

Napa Pipe City-County Study Group Proposal

1. The County Executive Officer and City Manager propose that the City Council and Board of Supervisors agree on the “Principles for the Study Group” set forth in this document. The City Manager and the County Executive Officer, or their respective designee, shall each take the steps necessary to implement the actions set forth in this document. The City Manager and the County Executive Officer shall each assemble an equivalent number of staff and consultants to meet regularly (probably twice per month) in order to assist in the implementation of the actions set forth in this document, and this assembled group of staff and consultants is referred to as the “City-County Study Group”.
2. The City-County Study Group would jointly manage three pre-development studies (“the big three”) and convene three public meetings. The group would report back to the City Council and the Board after each public meeting, and would be charged with generating information of use to the City, the County, the public, and the developer, and testing “threshold” impacts (fiscal, traffic, water) associated with a range of land use concepts for the Napa Pipe site.
3. The land use concepts assessed would include (a) the developer’s proposal; (b) a less intense project with a similar mix of land uses; (c) reuse of the site as an extension of the Napa Valley Corporate Park, possibly including some live/work units; (d) reuse of the site by a mix of industrial users.

Each of these land use concepts would be considered in light of a number of variables, including possible annexation of the site to the City, possible reuse of the other “transitional” sites for non-industrial uses, possible use of City rather than County services (police, fire, etc.), rate of growth and possible accommodation of workforce housing.

4. The three pre-development studies would be as follows:
 - A. Fiscal Impacts & Benefits. A mutually agreed upon consultant under contract to the County would prepare a “phase one” assessment of the likely fiscal services impacts and benefits of the land use concepts to the City and the County and also consider the potential demand for maritime uses (incl. marina berths), and possibly issues related to phasing and market absorption. The consultant’s scope would be agreed upon by the City and County and would be considered a “phase one” study because more detailed study would probably be required once project costs (e.g. infrastructure, required mitigation measures, etc.) are better defined. Strategic Economics is proposed to develop a scope of work for review by the City and County once they receive

information regarding the scope of work being performed by the developer's economic consultant.

- B. Traffic Impacts & Mitigation Measures. The EIR traffic consultant would prepare a study of the potential impacts and required mitigations associated with the land use concepts. The consultant's scope would be agreed upon by the City and County, and their first draft report would be revised to reflect timely peer review/input from both parties. The County will facilitate a meeting to discuss the scope of work and methodology. The meeting will include the consultant, and appropriate city and county staff.
 - C. Water Supply Assessment. A mutually agreed upon consultant under contract to the City would prepare a water supply assessment and identify issues and recommendations associated with the land use concepts on the water system. The City received an initial draft scope of work from West Yost on May 9, 2007. The City will facilitate a study group meeting to discuss the scope of work, to include City and County public works and other appropriate staff.
5. The three public meetings would be as follows:
- A. The City-County Study Group would invite members of the public to join them for a presentation by the developer's design consultant about the developer's land use proposal, and a presentation by City-County staff and consultants regarding the scope of the three studies summarized above and the alternative land use concepts we propose that they evaluate. Citizen comments will be welcomed on the draft scopes and alternative concepts.
 - B. The City-County Study Group would invite members of the public to join them for a presentation by their consultants of preliminary results of the three threshold studies summarized above. Citizen comments/questions would be welcomed. (If the developer and the City-County Study Group agree, there could also be content related to the developer's rezoning and development applications, which have not been filed yet.)
 - C. The City-County Study Group would participate in a formal scoping meeting following publication of a Notice of (EIR) Preparation by the County. Citizen comments/suggestions on the scope of the EIR and EIR alternatives would be welcomed, and a detailed project description and project schedule would be presented.
6. The developer would be asked to fund all of the consultant studies, pay for all staff time, provide available information regarding the site and his proposal,

and participate in the public meetings. Meetings of the City-County Study Group would not generally be open to the developer or to other members of the public.

7. A precise schedule for this effort will have to be developed in collaboration with the selected consultants, but we envision this as a four- to six-month planning effort from the time that consultant agreements are signed. The City-County Study Group could remain active after this initial effort if it proves useful as a forum for City-County coordination.
8. The 150 acre Napa Pipe property sits at the southern entryway to the City of Napa and the Napa Valley. The redevelopment of this brown field site provides the City and the County an exceptional opportunity to leave a legacy development that will serve existing and future residents. This study group process outlines the beginning steps to developing needed information and data upon which key decisions will be made and is based on the following principles:

Draft Principles for the Study Group

- A. Recognizing that City and County leaders both act in the public's interest and seek to ensure the well being of our community, the parties agree to pursue a future for the Napa Pipe site that will provide social, recreational, environmental and net economic benefits to both jurisdictions.
- B. Recognizing that public input is vital to the success of any land use planning process and that an alternate future for the Napa Pipe site can only occur if City and County interests align, the parties agree to seek public input, share information, and work collaboratively.
- C. Recognizing that wise land use decisions require a comprehensive understanding of potential impacts and benefits, mitigation strategies, and alternatives, both parties agree that the information and input generated during the City-County Study Group process will influence decisions made by both jurisdictions.