

RECEIVED

Ronald Kilgore
2360 Redwood Road
Apt. 107
Napa, CA 94558

COUNTY OF NAPA
BOARD OF SUPERVISORS

Supervisor Dillon, District 3
Napa County Administration Building
1195 Third Street, Suite 310
Napa, CA 94559

Dear Supervisor Dillon,

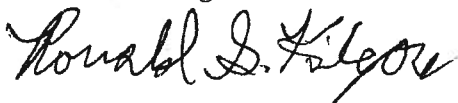
Napa is known around the country and the world as some of the most beautiful countryside in America. Our reputation is also an important source of income via tourism. Having a defunct industrial site on our land is more than just an eyesore; it can cost us important tourism revenue. Something must be done with the Napa Pipe land.

We have a great opportunity to fix the land at minimal cost to the county while turning a blemish into a beauty mark. At the moment the property is doing absolutely nothing. It adds no economic value to the area at the moment but it has potential.

Let's take the opportunity offered to us to have the site cleaned up and built upon. The Draft Environmental Impact Report (DEIR) notes that the mixed-use development being considered is environmentally preferable to the industrial alternative. We don't need industrial zoning there when we have a pressing need for affordable housing. Please take the common sense approach to Napa Pipe and turn an industrial eyesore into a new source of growth and income.

Thank You,

Ronald Kilgore



RECEIVED

MAY - 2 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

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

To: Diane Dillon, District 3 Supervisor
County Administration Building
1195 3rd Street, Suite 310
Napa, CA 94559

RE: Napa Pipe Redevelopment

Dear Diane Dillon:

After so many years of disuse, it's time to do something productive with the Napa Pipe property. The industrial site has been practically vacant for a long time now, doing nothing for the city or county of Napa. The proposal to redevelop the property as a mixed-use residential neighborhood is definitely worth pursuing; it would help to beautify the area and fulfill a serious need for housing in the county.

The community proposed for development there seems like it would be a really great asset for Napa. It will include the kind and quantity of affordable housing that Napa needs to meet the state's mandated building requirements – but the community will include much more than just homes. There will be grocery stores, shops, restaurants, bike trails, parks, and riverfront recreation, all accessible within a quick walk from most homes. The public transportation offerings are also very appealing, especially considering how close the location is to Napa's job center. The proximity of the community to Napa's jobs will help to mitigate the growing commuter traffic issues that we've been experiencing.

Redeveloping Napa Pipe is an obvious, sensible choice for the county. I hope that you agree, and that you and your colleagues will give this proposal the support it needs to move forward. Thank you for your time and consideration.

Sincerely,



John and Virginia McBroom

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

Linda Mendez
235 Andrew Road
American Cyn, CA 94503

4-23-11

TO: Supervisor Keith Caldwell
Napa County Planning Department
1195 3rd St. Suite 310
Napa, CA 94559

RE: Building Homes at Napa Pipe

Dear Supervisor Caldwell,

I've been a Napa County resident for 16 years now, and I've seen many of the changes the area has gone through during that time. I've seen that while Napa continues to grow, the pace of home building has lagged behind. The county hasn't met its obligations to provide a certain quantity of new housing for residents, and as a result, taxpayers have had to foot the bill for several unnecessary lawsuits. It's time to get this situation resolved – and the best way to do so will be to build homes on the Napa Pipe property.

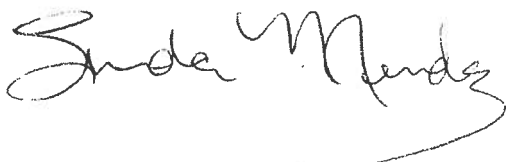
Building on the Napa Pipe site is a very smart way to simultaneously address both Napa's housing crunch and the county's limited land availability. By redeveloping the property, we'll be able to secure the full complement of housing required by the state. Napers will benefit from a wide variety of affordable, sustainable housing options – without the sacrifice of any ag land.

The design of the proposed community is also attractive. It blends housing, recreation opportunities, parks, retail, restaurants, and public gathering spaces together in a creative way to create a real neighborhood feel, like many European communities do. It also incorporates a variety of public transit options that will make commuting into the city a breeze.

I like everything I've seen about this project. After years of review by the county, I think it's time to move forward with its approval. This is something Napa needs, and the sooner we can get the project underway, the better.

Thank you,

Linda Mendez



RECEIVED

APR - 12

COUNTY OF NAPA
BOARD OF SUPERVISORS

Paul and Katherine Paniagua
208 Shirley Court, Napa, CA 94558

April 23, 2011

Dear Ms. Dillon,

As a longtime resident of Napa, I'm excited about the possibilities that the Napa Pipe redevelopment project represents. The Napa Pipe property has gone unused for years now, and it's been an enormous eyesore outside the city. By transforming the property into a mixed-use residential neighborhood, we'll be doing something much more productive with this old industrial site. It's a smart way to use the land, and for that reason I'd like to see the project approved.

This redevelopment proposal targets a serious need for new and affordable housing options in the county. At the moment, we simply don't have enough of the right kind of housing to meet current demand – or the state's mandated building requirements. The neighborhood to be built at Napa Pipe will meet the county's needs with a wide variety of housing options for different incomes and lifestyles. This is the kind of smart county planning we need to embrace!

Recycling Napa Pipe's old property into a small community of affordable homes is sensible, creative solution to the serious issue of our county's population growth. It's the right way to manage the home building we need to do, without giving up any of the ag land we've worked to protect. Please help to move this proposal forward. With years of review now finished, I think it's clear to everyone that this redevelopment will be a good move for the county, and we'd like to see the work begin soon!

Thank you,

Paul and Katherine Paniagua

Katherine Paniagua
Paul R. Paniagua Sr.

Jessie Diel
217 Marla Drive
American Canyon, CA 94503

March 29, 2011

RECEIVED

Re: The Napa Pipe Redevelopment Proposal

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

Developing the Napa Pipe property into a space for new homes has always been an excellent idea. Napa Pipe served a sensible purpose in our community for many years as an industrial site, and it's time now for the land to be used in another equally meaningful way. By recycling the property as proposed, we'll be able to build the homes that Napa needs, without seeing any of our agricultural lands sacrificed.

Building homes on the Napa Pipe site is a much better plan than encouraging any further industrial use of the property. We are obligated by the state to provide a certain number of homes in Napa County each year, including affordable homes. Napa Pipe gives us the opportunity to provide these homes in one, sustainable, neighborhood-friendly site – and not the kind of large, single family suburban tracts that are so typical here, but the kind of small, affordable options that would suit young couples, empty nesters, or retirees like myself. The great thing is, through this plan we'll be able to meet our county's housing needs, and we won't have to use any of the farmland we've worked so hard to preserve.

This is a smart, sensible plan for Napa. The review process has been going on for such a long time, and I am sure that no other development here has undergone the same sort of environmental scrutiny. It's time to move forward with this project and begin building the homes that we need. Please do your part to see that this redevelopment is finally approved. Thank you.

Sincerely,

Jessie Diel

RECEIVED

APR 25 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

RICK OXFORD

3962 Briarwood St.

Napa, CA 94558

Dear Ms. Dillon,

Napa is experiencing an affordable housing crisis. We have had problems meeting our affordable housing obligations under California law. Repeated lawsuits over this issue have become a thorn in the side of our county. Luckily, Napa Pipe is presenting the county with an opportunity to bring in hundreds of affordable housing units. We need to get this project started so we can stop all of the lawsuits.

Having affordable housing in the county will also help with our nightmarish traffic problems. A big part of that traffic is caused by not having a resident workforce. Lack of available housing means that almost one-third of our workforce comes in from outside of Napa to work. Napa Pipe's development will bring housing within a couple miles of many of Napa's largest places of employment.

As a lifelong resident of Napa, I also appreciate that this project is not touching a single square foot of ag land. It is making good use of a currently useless industrial site. Choosing between keeping this area zoned for industrial use or changing it to mixed-use commercial and residential hardly seems like a choice at all. Building the site will bring 1,000 construction jobs and over 700 permanent jobs to the area. That kind of positive demographic and economic growth is exactly what we are looking for in Napa.

I urge you to help out Napa County and get Napa Pipe moving soon.

Sincerely,



Rick Oxford

RECEIVED

APR 25 2009

COUNTY OF NAPA
BOARD OF SUPERVISORS

District 3 Supervisor Dillon
1195 Third St. Suite 310
Napa, CA 94559

Dear Ms. Dillon and Board of Supervisors,

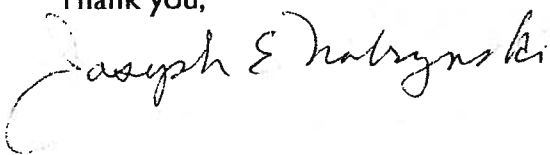
I'm familiar with the redevelopment proposal that's been made for the Napa Pipe site, and I think it's a great idea for Napa County. We could benefit tremendously from a new community of affordable houses and other amenities. Napa's been experiencing a real housing crunch for some time now, and this plan to render a former industrial site into something that's actually productive and useful for our community makes plenty of sense.

I really like how the proposed Napa Pipe development will create a small, central community of homes. This isn't a sprawling, impersonal suburban housing tract that will eat up additional farmland. It's a smart, mixed-use neighborhood that follows European planning principles – homes, parks, grocery stores, cafes, gathering places, and more, all combined so that everything is within walking distance, thereby fostering a real sense of community. Sustainability is a big focus of the design as well. The whole community will be Gold LEED certified.

I also support the economic benefits that will come from this project. So much of its construction will make use of local contractors and workers, which will be a huge boon to the area for the next 10 years. Napa could use the jobs and the economic stimulus that will come from this redevelopment.

I've lived in the area since 1986, and I feel strongly that this project would be a great addition to Napa County. I urge you to give it the support it fully merits.

Thank you,



Joseph and Nancy Nabrynski
225 Sheffield Way
American Cyn, CA 94503

THE ROTHMANS

197 Daisy Drive | Napa, CA 94558

RECEIVED

April 6, 2011

APR 25 2011

Dear Ms. Dillon and Napa County Board of Supervisors,

COUNTY OF NAPA
BOARD OF SUPERVISORS

Napa is sitting at an important crossroads in its decision regarding the Napa Pipe land. The decision seems clear to us. We have pre-existing development that would require no sacrifice on the part of our farmland, countryside or environment in order to build affordable housing with nice, new neighborhoods. When offered that or more industrial traffic on our roads, we don't hesitate to say no to industrial growth and yes to responsible mixed-use growth.

At the moment our workforce forced to commute, with no options for affordable housing close to Napa's job center. We have an obligation to make sure that affordable housing is available for those that rely on Napa to support themselves and their families. Not only will that make for a happier workforce with a personal stake in the community, it will also help Napa citizens that are already here.

Another contributor of traffic congestion is the lack of public transit options. Those commutes are responsible for the traffic that has frustrated and overwhelmed Napa for years. Eliminating much of that commute by bringing our workforce closer to their places of employment will greatly improve our traffic problems. All of that is secondary, however, to the fact that we have a legal obligation to provide adequate housing. Repeated lawsuits against the county have reinforced our need to get this problem solved.

Please, do your part to help Napa.

Regards,



Leonard and Nannie Rothman

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APR 25 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

JAMES DUNN

P.O. Box 5472
Napa, CA 94581

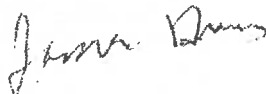
Dear Supervisor Dillon,

As a 20-year resident of Napa, I am well aware that we live in a distinctive region with unique requirements. People come here because they expect a certain standard of living and an environment they can enjoy. We rely heavily on the beauty of our rolling green hills and vineyard land. For these reasons, we have been careful with how we develop our land. Please recognize the great opportunity we have with Napa Pipe in meeting our housing needs WITHOUT developing our ag-viable land or hillsides.

What an amazing opportunity we have to take a defunct industrial site and turn it into an attractive mixed-use development, providing needed homes along with other community amenities. Not destroying any of our local environment is an obvious plus. An ancillary benefit of this particular project is having the site cleaned privately. Any time an industrial site is closed, it is safe to anticipate some clean-up being needed to ensure limited damage to the surrounding environment. In this case, we are lucky that the county won't have to foot that bill.

Please also consider the extraordinary economic benefits of Napa Pipe. Like anywhere else in the country, we could use jobs and some investment. This project will bring in over \$1 billion in spending and create thousands of jobs. That money and employment will go a long way toward supporting the people of Napa.

Regards,



James Dunn

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APR 25 2011

April 5, 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

District 3 Supervisor Diane Dillon
County Administration Building
1195 Third St. Suite 310
Napa, CA 94559

Dear Supervisor Dillon:

There are many compelling reasons to approve the redevelopment plan for Napa Pipe. This project represents some of the most creative, thoughtful urban planning I've seen in a long time, and I believe it would be foolish not to embrace the solutions it offers.

Using the property to build much needed housing makes a lot of sense for Napa County. The state's building mandate for our area has gone unmet for years now, causing unnecessary lawsuits for the county and a serious waste of taxpayers' money. Napa Pipe represents our best opportunity to build the full quantity of homes required by the state, without requiring the sacrifice of any agricultural land. I'd much rather see the property used for this beneficial purpose than have it revert to another industrial

I also appreciate the economic stimulus that this sort of building project would bring to the community here. With a phased construction period spanning 10 years, thousands of local construction jobs will be created. Hundreds of additional jobs in the new Napa Pipe community will also become available. This is the kind of smart, beneficial economic growth that we need to be encouraging right now.

Napa County needs the many benefits that this redevelopment plan will bring, if approved. Years have been spent reviewing the project; let's move it forward now so that we can finally make the plan a reality.

Thank you,



Kimberley Nunn
720 Seminary Street
Napa, CA 94559

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APR 25 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Margaret Schmidt
215 Los Altos Place
American Cyn, CA 94503

Diane Dillon, District 3 Supervisor
1195 3rd Street Suite 310
Napa, CA 94559

Dear Ms. Dillon,

Like many long-term residents of Napa, I have concerns about the future of our community. For the last 25 years I have lived in American Canyon and for the past 10 years I have seen a lot of growth in the area. I think that growing our community is the best way for us to provide jobs for our residents. Hopefully, future growth in the community will be able to help those most in need of jobs and affordable housing. Napa Pipe provides an opportunity for that growth.

A big part of any sustainable growth is providing adequate and affordable housing for workers. I don't think that anyone could argue that we have sufficient affordable housing in Napa. We should closely examine how building Napa Pipe would affect our situation in Napa regarding housing and jobs. Napa Pipe has committed to setting aside around 500 housing units to be held at affordable levels. That would alleviate a lot of our problems with a lack of housing.

Another huge benefit of building a project this size is employment for our residents. Over the 10-15 years construction period, around 1,000 jobs would be created in construction. After that, the mixed-use development would support 700 permanent jobs. I am currently out of work and the prospect of all of this economic activity makes me hopeful that a position may open up for me somewhere. For people looking for work, it is imperative that we get this project moving. Every day without gainful employment is a loss for our community. Please support Napa Pipe.

Sincerely,


Margaret Schmidt

RECEIVED

0827

Sherry McKillop
PO Box 10525
Napa, CA 94581

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

I am very impressed with the proposal to redevelop the Napa Pipe property. It's a smart plan to make use of an abandoned industrial site in a way that will benefit our county tremendously. We need the homes that this redevelopment project could provide, especially since they'll be part of such a fresh and innovative neighborhood design.

I really like mixed-use focus of this proposed development. This will be a contained community that will provide for the daily needs of its residents in all kinds of interesting ways. People will have the ability to walk everywhere. They'll have easy access to grocery stores, restaurants and cafes, and other shops. Many recreational spaces will be available, both along the river and in the numerous parks, bike paths, and open spaces. There will also be plenty of spaces for group gathering and socializing. Overall, this means that residents will have ample opportunity to engage in interesting, enjoyable, and productive activities – rather than sitting inside an isolated house, watching TV.

I love the idea of the neighborhood that will be created at Napa Pipe. It sounds like an ideal place to live, and I'm sure that it will enhance Napa's image greatly. I hope you'll do all you can to make it a reality.

Sincerely,



Sherry McKillop

RECEIVED

APR 27 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

STAHR | 679 Cabot Way
Napa, CA 94559

Dear Supervisor,

As a long time resident of Napa County, I'm decidedly in favor of seeing the Napa Pipe industrial site transformed into a more productive neighborhood of homes. This is a very good project for the Napa area. Regional growth is only going to continue, and we haven't done a great job of dealing with it thus far. A new community at Napa Pipe could provide the quantity and quality of housing that the county needs now and in the future.

It's the perfect spot to use for a development project like this. I'd much rather see homes built here on this old industrial site, than see homes built on protected agricultural land. Its location right alongside the river, just a few miles from Napa's job center, will make it an ideal place to live for those who want smaller, more eco-friendly affordable housing options that are conveniently close to work. It will bring some beauty to the area, after so many years of this industrial eyesore. I also like the green community that will be created on Napa Pipe's property, which will give its residents easy access to shops and restaurants and recreation. Overall, it's just a really smart design for a compact neighborhood.

Please give your support to this redevelopment effort. Napa County needs what this proposed community will provide, and the sooner we can finally get the project approved, the better off we'll be.

Sincerely,

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

RECEIVED

District 3 Supervisor Diane Dillon
1195 Third St. Suite 310
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

RE: The Future of Napa Pipe

Dear Supervisor Diane Dillon –

Redeveloping the Napa Pipe site is a smart idea for our county, for a wide variety of reasons. Right now in California, many people are forced to move out of state to find a job or an affordable place to live. The development of homes at Napa Pipe is one way to ameliorate this problem; it's an opportunity to create and manage growth in our community on a small scale.

Transforming this industrial site into a mixed-use neighborhood is a wise use of property that is currently an eyesore to all coming in and out of the city. It also helps us to preserve ag land that has been protected under state law since 1968. There's no better way to build the homes we need without sacrificing any of Napa's farmland.

Living in the valley, it's clear that everyone here has an environmentally conscious mindset, which is great. The Napa Pipe redevelopment project isn't going to have any negative environmental impact – in fact, I think it will do a lot to help our environment here. The whole development will be Gold LEED certified, with plenty of parks and dedicated open spaces, and public transit will be widely available to help cut down on the crippling commuter traffic. Extremists on the other side have exaggerated the consequences of the project without providing any sort of solution of their own.

Overall, I see the Napa Pipe development as having a real positive impact on the community – reducing traffic, providing affordable housing, generating revenue that will directly benefit our school districts. The entire valley will benefit from the project, and I urge you to give it your full support.

Thank you,



Shaun McDonald
1603 Main Street, #A
Saint Helena, CA 94574

9/19/11 COUNCIL MEETING
SUPPLEMENTAL ☒ I ☐ II
(2) REPORT: 15-C FROM: Karen Young

RECEIVED

MAR 30 2011

CITY CLERK DEPT.

March 26, 2011

To the Napa City Council:

I have been following the Napa Pipe Development story in the newspaper. I am very concerned about putting a development there the size of a small town. Water, school, fire, and traffic are issues that cannot be ignored. It is already a challenge to come into or leave Napa, especially during "commute" hours. I live on Harding Ave. near Imola. I feel this kind of development with the added people and traffic would drastically impact the quality of life in my neighborhood. Maybe we should think about other uses such as putting the new multi-story jail there. I wonder what Napa's attraction will be once every bit of space has housing on it.

Sincerely,
Karen Young

RECEIVED

MAY 02 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

4/19/11 COUNCIL MEETING

SUPPLEMENTAL # I ☐ II ☐
☐ REPORT: 13-C FROM: Randi Montin

RECEIVED

APR - 7 2011

CITY CLERK DEPT.

To the Napa City Council,

I want you to know how much I object to the Napa Pipe project. You are essentially approving another city alongside of the city of Napa. You call this "slow growth"! With 2580 new homes come approx. 4 people per home and minimum of 2 cars. That equates to conservatively 10,000 more people and 5,000 more cars! It will become another HWY 29 like the Walmart shopping center stretch - congested with lines of cars stopping and slowly creeping along. All this right at the entrance to Napa which already has a problem with too many cars. What a nightmare. To think that a few people have the power to allow such a change to Napa forevermore. You cannot undo it once it is done.

This is a "small town" valley and most people want it to stay that way. That is part of the beauty of our valley- it is not covered in cement(yet). There has already been too much building covering our beautiful land. Only a few people with visions of money in their hands want to grow Napa by these proposed levels. A newly proposed project of this size should be decided by the voters.

Regarding low income housing needs, we have many homes on the market now that are in the \$200,000 - \$300,000 range. Just a few years ago, you couldn't buy a garage for that sum.

Yours,

Randi Montin
Randi Montin

RECEIVED

MAY 02 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

RECEIVED

March 13, 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS
Mandy Masciarelli
3146 Kingston Avenue
Napa, CA 94558

Dear Napa County Board of Supervisors:

Not only is it a state requirement, providing affordable housing is a benchmark of any community. Though Napa County is known for its expensive wines and exclusive restaurants, the city of Napa is a community made up of a diverse socio-economic tapestry. Our community is made stronger by these differences; we must be better about providing housing options for all Napers, including our work force. This is why Napa Pipe is a perfect solution to some of our most pressing planning needs.

Every year for 10-15 years, Napa Pipe will create 40-60 new affordable housing units. This project will also create many much needed new housing units, outdoor recreational areas, and shopping and dining spots. I think Napa Pipe's decision to build out the affordable housing units instead of just paying additional taxes on the property is deserving of our support. Napa Pipe will reflect the values of our community while meeting a wide range of needs from all of the different constituents.

Please support Napa Pipe, and do what you can to move it forward.

I thank you for taking the time to read my letter and consider my opinion. I have been fortunate enough to live in Napa for 17 years now. I would like to see this community embrace all of its members and create opportunities for us all to live and work harmoniously together.

Thank you,



Mandy Masciarelli

James and Laura Hooker
1 Cobblestone Court
Napa, CA 94558

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

March 28, 2011

Dear Supervisor Dillon,

Napa County has the opportunity to redevelop and recycle an abandoned industrial area into a clean, attractive, and sustainable community that helps meet some of Napa's most pressing needs. We urge you to vote Yes on Napa Pipe and move forward without further delays.

As you know, Napa Pipe utilizes infrastructure already in place to meet the housing requirements mandated by the state. This relieves the ever-growing pressure to build on ag land and open space, which we all know is crucially important to our culture and economy. Furthermore, the type of homes proposed by Napa Pipe will serve a growing population of older retirees and younger couples without children.

Location is another selling point for us, as Napa Pipe is centrally located near thousands of jobs where folks can live and work without having to commute far distances. We love how the developers have incorporated walking trails and parks throughout the site, with connections to the Napa River, Kennedy Park, and Bay Trails. There are numerous recreational opportunities available at this site including fishing, kayaking, hiking, etc. What a beautiful place Napa Pipe will be!

Our economic state is yet another reason to support this project, with more than 1,000 construction jobs, over 700 permanent jobs, and millions in taxes and fees generated for the county and local schools. This is an enormous benefit that we cannot ignore.

Please give Napa Pipe the thumbs up, and stop allowing the frivolous extensions and delays. Having lived here for 23 years, we care for this community and believe Napa Pipe will allow for positive, smart growth.

Thank you,

James and Laura Hooker

RECEIVED

April 5, 2011

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon,

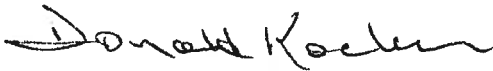
When I first read about Napa Pipe I was skeptical. We can hardly afford to increase congestion on our roads. In an area known for its open spaces and agricultural beauty I was reluctant to see any new development. As I read more, however, I came to realize that the only intelligent thing to do with this already developed property is to rezone it for mixed-use and improve our community.

I learned that rezoning the property would actually *decrease* the amount of traffic flow throughout the area. The location of the development is ideal for local workers. It will decrease commuting by bringing affordable housing much closer to many of Napa's largest places of employment.

The Greenbelt Alliance endorsement of Napa Pipe is very impressive. With a goal specifically directed at monitoring responsible growth in the Bay Area, it is wonderful to know that we have a smart plan for our communities housing needs. They pointed out that about 1/3 of Napa's workforce commutes. Because they can't afford housing in Napa at the moment and there is little to no public transport, commuters clog up our roadways at peak hours. Napa Pipe is setting aside 516 housing units to be permanently kept at an affordable price, providing housing and for Napa's workforce, and public transit opportunities for its residents.

Please consider the two choices you have available with this land. It can continue to be an industrial eyesore, clogging up traffic and marring the landscape OR it can be a mixed-use development with affordable housing, parks and trails that beautify the region while relieving gridlock.

Sincerely,



Donald Koehn
1034 Allison Ave.
Saint Helena, CA 94574

RECEIVED

David and Sharon Gladden
11 Oak Grove Way
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Mr. Caldwell,

For several years now, the Napa Pipe property has gone unused. As the county continues to deal with a significant housing shortage, I think it's time that we moved forward with plans to put the Napa Pipe land to good use once again. Let's approve the proposal to transform Napa Pipe into a small community of affordable homes.

I've lived in Napa 40 years now; while much has changed, there's still a core identity to the area that hasn't changed. For that reason, it's important to me that the county finds a reasonable way to deal with the growth we've experienced over the past several years. Home building simply hasn't kept pace with population growth – or with the state's requirements for our area. I recognize that it's not easy to find available land for building. That's why the Napa Pipe site is such a prize; it provides a perfectly located space to build the full complement of homes that the state requires and that the county needs. I can't think of a better solution to deal with this problem before us.

I strongly encourage you to support the Napa Pipe plan. It represents the most forward-thinking strategy for both the property and our county, and I'd like to see it built soon. After three years of review, I certainly think it's time to give it the green light, and I hope we can count on you to help make that happen.

Sincerely,

David W. Gladden
Sharon R. Gladden

Ruth McCrum | 651 Somerset Place, Napa, CA 94558

RECEIVED

Dear Supervisor Dillon,

As a long time resident of Napa, I want to make sure that our county embraces a responsible strategy to manage growth in the coming years. Many people are naturally attracted to the Napa region, but we're already starting to see the problems that can accompany growth here: insufficient housing, more daily commuters, awful traffic, and increased pollution. One way to deal effectively with these issues would be moving forward with the plan to redevelop Napa Pipe into a small, mixed-use neighborhood.

There are numerous benefits Napans would see if this plan were approved. Napa Pipe is located in an ideal spot, right along the river and within miles of the city's job center. The land has already been developed once, and recycling it for the purpose of building homes would be a very smart move. There's no need to use county farmland when Napa Pipe's land is already available for re-use. The homes to be built at Napa Pipe are just the kind of small, affordable housing options that are in high demand (and low supply).

We've fallen far behind in the state's building requirements for the area, and this redevelopment plan offers Napa an ideal way to catch up – without sacrificing any protected agricultural land. This plan provides a smart way for Napa to manage its growth in the coming years, and I hope we can count on your support to move the approval process forward quickly.

Thank you for your efforts.

Sincerely,



Ruth McCrum

RECEIVED

Susan Billings
1778 Main Street
Saint Helena, CA 94574

A014700
COUNTY OF NAPA
BOARD OF SUPERVISORS

March 30, 2011

RE: Redeveloping Napa Pipe

Dear Supervisor Dodd:

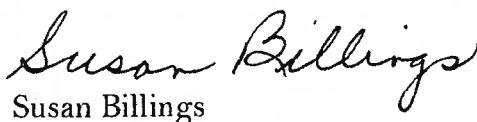
I am writing today in support of the Napa Pipe redevelopment project. It's been under consideration for a long time now, and I am anxious to finally see it move forward. It's a project that simply makes sense for Napa. It's the best way for us to ensure ag lands are preserved *and* ensure that we're able to build the homes the county needs.

Napa's housing shortage is only getting worse with each year this project is delayed. We need the kind of affordable, flexible housing options that will be created through Napa Pipe's redevelopment. Using Napa Pipe's industrial land to build these homes is a much better alternative than sacrificing farmland, especially since the expert environmental reviews have concluded that the impact of this project will be far less than any continued industrial use.

In particular, I'm glad to know that the impact on traffic will be minimal. Having a mixed-use residential site at Napa Pipe will produce much less traffic than an industrial site. The homes will also be very close to Napa's job center, helping reduce the number of commuters. And, with all of the public transit options that are part of the development, we can help reduce traffic even further. This will have a positive influence on all Napers, who are all too familiar with daily traffic snarls coming in and out of the city.

I strongly urge you to give this project your support so that it can finally move forward. It's definitely time.

Thank you,


Susan Billings

RECEIVED

March 28, 2010

To Supervisor Dillon:

COUNTY OF NAPA
BOARD OF SUPERVISORS

In this economy, we cannot afford to waste money or squander good development opportunities when they come before us. Napa Pipe is one of those opportunities; one that would allow us to meet our state mandated housing requirements and offer the right type of homes, without building on a single acre of agricultural land or open space.

Why would we fight lawsuits over the development of pristine ag lands, when we have an existing development site that is already paved over with ample infrastructure? It defeats the purpose of all of Napa's protection and preservation measures we have been voting for, and it is a misappropriation of money that the county could use for other things. The Napa Pipe project uses land efficiently by recycling an industrial area, providing needed affordable housing, and incorporating a number of green, sustainable measures like pedestrian trails & connectivity, commuter rails, and green building features.

Napa Pipe proposes a better, more responsible use of available resources in our community, and I urge you to approve this project without any more costly delays. The whole county will benefit from the homes, jobs, economic stimulus, and community amenities Napa Pipe will generate.

Thank you,


John Meehan

999 Mee Lane

St. Helena, CA 94574

*Hi Diane
I agree with your past
thoughts on this project
Let's build on Gray not
Green!
Jim*

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

Bob Thompson

1476 Kearney Street • St. Helena, California 94574 • 707-963-3992

13 April 2011

Supervisor Diane Dillon
1195 – 3d Street, Suite #310
Napa CA 94559

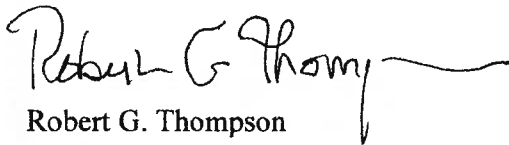
Dear Supervisor Dillon,

At your campaign event at Spottswode we talked about Napa growing "up" in preference to "out." In line with that thought, I have been impressed with the Napa Pipe project's efforts to contain a measurable amount of growth within an impressively small footprint, and at the same time replace an eyesore with an attractive neighborhood.

No doubt the plan is not perfect, but none ever shall be.

This one appears to have more merit than most. I hope you and the other supervisors will give it a chance to succeed.

Sincerely,


Robert G. Thompson

RECEIVED

Cynthia Deutsch
2375 Lone Oak Avenue
Napa, CA 94558

Diene Dillon, District 3 Supervisor
Napa County Administration Building
1195 Third Street, Suite #310
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Ms. Dillon:

I am writing to express my support for Napa Pipe. It is a good way to recycle already developed land to meet our affordable housing needs. We are always sensitive to any new development here, which is part of what has kept our area so beautiful, but this is not a "new development." Building new housing on non-agricultural land is our best option for smart growth. This project takes advantage of a rare piece of already developed, paved land.

The mixed-use development is a step in the right direction regarding the type of housing we need in Napa. We don't need any more large, expensive homes, but rather we need affordable housing. Recent college graduates looking to get started and senior citizens who do not need a large house need more appropriate places to live. The latest census shows that those two populations are growing the most in Napa, and we should do what we can to accommodate this growth.

The resulting jobs and community investment gets me excited for Napa Pipe. Construction alone will create around 1,000 jobs, and we can expect about 700 permanent jobs on the site once it is fully developed. The lengthy construction period will generate roughly \$1 billion in spending. That is money we could really use right now throughout Napa.

Please do what you can to get Napa Pipe started soon to meet our housing needs and boost our economy.

Sincerely,



Cynthia Deutsch

RECEIVED

Doris Wiggins
136 Brown Street
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Diane Dillon,

Affordable housing is absolutely vital for our community to grow and thrive. I currently live in Section 8 housing, and feel very fortunate to live in a community that provides decent housing for all its members. I support Napa Pipe because it will provide needed affordable housing conveniently located close to jobs with public transit opportunities.

Every community relies on its workers in order to stay functioning. Napa is experiencing a crisis because our workforce cannot afford to live near their jobs. California made provisions for situations like this by requiring communities to meet base levels of housing. Unfortunately, Napa has been unable to find the space for affordable housing and therefore has been sued repeatedly. That is why it is a godsend that Napa Pipe allows us to utilize industrial land to provide homes for all sorts of community members.

This development also addresses another problem we have been having for some time: traffic. By 3:00 p.m., traffic is already backed up around Napa. Taking cars off of the road is the common sense solution to that problem. The best way to do that is provide public transport for workers and provide an alternative to commuting. Putting affordable housing near large job centers eliminates the need for a long commute for many workers.

I hope you will see that building Napa Pipe is the right decision for Napa's future.

Best Wishes,

Doris Wiggins

*From the Desk of
Vanessa Braun
318 Deer Hollow Drive
Napa, CA 94558*

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon:

As you help plan for a growing population of baby boomers, please consider Napa Pipe. This project alone could help meet all of our housing needs, on a site that is ready for development, with ample infrastructure and water supplies.

First, I like the idea of reclaiming this big industrial area that hasn't been in use for years and really turn it into something great. Napa Pipe would create a European-style mini-city that keeps residents close to both work and play. It doesn't become a ghost town after 5pm but would remain a vibrant hub of activity and leisure. People could walk along the river, browse through the shops, have a nice dinner, maybe see a show. Napa Pipe will give us a chance to connect some of the regional nature trails and provide more public park space. The design is sustainable and compact without feeling crowded.

I think Napa Pipe is a fantastic site for development. It's located near thousands of jobs, so that we can reduce some of the commuters that are forced to travel far distances because they cannot afford to live in Napa. The project would help connect areas by the airport with the neighborhoods up north that have already been better developed. Not only would there be new housing options, but those homes would be more affordable, something Napa certainly needs. The state has mandated that the county build more affordable housing, and Napa Pipe helps fulfill those demands. The construction of smaller, attached units will create a more flexible housing market that appeals to everyone from younger professionals as well as baby boomers who want less property to worry about, especially now that the kids are gone.

I've lived here for 17 years now, and I think Napa Pipe is a brilliant plan that could really benefit the area. I support this project 100% and I hope you will too. Say **YES** to Napa Pipe!

Sincerely,



Vanessa Braun

Amy Plewes

2 Capitola Court Napa, CA 94559

March 12, 2011

RECEIVED

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon,

There is no doubt that Napa is one of the most beautiful places to live. Breathtaking environment, wonderful people, and smart growth all contribute to our livelihoods here in Napa. As you know, we need to accept change and plan accordingly in order to preserve our quality of life.

At this junction in time, Napa needs to develop new housing options to accommodate changes in the homeowner market. The Napa Pipe proposal accurately accounts for these changes in our town and plans accordingly. By re-developing existing infrastructure into homes, retail, and recreation, Napa Pipe will facilitate growth without developing agricultural land and open spaces.

It is important that we find a balance in our planning to maintain the charm and character of Napa while accommodating the growth and progress of our town as well. The plan to recondition the old Napa Pipe steel manufacturing and shipping site is a great way to do this. Clearly, the steel industry is a thing of the past in Napa. We can use this land for purposes more pressing for the future of Napa.

The recycled use of this space will not only meet some of our planning needs, but it will generate millions in tax revenues, nearly 1,000 construction jobs, and over 700 permanent jobs.

Proximity to jobs, location along the Napa River, and vested infrastructure make Napa Pipe the perfect site for a new neighborhood. By using the existing infrastructure for new functions we can minimize the impact on the face of our landscape. The design of the plan preserves our open space and creates many new ways for locals to interact with nature.

The Napa Pipe project is a perfect use for this site. Let's make this happen.

Thank you,



Amy Plewes

Vincent and Elsie Mann

70 Julian Ave. Napa, CA 94559

April 2, 2011

RECEIVED

Napa County Board of Supervisors
Attn: District 4 Supervisor Bill Dodd
1195 Third Street, Suite 310
Napa, CA 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dodd,

Napa needs ways to grow while maintaining its natural beauty and agricultural resources. We have always enjoyed the outdoors and scenery here and would like to continue to do so. That is why we hope that you will join us in support of Napa Pipe.

The Napa River is a central feature in the area and something that a lot of folks enjoy. The Napa Pipe project will help us and others get better access to the various activities we enjoy on the river. Adding more canoeing, kayaking, docks, etc. will let us take better advantage of one of our great natural resources.

We also need more housing in the area. It is not just a question of needing physical housing for growth but also of meeting our ABAG requirements. No one wants to deal with all of these lawsuits when we have a perfectly good option available to alleviate some of our growth concerns.

Not everyone wants or can afford to live in some of the larger housing typical of the area. The latest census data shows that our demographic is shifting away from middle-aged and into senior citizens and young people. As senior citizens ourselves, we can tell you that we don't want or need a large, isolated property. We need housing that requires less maintenance, and located near outdoor recreation, shops, cafes, etc. Napa Pipe offers this type of community, in a place that makes sense.

Please bring the Napa Pipe project to fruition as soon as possible.

Sincerely,

Vincent and Elsie Mann

Lawrence and Ethel Glenn | 4172 Fairfax Drive, Napa, CA 94558

March 30, 2011

RECEIVED

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dodd,

My wife and I have lived in Napa for 37 years now – long enough to see the city grow substantially, though I'm glad to say that its original character remains the same. I know that if we want to preserve that character, though, we need to be smart in the way we approach planning.

Napa has an obligation to provide housing each year, and has consistently failed in meeting state mandates, resulting in lawsuits and a waste of taxpayer money. One of the best ways to tackle this problem in a way that best preserves Napa's agriculture and open space is to approve the proposed Napa Pipe redevelopment plan.

First, this project will provide the full quantity of new houses mandated by the state – houses we won't otherwise be able to provide for lack of available land. The homes to be built on the Napa Pipe property will offer the kind of affordable choices that Napa residents are presently lacking.

Second, the development incorporates a lot of great ideas, including a number of parks, a green belt, and many walking trails. I was on the Parks Committee, and I am especially appreciative of projects like this that make the natural environment such a priority.

Third, economic benefits afforded by this project are impressive. . Among thousands of new jobs and millions in spending, the project will provide and fund a new school site, along with millions of dollars into our local school system. As we continue to deal with the effects of the recession, we should be excited about any additional revenue that can support fundamental institutions like our schools.

These are just a few of the reasons why I believe the Napa Pipe redevelopment plan is necessary and worthwhile. Please do all you can to see that it is expeditiously approved for development.

Thank you,



Lawrence Glenn

RECEIVED

April 1, 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon,

I am writing to ask that you join me in supporting the proposed mixed-use development called Napa Pipe. Like many Napa residents, I worry about the future of our open spaces. The beauty of our community lies in the way that we've managed to grow without taking up our farmlands and breathtaking open spaces. At the same time, we must provide homes for those that work in Napa, and also meet our affordable housing mandates. I see Napa Pipe as a real solution.

Napa Pipe allows us to avoid developing any open space or ag land, but still provide needed housing for a variety of incomes, in a good location.

This development is a great opportunity for employment. It will create new construction jobs, and permanent jobs through its neighborhood shops and restaurants, recreation, arts and theater, and high-tech commercial area. Additionally, it is centrally located near thousands of jobs with a proposed a number of public transport options, which could help alleviate some of the traffic congestion in the area.

We have obligations to meet for housing and we have an ideal solution to make that happen. Please give this project your support, as I feel it is the best use of this land and a great way to maintain what we have come to love about Napa.

Sincerely,



Stephen Halbe

RECEIVED

March 31, 2011

Supervisor Diane Dillon
1195 3rd St. Suite 310
Napa, Ca 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Supervisor Dillon,

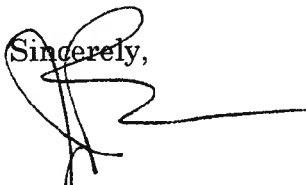
Please accept my full support of Napa Pipe in your consideration of this important project. It takes advantage of already developed land and addresses our communities' housing needs at the same time. I hope you will do what you can to move this project forward as soon as possible.

We don't have an option when it comes to building affordable housing. Our ABAG obligations mandate that we meet certain goals and at the moment we are failing in our requirements. Napa Pipe will allow us to fulfill these legal duties, and also help Napa better suit it's growing demographic. The latest data shows that more senior and young people are making up our population. This particular part of the population doesn't want large, isolated homes. They are generally more inclined toward affordable housing in mixed-use developments.

Having a new development in the area will also bring much-needed jobs to the area, along with billions in local spending, and millions in taxes and fees for the county. Our schools, police and fire, and others desperately need this money.

Thank you for your time and consideration – I hope you will approve Napa Pipe without any more delays.

Sincerely,



Jim Barner
3205 Jefferson Street
Napa, CA 94558

James McCaughey
128 Silverado Springs Drive
Napa, CA 94558

RECEIVED

COUNTY OF NAPA
BOARD OF SUPERVISORS

April 5, 2011

Dear Napa County Board of Supervisors:

I strongly support the plan to redevelop Napa Pipe into a mixed-use residential site. Of all the possibilities considered for the property, I think this plan demonstrates the most promise and the most utility for Napa County. I worked for Kaiser Steel starting in 1955; I acted as the General Manager for Napa Pipe, so I am well-versed in the industrial history of the site. It served a beneficial purpose to Napa's economy for a long time, but we need to look to better uses of the property now. Any further industrial options are far-fetched. That's why this redevelopment plan is such a good idea.

Building affordable homes at Napa Pipe will solve a pressing housing problem that continues to affect the county year after year. The construction of the homes will also boost our local economy by providing jobs and contracting work that are much needed. These benefits alone are worth seeing the project approved. Those who are concerned about any potential environmental impact need only look to the three years' worth of exhaustive studies and review that demonstrate just how minimal the development's effect will be. This is a project that, simply put, will be great for the area.

I hope you will join me in supporting this worthwhile development endeavor. Napa County only stands to benefit from your approval of this project.

Thank you kindly,

James McCaughey

Margaret Doss
1946 Brown Street, Napa

March 10, 2011

RECEIVED

MAR 15 2011

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

Dear Principal Planner,

Although I will not be attending the planning hearings this month, I wanted to share my thoughts with you regarding the Napa Pipe project. The Kaiser site has just been sitting there for years, and now we finally have something to do with it. We've been learning about reduce, reuse and recycle for years, we should follow those guidelines and reuse what we already have.

Recently, the hills around Napa are being torn up to build huge new houses. Not everyone needs a big house on the hill. Smaller homes could be better suited to many seniors and young folks. Apartments require less maintenance and less money. A bunch of smaller, more economical homes would allow those who have lived here their whole lives to stay in Napa.

If more people could afford to buy houses in Napa, they would be able to stay close to home, to their friends and family. Napa should be hospitable to more than just our visitors. I hope that you and your committee vote for Napa Pipe to proceed without further delay. We need to take care of our own.

Sincerely,

Margaret Doss

A handwritten signature in cursive script that reads "Margaret Doss". The ink is dark and the signature is fluid, with the first name and last name clearly distinguishable.

March 8, 2011

RECEIVED

MAR 15 2011

COUNTY OF NAPA
BOARD OF SUPERVISORS

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

Dear Ms. Dillon and Board of Supervisors,

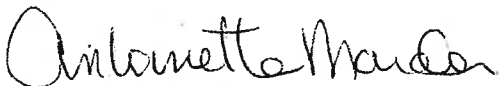
The Napa Pipe project will be good for the city of Napa, for jobs and for our community. Currently, the Napa Pipe site is useless. It is not generating income or creating jobs, and it certainly is not a space the community can enjoy right now. In this economy, we need to maximize our resources. We are simply wasting a great space that could be put to a much better use.

To re-build Napa Pipe, they will have to employ more than a thousand people each year for 10-15 years. After the construction is complete, the property will employ 700 people permanently in positions at dining, retail and recreational locations. In addition, the project will generate billions in funds for the community and millions for local government in taxes.

This project will be a great economic boost for our community because of both the job creation factor and in terms of tax revenues and local spending. It will also create a long lasting community space we can all share and enjoy for generations to come.

I love Napa. I've lived here for 40 years. It is important to me that this town stays true to its character. It is also important that we are economically secure and successful. The Napa Pipe project will maintain both of these important aspects of our community.

Sincerely,



Antoinette Marden
PO Box 2001
Napa, CA 94558

March 6, 2011

RECEIVED

MAR 18 2011

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

COUNTY OF NAPA
PLANNING OFFICE

Dear Planning Department:

I am writing to you today to ask that you support Napa Pipe because it will create new jobs in Napa and at the same time provide much needed housing.

Napa needs more jobs. According to the Napa Valley Register, unemployment keeps going up, and it is now above 10% in Napa County. I really like that Napa Pipe will create jobs for the local people. Planning and construction companies will hire hundreds of local Napers every year. Even after the construction is done, there will be more jobs available in the Napa Pipe development itself. Napa Pipe can offer different kinds of jobs too, beyond wineries and agriculture. Having more jobs in a variety of industries would encourage younger people to stay in Napa to work.

Napa Pipe wants to create housing that is smaller and therefore more affordable for young professionals. The compact design creates a more hip, urban feel, putting housing within walking distance of jobs, restaurants and parks. Looking at the sketches, Napa Pipe incorporates existing structures into the public spaces instead of just tearing them down. Also, Napa Park has a great public transportation plan that includes light rail, water taxi and shuttles, and even bike trails. The river will run through the neighborhood, which would allow residents to have kayaks or small boats. These options could make having a car less essential which would reduce the carbon footprint of Napa Park.

I'm 21, and I have lived in Napa my whole life. I think Napa Pipe offers so much to the area, making it an even better place to live. In your upcoming meeting, please vote for Napa Pipe and the employment it can create for Napa locals.

Respectfully,

Sky Wear



1643 Meek Avenue
Napa, CA 94559