

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

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Mr. Basayne:

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

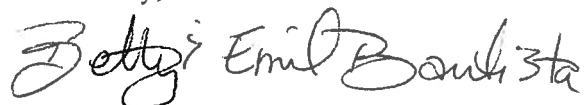
This plan will benefit the Napa Valley community widely. It's not just that it will build such a significant quantity of the homes we need so badly. The homes will be located within mere miles of some of Napa's biggest job centers – in fact, there are more than 41,000 jobs located within 15 minutes of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

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

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

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

Sincerely,



Betty Bautista

JOETTA BUNTER
2980 REDWOOD RD.
NAPA, CA 94558

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MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 5, 2012

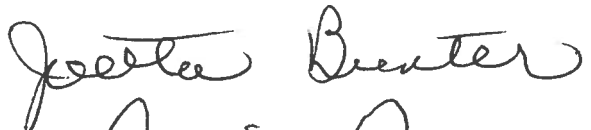

Dear Michael Basayne,

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

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

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

Sincerely,

Joetta Bunter

Geraldine Glantz
1118 Summit Lake Drive
Angwin, CA 94508

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MAR 13 2012

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DEVELOPMENT & PLANNING DEPT.

March 6, 2012

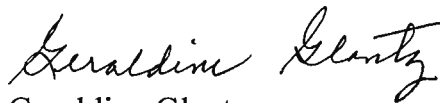
Dear Mr. Basayne:

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

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

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

Thank you,



Geraldine Glantz

Darlene Davis
682 Rio Vista Drive
Napa, CA 94558

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 7, 2012

RE: Napa Pipe Redevelopment

Dear Mr. Basayne:

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

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

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

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

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

Regards,



Darlene Davis

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MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Jackelyn Rodrigues
455 Merlot Lane
American Canyon, CA 94503

7 March 2012

Dear Mr. Basayne:

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

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

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

Thank you,

Jackelyn Rodrigues

KERRY BILLINGS
2733 Elks Way
Napa, CA 94558

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MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

08 March 2012

Dear Mr. Basayne,

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

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

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

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

Please help this goal become a reality.

Sincerely,



Kerry Billings

Doris Wiggins

136 Brown Street
Napa, CA 94559

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MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 9, 2012

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

Dear Michael Basayne:

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

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

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

Thank you,

Doris Wiggins

Howard Grant
1406 Cedar Street
Calistoga, CA 94515

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MAR 18 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

3.9.2012

RE: Moving Forward with Napa Pipe Redevelopment

Dear Michael Basayne:

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

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

Thank you,



Howard Grant

3/10/2012

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MAR 18 2012

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

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

Dear Michael Basayne,

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

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

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

That is clearly the best use of the land.

Best Wishes,



Laverne Angotti
210 Silverado Springs Dr.
Napa, CA 94558

JOAN KRANICH
2412 Foothill Boulevard
Space 150
Calistoga, CA 94515

RECEIVED
MAR 18 2012
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

2012-02-29

Dear Terry Scott,

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

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

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

Thank You,


Joan Kranich

Bonnie White | 50 Stonecreek Drive American Canyon, CA 94503

RECEIVED

MAR 19 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 4, 2012

Napa County Planning Commission

1195 Third Street, Suite 210

Napa CA 94559

Dear Terry Scott:

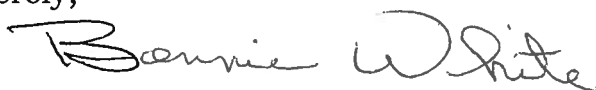
I am a longtime area resident; I've lived here since 1957, and since that time I've obviously seen the community grow and change quite a bit. I still love Napa Valley, and I know there are many residents and workers who wish they could buy a home in the area. Unfortunately, one problem with the city's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

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

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

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

Sincerely,



Bonnie White

Geraldine Glantz
1118 Summit Lake Drive
Angwin, CA 94508

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MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 6, 2012

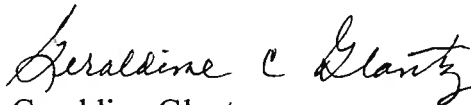
Dear Mr. Scott:

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

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

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

Thank you,


Geraldine Glantz

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MAR 18 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Jacqueline Bodor
636 Chaparral Circle
Napa, CA 94558

March 8, 2012

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

Dear Terry Scott:

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

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

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

Thank you for your consideration.

Sincerely,


Jacqueline Bodor

Doris Wiggins

136 Brown Street
Napa, CA 94559

March 9, 2012

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MAR 12 2012

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

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

Dear Terry Scott:

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

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

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

Thank you,

Doris Wiggins

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

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Mr. Fiddaman:

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

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

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

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

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

Sincerely,



Betty Bautista

Anne Saunders

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

1 March 2012

Dear Mr. Fiddaman:

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

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

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

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

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

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

Thank you,

Anne Saunders

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

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

RECEIVED
MAR 1 2 2012
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

3/3/2012

Dear Bob Fiddaman:

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

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

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

Sincerely,



Art and June Bowen

Audrey Waxman
158 James Road
American Canyon, CA 94503

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MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 4, 2012

RE: Redeveloping Napa Pipe

Napa County Planning Commission

1195 Third Street, Suite 210

Napa CA 94559

Dear Bob Fiddaman:

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

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

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

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

Sincerely,



Audrey Waxman

JOETTA BUNTER
2980 REDWOOD RD.
NAPA, CA 94558

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MAR 13 2012

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

March 5, 2012

Dear Bob Fiddaman,



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

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

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

Sincerely,

Joetta Bunter

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

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March 6, 2012

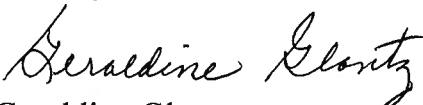
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So much of this could be resolved if the plan to modify the old Napa Pipe property for new homebuilding comes to fruition. Developers hope to build more than two thousand moderately priced, energy efficient homes on the old Napa Pipe site. This would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

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

Thank you,


Geraldine Glantz

Darlene Davis
682 Rio Vista Drive
Napa, CA 94558

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March 7, 2012

RE: Napa Pipe Redevelopment

Dear Mr. Fiddaman:

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

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

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

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

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

Regards,



Darlene Davis

RECEIVED

MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Jackelyn Rodrigues
455 Merlot Lane
American Canyon, CA 94503

7 March 2012

Dear Mr. Fiddaman:

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

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

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

Thank you,

Jackelyn Rodrigues

Cynthia Mackey
54 Castellina Circle
American Canyon, CA 94503

2012-03-08

RECEIVED

MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Bob Fiddaman:

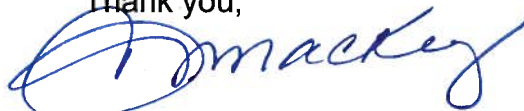
As an area resident for more than a decade now, I have watched with concern as Napa Valley has grown. Our city plans have not kept up with the growth well enough, and as a result, we've seen some unfortunate consequences. The 29,000 plus daily commuters in and out of Napa springs to mind as an obvious example.

It's clear that Napa needs more housing. Unfortunately, land is also at a premium, and I think it's important to do everything possible to protect our community's farmland. The proposal to develop new housing on the former Napa Pipe property is a smart solution that will alleviate many of these concerns. In the first place, it will provide more than 150 acres of cleaned-up, pre-developed property – which means absolutely no farmland will be sacrificed for this homebuilding effort. It also means that more than two thousands individuals and families will be able to move into homes that are significantly closer to Napa's job centers. This will definitely help to reduce the traffic burden that affects our entire community.

Alternative proposals for the Napa Pipe site wouldn't do nearly as much. A fully industrial use of the property would actually increase traffic (and its effect on the environment). The "staff alternative" plan, which intends to maintain a partial industrial use of the property, offers less than half the housing of the original plan, with no corresponding reduction in traffic.

Please give your support to the current plan for redeveloping Napa Pipe – the plan that will provide the greatest number of homes along with the greatest reduction in traffic for Napa Valley.

Thank you,



Cynthia Mackey

Doris Wiggins

136 Brown Street
Napa, CA 94559

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 9, 2012

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

Dear Bob Fiddaman:

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

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

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

Thank you,

Doris Wiggins

RECEIVED

MAR 1 2 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Howard Grant
1406 Cedar Street
Calistoga, CA 94515

3.9.2012

RE: Moving Forward with Napa Pipe Redevelopment

Dear Bob Fiddaman:

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

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

Thank you,



Howard Grant

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

RECEIVED

MAR 18 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

3/3/2012

Dear Heather Phillips:

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

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

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

Sincerely,



Art and June Bowen

JOETTA BUNTER
2980 REDWOOD RD.
NAPA, CA 94558

RECEIVED

MAR 13 2012

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

March 5, 2012

Dear Heather Phillips,



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

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

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

Sincerely,

Joetta Bunter

JUANITA FORRISTER
1105 LA HOMA DR.
NAPA, CA 94558

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 06, 2012

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

Dear Ms. Phillips,

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

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

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

Sincerely,



Juanita Forrister

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

RECEIVED

MAR 13 2012

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

March 6, 2012

Dear Ms. Phillips:

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

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

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

Thank you,

Geraldine Glantz

Geraldine Glantz

RECEIVED

MAR 13 2012

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

Jackelyn Rodrigues
455 Merlot Lane
American Canyon, CA 94503

7 March 2012

Dear Ms. Phillips:

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

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

Thank you,

Jackelyn Rodrigues

Doris Wiggins

136 Brown Street
Napa, CA 94559

March 9, 2012

RECEIVED

MAR 18 2012

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

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

Dear Heather Phillips:

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

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

Thank you,

Doris Wiggins

JOAN KRANICH
2412 Foothill Boulevard
Space 150
Calistoga, CA 94515

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

2012-02-29

Dear Matt Pope,

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

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

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

Thank You,

A handwritten signature in cursive script that reads "Joan Kranich". The signature is written in black ink and is positioned above the printed name.

Joan Kranich

Alice Carey | 315 1/2 Brown St. Napa, CA 94559

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION 3.1.12
DEVELOPMENT & PLANNING DEPT.

Dear Matt Pope:

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

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

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

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

Thank you for your time and consideration.

Sincerely,



Alice Carey

Anne Saunders

1 March 2012

RECEIVED
MAR 12 2012
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Mr. Pope:

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

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

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

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

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

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

Thank you,

Anne Saunders

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

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 4, 2012

Napa County Planning Commission

1195 Third Street, Suite 210

Napa CA 94559

Dear Matt Pope:

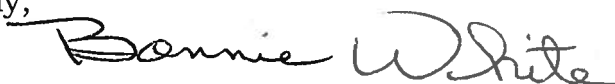
I am a longtime area resident; I've lived here since 1957, and since that time I've obviously seen the community grow and change quite a bit. I still love Napa Valley, and I know there are many residents and workers who wish they could buy a home in the area. Unfortunately, one problem with the city's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

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

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

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

Sincerely,



Bonnie White

Geraldine Glantz
1118 Summit Lake Drive
Angwin, CA 94508

RECEIVED

MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 6, 2012

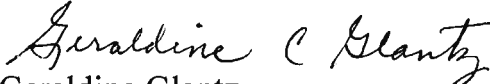
Dear Mr. Pope:

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

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

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

Thank you,


Geraldine Glantz

Darlene Davis
682 Rio Vista Drive
Napa, CA 94558

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 7, 2012

RE: Napa Pipe Redevelopment

Dear Mr. Pope:

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

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

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

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

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

Regards,



Darlene Davis

Jacqueline Bodor
636 Chaparral Circle
Napa, CA 94558

March 8, 2012

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

Dear Matt Pope:

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

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

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

Thank you for your consideration.

Sincerely,



Jacqueline Bodor

Cynthia Mackey
54 Castellina Circle
American Canyon, CA 94503

2012-03-08

RECEIVED

MAR 13 2012

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

Dear Matt Pope:

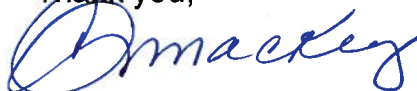
As an area resident for more than a decade now, I have watched with concern as Napa Valley has grown. Our city plans have not kept up with the growth well enough, and as a result, we've seen some unfortunate consequences. The 29,000 plus daily commuters in and out of Napa springs to mind as an obvious example.

It's clear that Napa needs more housing. Unfortunately, land is also at a premium, and I think it's important to do everything possible to protect our community's farmland. The proposal to develop new housing on the former Napa Pipe property is a smart solution that will alleviate many of these concerns. In the first place, it will provide more than 150 acres of cleaned-up, pre-developed property – which means absolutely no farmland will be sacrificed for this homebuilding effort. It also means that more than two thousands individuals and families will be able to move into homes that are significantly closer to Napa's job centers. This will definitely help to reduce the traffic burden that affects our entire community.

Alternative proposals for the Napa Pipe site wouldn't do nearly as much. A fully industrial use of the property would actually increase traffic (and its effect on the environment). The "staff alternative" plan, which intends to maintain a partial industrial use of the property, offers less than half the housing of the original plan, with no corresponding reduction in traffic.

Please give your support to the current plan for redeveloping Napa Pipe – the plan that will provide the greatest number of homes along with the greatest reduction in traffic for Napa Valley.

Thank you,



Cynthia Mackey

RECEIVED

MAR 13 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Herbert Steffens
1250 Peppertree Circle
Saint Helena, CA 94574

March 8, 2012

Dear Mr. Pope:

As a resident of this area for 12 years now, I feel strongly that Napa County needs to do something about the housing shortage here. The consequences of too little affordable housing are felt by everyone – those who are priced out of the small market here, and those who bear the burden of dealing with horrendous commuter traffic on a daily basis.

Fortunately, we have the opportunity to approve a very smart plan for affordable housing in Napa. Developers want to use the old Napa Pipe property as a location for more than two thousand new and affordable homes. To me, this sounds like a tailor-made solution to a problem that is only going to grow bigger if we don't act. Napa Pipe is well located for a new neighborhood; it's close to main roads, and it's situated within reach of Napa's biggest job centers. Environmentally speaking, this is also a much-improved use of the site. Whereas industrial sites can cause real harm to the surroundings, this plan focuses on environmental sustainability and energy efficiency.

Plus, the recent Environmental Impact Review recommended a residential use of the site, with 2,050 homes to be built. That is the developer's current plan, and that is the plan that the County Planning Commission should approve. It does the best job of addressing the housing shortage here, while preserving open space and ag land.

I appreciate your attention to this issue and your consideration of my opinion.

Thank you,



Herb Steffens

Doris Wiggins

136 Brown Street
Napa, CA 94559

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 9, 2012

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

Dear Matt Pope:

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

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

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

Thank you,

Doris Wiggins

3/10/2012

RECEIVED

MAR 12 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

Dear Matt Pope,

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

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

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

That is clearly the best use of the land.

Best Wishes,



Laverne Angotti
210 Silverado Springs Dr.
Napa, CA 94558