restaurants, with parks and hiking trails. This plan really is a good one.

I hope that you too see the excellent benefits that this redevelopment would bring to the county. Please don't pass on this opportunity to do something great for Napa.

Thank you,



Carolyn Blair

RECEIVED

SEP 17 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Marjorie Pridmore
5647 Monticello Road
Napa, CA 94558

August 24, 2010

Dear Supervisor Dillon:

With the recession showing no signs of relief, I am more and more convinced we need Napa Pipe now. I am writing today to ask that you support the project and assist in its timely approval and development.

Napa Pipe offers great opportunities for Napa to progress economically without sacrificing any natural resources. The project will bring in hundreds of sorely needed jobs in times of record unemployment. It will spark business development at a time when most investment is in deep freeze. And it will generate additional tax revenues when essential county services are being threatened if not already cut. If you think, as I do, that every, single job matters, every new business helps and every tax dollar counts, then I am sure you will see how important this project is to our economy.

Really, what we have in Napa Pipe is a project that will bring very real value to Napa without trading in any of its beauty. In fact, I think the sheer creativity running through the plans is something to be embraced: water taxis, outdoor gathering places, internal rail access, walking trails and kayaking amenities are just a few examples of many distinctive features of the project. They are what will make this project an asset to Napa.

Thank you very much for your time. Please say YES to Napa Pipe.

Sincerely,

Marjorie Pridmore

RECEIVED

SEP 17 2010

TRUJILLO
1711 Crinella Drive
Saint Helena, CA 94574

COUNTY OF NAPA
BOARD OF SUPERVISORS

September 2, 2010

Dear Supervisor Dillon:

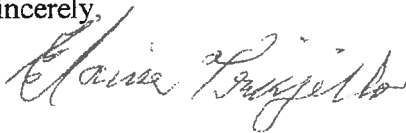
I am writing to you as a retired teacher and strong supporter of the Napa Pipe redevelopment project. I've been following the conversation about the project, and frankly, I'm baffled by the complaints swirling out there. From my perspective, Napa Pipe will bring great benefits to the community, and I see absolutely no downside whatsoever.

Like every other town in this country, we've been hit by the downturn. Businesses are closing and the job market is shrinking. We're also feeling the pinch in service provision. Just a few months ago NVUSD announced it will have fewer school days this year because of budget cuts. It's disturbing to me as a teacher and as a longtime member of the Napa community that our children's education is suffering as a consequence. It shouldn't come to this.

I see Napa Pipe as a golden opportunity to bring new funding to our education system and other programs fed by taxes. I also believe workforce housing is a necessity if you want to live close to the community where you teach. Teachers, nurses, police officers – these are the people who make Napa the wonderful community it is, and they should be able to live here if they so chose. Napa Pipe will provide quality homes to fit more modest budgets. It's exactly what we need.

The project will increase our tax base, create thousands of jobs and provide necessary housing for our workforce. When it comes to you for approval, please vote yes.

Sincerely,



Elaine Trujillo

RECEIVED

SEP 17 2010

Laurence Seaton
2095 Penny Lane, Apt. B
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

1-Sept 2010

Dear Supervisor Dillon,

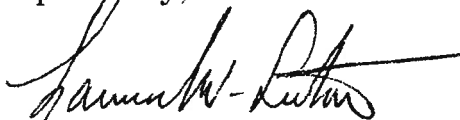
It is not every day that we come across development projects that have the potential to change a place for the better. Napa Pipe is that rare project that, if given the opportunity, will have a lasting positive impact on the community. It will spur on new business activity, add an array of outdoor recreation alternatives and create a space for meaningful social interaction.

At a time of terrible economic disarray, Napa Pipe will be like a shot in the arm for the county. And in addition to contributing substantial new funds to our tax base, the project will provide hundreds of new employment opportunities from groundbreaking to grand opening. The fact that Napa Pipe will provide jobs at every step of the way is not a small benefit to consider.

The Napa Pipe plan is an example of smart growth that I hope will set the bar for future planning in our county. It not only will help Napa fulfill its housing requirements vis-à-vis the state, but the water taxis, light rail and other transit options they plan to build along with the project will help remove cars from the road.

This is a top-notch plan. I hope you will consider my thoughts as you assess the merits of the project.

Respectfully,



Laurence Seaton

RECEIVED

SEP 20 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Gabriella Odenweller
7 S. Newport Drive
Napa, CA 94559

September 1, 2010

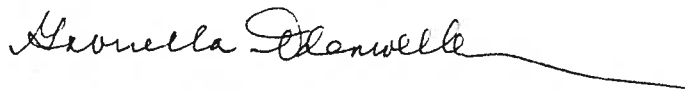
Dear Supervisor Dillon:

I am impressed with the time and thought that have gone into Keith Rogal's plans to redevelop the Napa Pipe industrial property. Not only will this development provide the housing that our county is required to build, but it will do it in a way that maximizes the already paved-over space in an attractive, sensible way.

The design of the community seems to be very carefully considered. A wide variety of homes for people of different ages, incomes, and family sizes are available. There will be plenty of parks, green spaces, biking and hiking trails, and river access. There will also be grocery stores, shops and cafes, entertainment possibilities, public gathering spaces, and an overall feeling of a real neighborhood. I appreciate this community model, which mirrors other well-known communities in winegrowing regions of Europe; I don't worry that Napa's unique character will be in any way diluted by this development.

There are many in the community who are in favor of seeing Napa Pipe's industrial property developed into the compact neighborhood that has been proposed. I am writing to you today to urge you to approve this plan when the time comes. It really will be a great benefit to Napa, in both the short and the long run.

Sincerely,

A handwritten signature in cursive script, reading "Gabriella Odenweller", followed by a long horizontal line extending to the right.

Gabriella Odenweller

Georgia Clark

PO Box 10023

American Canyon, CA 94503

RECEIVED

AUG 11 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

7.27.2010

Dear Ms. Dillon,

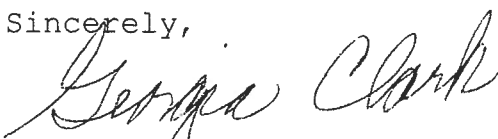
The Napa Pipe redevelopment project is exactly what our county needs right now. Not only will it provide exactly the kind of housing that Napa is most lacking, it will do so without tapping into any of our protected agricultural land reserves.

We all know how bad the housing situation is here in Napa. While we have plenty of large, suburban, traditional single-family homes, the truth is that these houses are not suitable for many of those who live and work in Napa. First-time home owners, young couples, and empty-nesters would all benefit from the availability of smaller, more affordable and more environmentally sustainable homes. The Napa Pipe development will offer a wide variety of this kind of housing, which will suit people of a variety of ages and incomes. The entire development will be Gold LEED certified, which is also really appealing.

The location of the development makes so much sense. The property has a long history as an industrial site, which means there is already a great deal of existing infrastructure in place. The developer would clean the site up (meaning taxpayers wouldn't have to pay to have it done), and the development would thus require no new land in order to be built. And, better still, the site is located right alongside the river and near pre-existing railroad tracks, which means that water taxi and light rail services will make commuting to nearby job centers very, very easy.

I hope that the benefits of this project are as clear to you as they are to me. I believe that it is a project absolutely worthy of your support, and I hope you will do all you can to help it move forward. I thank you in advance for your consideration and your efforts.

Sincerely,



Georgia Clark

RECEIVED

AUG 11 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Diane Marlo
2310 Spencer Street
Napa, CA 94559

7-23-2010

Dear Ms. Dillon,

I am writing to you today to share my support for the Napa Pipe redevelopment plan. In my opinion, this proposal is going to be a great thing for the area, and I want to make sure that it is able to move forward with your approval.

One of the most obvious benefits of the development will be the housing it provides. Right now in Napa, we have far too few housing options for middle class residents. This development will build a wide variety of homes for a wide range of budgets, ages, and life situations – and we won't have to use any additional land to make it happen. The fact that we'll be transforming an old industrial site into this lovely community is a big plus for the area, not least because our ag lands will remain safe.

The development will also serve as a big boost to Napa's economy. It will create a wide variety of job opportunities for years to come, and it will also expand the county's tax base. In this economy, we can't afford to turn down such carefully-considered projects with such needed benefits.

This project simply makes sense. I urge you to give it your full consideration and support over the coming months. It will be a very good move for Napa, I have no doubt.

Thank you for your consideration.

Sincerely,



Diane Marlo

7/25/2010

RECEIVED

AUG 11 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

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

Dear Supervisor Dillon:

I am writing today with regard to the Napa Pipe redevelopment project that has been proposed for our county. I am in favor of the proposal; I think it makes a lot of sense for Napa, especially in light of the measures we've taken to protect our agricultural land. I am on the board of the Napa Valley Vine Trail; I can appreciate the competing needs for housing and for open space. There's no question that we need the housing that the Napa Pipe project will provide, and we will be able to build that housing without tapping into any of our protected farmland.

There are other compelling reasons to support the redevelopment. Napa Pipe is an old, unsightly industrial property that is sitting along the river unused right now. With this project, we'd be able to clean that property up at the developer's expense, not on the taxpayers' dime. It would be recycled into something well-designed, attractive, and useful – and something that is environmentally sustainable as well. Recycling an abandoned industrial property into site for homes, parks, cafes, and riverfront recreation would be such a beneficial trade for Napa County.

This project will bring to our county the homes we need most, without sacrificing the land we've worked hardest to protect. I can't think of any other proposal that addresses these two issues so easily and so favorably. For these reasons alone, it merits your support, and I hope you will take the time to look at the facts of the project further so you can comfortably give the project the support it needs. Thank you for your efforts.

Sincerely,



Dieter Deiss

RECEIVED

AUG 11 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Frank Deras Jr.
118 Randolph Street
Napa, CA 94559

August 9, 2010

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

Dear Supervisor Dillon,

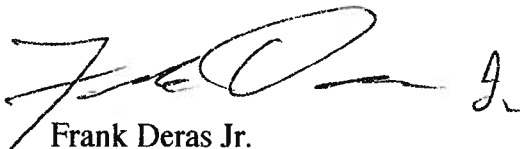
As a longtime resident of Napa Valley who cares greatly about the future of our city, I've been keeping a close eye on the Napa Pipe story. This is a project of regional importance, and one I believe will be a boon to our community.

The developers are proposing to bring desperately needed affordable housing units to Napa. At the same time, they have built impressive traffic-cutting measures into the plan, which will potentially shave off thousands of trips each year. By giving Napa's workforce an opportunity to live locally and to travel to and from work by light rail or water ferry, Napa Pipe will actually take cars off the road. This would be a significant achievement.

Another important aspect of the project is what it does to preserve Napa's agricultural lands. Instead of eating up open space and vineyards to meet the county's housing obligation, Napa Pipe will be built on an existing industrial site. It's an all-around smart plan that makes sense for Napa, and I trust Keith Rogal will do a great job implementing it.

I hope you will take my thoughts into consideration as you deliberate on the project. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Deras Jr.', with a stylized flourish at the end.

Frank Deras Jr.

RECEIVED

JUL 26 2010

6/28/2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

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

Dear Ms. Dillon:

The Napa Pipe redevelopment project is more forward-thinking than anything Napa County has seen before. I believe that its development would be incredibly beneficial to Napa, and I am writing today to ask you to support its approval.

The plan is tremendously innovative. As you know, the old, paved-over Napa Pipe industrial site would be cleaned up and repurposed to become a compact, sustainable development where Napers can live, work, relax, and play. It makes use of mixed-use principles in its design, which contributes to its efficiency and appeal. Residents will be able to find most services and fulfill basic needs within a five minute walk. Additionally, the site is perfectly situated for Napa's workers; within 4 miles of the property are thousands of jobs, easily accessed through the rail system or water taxis on the river. Commuting will become much, much easier for everyone – both those who live at Napa Pipe and those who will benefit from the reduced road traffic.

I also appreciate the fact that no farmland or natural open space will be sacrificed to achieve what Napa Pipe proposes. We have had a difficult time figuring out how to preserve our precious agricultural lands while meeting the state's homebuilding requirements, and Napa Pipe finally has given us a viable, attractive solution.

I hope you are in agreement concerning the benefits that Napa Pipe will offer us. I urge you to give this project your full and complete support; it is definitely the right choice for us to make.

Thank you,

A handwritten signature in black ink, appearing to read 'Raymond Graziani', with a large, sweeping loop at the end.

Raymond Graziani

RECEIVED

JUL 15 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 8, 2010

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

Dear Supervisor Dodd:

I am writing to you today concerning the future of the Napa Pipe property. I am in support of the proposal to recycle the industrial property into a new neighborhood for the county. I think it makes a lot of sense for Napa, and I want to encourage your own support for this proposal.

This redevelopment project will go a long way toward meeting the housing needs that are presently unmet in Napa. While we have many expensive, traditional single-family homes, we don't have nearly enough of the smaller, more affordable housing that much of Napa's population needs. The project will provide a wide variety of housing options, including many that would suit those with middle incomes, those who are retired, or those who are becoming home owners for the first time.

The location of the site is very close to Napa, and centrally located for other work areas as well. There are tens of thousands of jobs within just a few miles of the property, making it ideal for a very easy commute. The development will also include a light rail train and a water taxi service, in addition to bike and walking trails, which will make getting to work easier still.

We certainly need the housing this project will bring to the county, and the fact that neither traffic nor the environment will be adversely affected by the project should make it even more attractive. This Napa Pipe redevelopment is the right move for Napa, and I hope you will do all you can to support its development.

Thank you very much,



William Pannell

RECEIVED

June 26, 2010

JUL 15 2010

Supervisor Diane Dillon
Napa County Board of Supervisors, District 3
1195 Third Street, Suite 310
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

We have a tremendous opportunity to do something very good for our community with the Napa Pipe project. Transforming this old industrial site into an innovative, sustainable neighborhood will address some of Napa County's greatest needs, and it will do so in a way that stimulates our economy. This project is definitely worthy of your support, and I hope that you will not delay in offering it.

The plan proposed by Napa Pipe will achieve a number of goals that are very important to residents here. The development will turn a large, paved-over area into a vibrant new neighborhood for Napers. With Napa Pipe, our county will be able to meet all the housing requirements mandated by the Association of Bay Area Governments. Napa Pipe will offer homes suitable for younger couples, for first-time buyers, and for empty nesters.

The development's thoughtful design incorporates a number of benefits to the community as well. Within a four mile radius of the property, more than 30,000 jobs can be found – which means that commuting will be especially convenient (and significantly reduce the gridlock that inbound Napa commuters are all too familiar with). Light rail and water taxis will easily aid with this. The neighborhood will also include a wide variety of recreational opportunities, outdoor features and open park spaces, community gathering places, restaurants and retail spaces, grocery stores, and riverfront walks.

Napa Pipe will also be good for the environment. The carbon footprint of Napers living in this community will be considerably lower than that of families living in typical homes throughout the county. And building on the Napa Pipe property means that our agricultural land will not be jeopardized as we try to meet ABAG's housing requirements. The Napa Pipe plan preserves the most land, reduces our environmental impact most, provides homes closest to Napa's job base so commutes can be reduced, and offers sustainable living options that address the needs of those who live here.

The idea that all of this can be achieved through one project is certainly impressive to me. I know it is what our county needs, and I hope that you will do all you can to support this visionary project becoming a reality for us.

Sincerely,

A handwritten signature in dark ink, appearing to read 'James Dunn', with a long, sweeping horizontal line extending to the right.

James Dunn

3288 Vichy Avenue
Napa, CA 94558

June 30, 2010

Bill Dodd
Napa County Board of Supervisors
1195 Third Street, Suite 310
Napa, CA 94559

RECEIVED

JUL 15 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Mr. Dodd:

I am writing today about the Napa Pipe redevelopment project. I think that the project is an excellent idea for our community, and I want to urge your full support of its approval.

The plan makes use of one of the best places in our county for us to build on. The area is already paved over, and we won't have to sacrifice any additional land that may have a better use. Our agricultural land remains protected, and we will be able to recycle an industrial eyesore into something useful and exciting.

The location next to the river is also ideal; there is so much potential there for recreation, retail and entertainment, in addition to the housing that will be built. The whole site will be compact and carefully designed so that people can live there and easily work nearby. Commuting will be easy, with the light rail commuter train, water taxis, and bike paths that lead to thousands of jobs within just a few miles of the site.

Turning this industrial site into a sustainable community makes so much sense for Napa. The location is perfect, and it accomplishes so many of the goals that our city is having difficulty addressing otherwise; housing needs and requirements will actually be addressed in an efficient manner while preserving and protecting Napa County's agricultural land.

I strongly encourage you to support Napa Pipe; it is the right choice for our community moving forward, but we need your help to make it a reality. Thank you for your consideration and your efforts.

Sincerely,



Keith Gale

RECEIVED

JUL - 9 2010

June 28, 2010

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

RE: NAPA PIPE DEVELOPMENT

Dear Ms. Dillon:

The Napa Pipe redevelopment project is going to be a great thing for our county. Not only will it meet all of the critical housing needs and unmet building requirements of our county, but it will do so without using any additional agricultural land. There is no alternate plan that will accomplish so much at so little cost!

I really like the idea of improving the look of Napa as you enter into the area. The Napa Pipe property has been an eyesore for a long time, and the opportunity to turn the paved-over site into something clean and thoughtfully-designed is very appealing. The development itself has really wonderful features, including grocery stores and retail, which will make it easy for residents to meet their basic, daily needs without having to go into town. The recreational possibilities along the waterfront are also very exciting, as are the bike paths, parks, and access to green, open spaces that will populate the site. I am even more pleased with the blend of housing options available to people of all incomes and ages.

In short, I believe that the redevelopment of the Napa Pipe property from an old industrial site into an attractive, compact community is exactly what Napa needs. We certainly need the housing, and if it can be done in such an appealing, sustainable, and affordable way without costing us any extra land, then we need to seize the opportunity to do it. Please, give Napa Pipe your support going forward so that we make this great idea a reality for the county.

Sincerely,

A handwritten signature in cursive script that reads "Lorraine Fingerson-Cohen". The signature is written in dark ink and is positioned above the printed name.

Lorraine Fingerson-Cohen

RECEIVED

JUL 21 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 6, 2010

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

Dear Supervisor Dillon:

The old Napa Pipe site was home to a steel industry that was a large part of our economy for a long time. Those days are gone now, though. There won't be any industry coming back here, and the Napa Pipe property sits dirty and unused along the river.

The proposal for the redevelopment of this site into a compact neighborhood makes a lot of sense for Napa, and we are writing today to encourage your support of this plan. It is a plan that makes excellent use of land that is already paved-over and available – which means that none of our agricultural lands, which we've fought hard to protect, will be compromised. It is a plan that will actually satisfy the housing needs and requirements we have here in Napa.

The housing situation in Napa is growing more difficult every month, and we are not in any position to find the land and build the homes that the state requires for our county. This is a problem that won't go away. That's why the idea of turning the Napa Pipe property into a small neighborhood makes so much sense; we need the homes, and we can build them there without worrying about the cost to our agriculture. Because of the close proximity to the city of Napa, and because of the light rail and water taxi options that will make commuting very easy, we won't even have to worry about an adverse affect on traffic.

We are writing to you today because we need your help and support to see this project go forward. There are no alternatives to this plan that provide as much, at so little cost. It is the right choice for Napa, and we hope that you will give it the support it deserves.

Thank you for your time and consideration.

Sincerely,



John and Virginia McBroom

John and Virginia McBroom • 1361 Grandview Drive • Napa, CA 94558

RECEIVED

07-07-2010

JUL 21 2010

Mr. Bill Dodd, County Supervisor
County Administration Building
1195 Third Street, Suite 310
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Mr. Dodd:

I think that the proposed redevelopment of the Napa Pipe property is a great idea for Napa. It answers so many of the long-standing housing issues in our county in a unique, innovative way. I am writing today as a voice of support for the project, and I hope you will join the community in support for this development as well.

The Napa Pipe redevelopment provides a fresh, new take on how to design a community. The mixed use concept that has been applied to its design really makes it something special and different. The project will blend a wide variety of housing options with commercial, retail, and recreational possibilities that will maximize the old industrial property and transform it into something productive and beneficial. Living in this community will be convenient, relaxing, and enjoyable, especially since so many amenities will be available within short walking distance of any given home. Of course, its location along the river is also ideal; it will facilitate recreation both on the waterfront and in the open park areas all around the property.

Practically speaking, the project will also provide a significant quantity of the housing that our county needs right now. We don't have enough housing options for middle-class workers, for young couples, or for retirees. This project will furnish smaller, more affordable housing possibilities that will suit these growing demographics; the opportunities available will help people who were left out of the intense housing market a few years ago.

This project makes sense for Napa. I hope you can see the benefits it will bring to Napa residents and workers, and the benefits it will bring to our county as well. Please, take the time to find out more about Napa Pipe's proposal; I am sure that as you learn of its benefits, you will be anxious to see it become a reality here in Napa as well.

Thank you for your time and consideration.

Sincerely,

Patricia Salyer

Geneva Douglass
306 Vista Drive
Yountville, CA 94599

6/28/2010

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

RECEIVED

JUL - 8 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

I am a long-time resident of Napa. I grew up around the Napa Pipe property before it was even Kaiser Steel; I used to play there when I was a kid many years ago. Ever since the steel industry left Napa, I've thought that the property needed to be put to a better use. That's why I am excited about the Napa Pipe redevelopment proposal - I think it will be a great thing for our community, especially if the housing prices are accessible to the middle class.

I know that Napa has an enormous housing shortage right now, and most of the big homes we build are not suitable for the younger adults or empty nesters who live and work here. This project looks like it will build the right variety and quantity of housing that Napa needs for its growing population, but it won't use any extra land. Recycling the Napa Pipe property in order to build a nice, compact community is a great idea, especially when we're trying so hard to protect all the agricultural land throughout the county.

I also think the design of the community is really attractive; with access to so many parks and green spaces, bike paths and recreational opportunities, residents will be very content, and the development will be both beautiful and environmental. The transportation options are excellent - the commuter rail and the water taxis sound fantastic, and commuters should be really happy about the choices available to them.

I think Napa Pipe has a great plan, and I hope you will get behind it. This is the best use of the Napa Pipe property for our community, and the sooner we can bring the plan to fruition, the better!

Thank you for your time and consideration.

Sincerely,

Geneva Douglass

I've lived in Napa many years, it's never looked so good as it does now!

Geneva J. Douglass

RECEIVED

June 30, 2010

JUL - 8 2010

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Ms. Dillon:

I am writing to you today to encourage your support of the Napa Pipe redevelopment project. I think the whole proposal makes a lot of sense. It will be a good use for the area, and certainly the most meaningful, most needful, most thoughtful and creative use of a former heavy industrial site.

With Napa Pipe, we'll be able to actually meet the housing needs of Napa's population. Presently, more than 90 percent of Napa's homes are traditional single-family homes – but most Napa County households are composed of singles or couples without children. The number of young adults and empty nesters in our community is increasing significantly, while the number of middle-aged residents with children at home is declining. The housing that the Napa Pipe project will provide is housing that suits this growing demographic – rentals, condominiums, row homes, starter homes, seniors-only buildings with services, and so on. These residences will accommodate the needs of these groups much better than a typical suburban development. And the housing will be accessible for people of all income types, which will create a good blend in the community.

The housing is obviously one of the main benefits of the development, but the plan includes much more. Napa Pipe's close proximity to thousands of jobs, along with its use of light rail, shuttles, and water taxis, will do much to ameliorate the commuter traffic that afflicts our city. Existing neighborhoods and agricultural land will also be protected, since the Napa Pipe development will fully meet ABAG's requirements for housing creation within the county. And the economy will receive a tremendous boost from the development, including thousands of construction and construction-related jobs created, along with more than a billion dollars pumped into the economy.

Napa Pipe really is a win for everyone. Please do what you can to ensure that this project becomes a reality for our community; this is an opportunity that is simply too good to pass up.

Sincerely,



Ernest Rota

RECEIVED

JUL - 8 2010

COUNTY OF NAPA
BOARD OF SUPERVISORS

30 June 2010

Diane Dillon
Napa County Board of Supervisors, District 3
County Administration Building
1195 Third Street, Suite 310
Napa, CA 94559

RE: Napa Pipe

Dear Ms. Dillon:

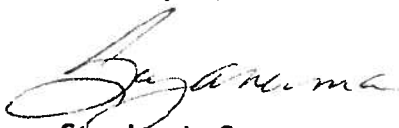
I am writing to you today to encourage your support of the proposed Napa Pipe redevelopment plan. I am impressed with the careful thought that went into the proposal, and I think the project will go a long way toward helping Napa's economy and housing situation.

The Napa Pipe project will bring together a variety of housing, retail, park, and recreational opportunities into one compact neighborhood; the plan draws on the mixed-use concept to maximize efficiency and a sense of community. I appreciate the variety of options that are available to people of different ages and income levels. Considering Napa's extreme housing shortage, the range and quantity of housing options that this project provides - without using any agricultural land - should be incredibly appealing.

We should also remember the infusion to the county tax base that will come through the recreation, retail, and entertainment offered by the development. This will have positive long-term consequences for Napa, just as the proliferation of construction and construction-related jobs will boost our economy during the project's development.

This is a project that makes a lot of sense for Napa. We need it to go forward, and the sooner the better. Please give Napa Pipe your support, and encourage your colleagues to do the same.

Thank you,



Stephanie Suganuma