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**Letters addressed to
Commission & Staff
dated 3/19/12**

Ernest Villanueva
8 Andrew Road
American Canyon, CA 94503

3/9/12

RECEIVED

MAR 19 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

Dear Mr. Michael Basayne:

Napa County continues to attract more residents and more workers, but our housing growth hasn't kept up. I work in real estate, so I'm well aware of the consequences of the housing shortage. We've fallen so far behind in our home growth, in fact, that more than 29,000 are currently commuting in to Napa for work each day. This has created an enormous burden on Napa area residents as well as the commuters, and it highlights the extreme need for closer, more affordable housing options.

That is why the plan to redevelop the former Napa Pipe property is so timely and important. This plan could result in 2,050 new and affordable homes built on Napa Pipe's 150 acres. These new homes will go a long way toward alleviating the housing and traffic crises we are all affected by. They'll also go a long way toward filling the state-mandated affordable housing requirements imposed on Napa County – which means taxpayers will be funding fewer lawsuits related to the housing shortage.

We need to approve the developers' plan in order to maximize the housing potential of this site. It's that plan that will create the quantity of homes Napa needs, while alternatives like the staff plan offer less than even half of the housing recommended by the recent EIR. I urge the Planning Commission to make the proper decision in choosing the plan for 2,050 homes at Napa Pipe.

Thank you kindly,



Ernest Villanueva
napaernie@sbcglobal.net

*Helene Marshall
159 Lombard Road
American Canyon, CA 94503*

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7-Mar-12

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Napa County Planning Commission
1195 Third Street, Suite 210
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Dear Mr. Scott:

Napa County should proceed to approve the developers' current plan for building homes at Napa Pipe. This plan has been under review for years now, and the community has been significantly involved in the dialogue and feedback incorporated into the current proposal. This is also the plan that the recently-released Environmental Impact Review deemed the ideal quantity of housing for the site, taking all environmental issues into consideration. With all of this information at hand, I can't see why we'd suddenly take our eye of the ball and settle for any of the recent alternative proposals that would do so much less with the site.

Appropriate development needs to be a top priority for Napa County at this time. Insufficient attention to this issue is what has caused so many of the problems facing our county presently. This plan for 2,050 homes over a 10 to 15 year period is an excellent opportunity for Napa to doing something strategic and forward-looking. This is the plan that officials should approve without any further delay.

Sincerely,



Helene Marshall

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159 Lombard Road
American Canyon, CA 94503*

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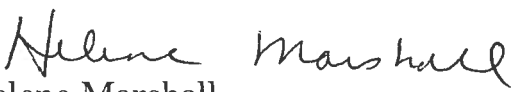
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Dear Mr. Fiddaman:

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**NAPA CO. CONSERVATION
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Napa County Planning Commission
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Dear Ms. Heather Phillips:

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MAR 10 2012

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Napa County Planning Commission
1195 Third Street, Suite 210
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Dear Mr. Matt Pope:

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

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

RE: Napa Pipe Proposal

3/7/2012

Dear Hillary Gitelman:

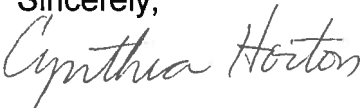
Napa Valley desperately needs more affordable housing. For years now, we've been experiencing a housing shortage, and it seems the new housing that is built is out of the financial reach of most families with a more moderate budget. The Browns Valley development, for example, would build homes with a median value of nearly a quarter of a million dollars. It's a small step toward meeting the overwhelming demand for housing in the area, but it will be accessible only to a sliver of the population here.

For this reason, I am a big fan of the proposal to build new homes at the old Napa Pipe site. The latest planning suggests that 2,050 homes can be built on the property. That quantity will go a long way toward alleviating the housing shortage here. But it's not just the number of homes that's compelling; it's the quality of the homes as well. Rather than more grandiose single-family suburban housing, Napa Pipe's redevelopment will focus on smaller, more affordable options that are better suited to younger couples or small families, individuals, or even retirees interested in housing that requires less management. Better still, these homes will be built with environmental sustainability in mind, which means more energy efficiency and overall savings to the residents (and environment) as well. The final Environmental Impact Review confirms that this plan (not any of the alternatives recently proposed) is the best for our environment as well.

This plan is perfectly tailored to the needs of Napa Valley, and I strongly encourage you to give it the support it deserves. Any alternative plans that compromise at a significantly lower quantity of housing should be tossed. With the developers' original plan, our community stands to gain most.

Thank you for your time and consideration.

Sincerely,



Cynthia Horton
PO Box 201
Deer Park, CA 94576

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

RE: Napa Pipe Proposal

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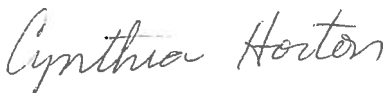
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