

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.

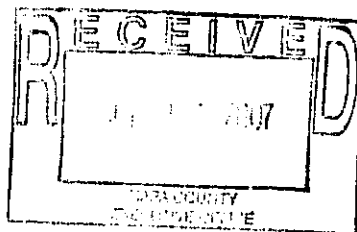
7. A precise schedule for this effort will have to be developed in collaboration with the selected consultants, but we envision this as a four- to six-month planning effort from the time that consultant agreements are signed. The City-County Study Group could remain active after this initial effort if 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:

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.



CITY of NAPA



CITY MANAGER
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(707) 257-9501
FAX (707) 257-9534

July 9, 2007

Nancy Watt, County Executive Officer
County of Napa
1195 Third Street
Napa, CA

Re: Napa Pipe Study Group Process

Dear Ms. Watt,

At the City Council meeting of July 3, 2007, the City Council unanimously endorsed the Napa Pipe City/County Study Group process and principles as developed by our staff with an amendment. The Council added to the motion a request for joint County/City policy meetings as a forum to discuss and review public policy choices concerning key land use, public service, and environmental issues as the Napa Pipe land use and entitlement process progresses. They also recommended adding regular status reports from the Study Group to the Board and Council.

The Council members fully supported the key principles in the City County Study Group document and offered highly complimentary comments for the Study Group concept. The Council also noted that this is a good first step and reminded the public that the City and County have successfully worked together in the past on other large issues of regional importance – such as the Flood Project and transportation infrastructure funding.

The Napa Pipe Project, as proposed, is one of the largest and most complicated projects to be considered in the Napa Valley. Because of the potential long term effects of the project, the Council appreciates the Board's willingness to create a process that is inclusive, deliberate, and thoughtful.

Very truly yours,

Michael Parness
by *11510*

Michael Parness
City Manager

Cc: Dana Smith
Hillary Gitelman



MAYOR/CITY COUNCIL
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January 23, 2008

Brad Wagenknecht
Chair, Napa County Board of Supervisors
1195 Third Street
Napa CA 94559

Dear Brad,

In closed session at our meeting of January 22, 2008, the Napa City Council directed City Manager Mike Parness to take actions necessary to withdraw our application to annex the 142-acre Ghisletta property.

We have taken this step in good faith, with the goal of taking time out to assess all the options before we proceed with a plan that would potentially bring many new homes to the City of Napa. While we all know that some degree of balanced residential growth is necessary, the community is alarmed over the potential scope of new housing development in this area. The Council believes that our best course of action is to step back and get more input from the community.

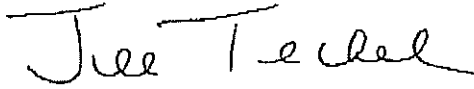
At the same time, many people in the community are alarmed over the development plans that your Board is considering for the former Napa Pipe property. With this proposal for housing on former industrial lands and outside the City's RUL line, it's easy to see why there is a great level of concern today.

With this letter, I am inviting you and your Board to take actions that will be responsive to the community's concerns and move us toward a better decision making process. Those actions are to (a) immediately suspend the process to permit the Napa Pipe development, and (b) to join us in a collaborative process to plan together for our future land use needs. The City Council has authorized City Manager Mike Parness and his Administrative team to make resources available and engage your appointed representatives in a dialogue that will initiate cooperative community planning for the good of the community.

These issues are complex and the collaborative process is challenging. But the City Council and the Board of Supervisors share the goal of providing for the needs of our community while protecting our way of life. I will look forward to a timely response

from you, and hope you will agree to join us in a broad and thorough joint planning effort that will benefit all of those who live and work here.

Sincerely,

A handwritten signature in cursive script that reads "Jill Techel". The signature is written in black ink and is positioned above the typed name.

Jill Techel
Mayor
City of Napa

cc: City Council
Nancy Watt
Mike Parness
Dana Smith
Hillary Gitelman



CITY of NAPA

For immediate release

January 23, 2008

*Contact: Mike Parness, City Manager
707.257.9501*

*Barry Martin, Community Outreach Coordinator
707.258.7843*

(Napa CA) In closed session on January 22, the Napa City Council directed City Manager Mike Parness to take actions necessary to withdraw the City's application to the Local Agency Formation Commission (LAFCO) for the annexation of the 142-acre Ghisletta property in southwest Napa. The decision follows recent strategic planning sessions (January 11-12) where the Council discussed concerns about future residential development on the City's borders growth. The Ghisletta property is located outside the City limits, but inside the Rural-Urban Limit (RUL) line, and is identified in the current General Plan as a potential site for future housing.

"Our plan was to complete the annexation as the General Plan calls for, and then conduct a formal multi-year Master Plan process with public input," said Parness. "While that approach is appropriate, the combination of discussions about Ghisletta and the County's interest in a major housing project at the former Napa Pipe site has created apprehension in the community. The City Council feels we all need to step back and take a look at our needs with a larger view. IN addition to withdrawing the application for annexation, we're calling on the County to suspend their process involving Napa Pipe, and work cooperatively with us to do what's best for everyone in the community."

With the withdrawal of the annexation application, the City seeks to open a dialogue with representatives of the County, property owners, and the community as a whole, and increase communication to achieve the best possible planning for future housing and commercial development. "We are taking a broader view to develop a long term vision," said Mayor Jill Techel. "We will have a better outcome if we collaborate on housing needs, infrastructure, and the impact on government services, regardless of the jurisdictional boundaries. I am sending a letter to the County Board of Supervisors to ask them to suspend their discussions about the Napa Pipe site and join us in a cooperative planning process."

Parness will initiate talks with the County on a new collaborative planning process that actively seeks public input to lay out a plan for future housing needs, infrastructure and service delivery.

The City's goals in this effort include engaging more residents and business persons in understanding issues such as the jobs-housing balance, State housing allocations, master planning, how the General Plan guides growth, and how growth impacts the demand on City services and infrastructure.



NANCY WATT
County Executive Officer

COUNTY *of* NAPA

BRITT FERGUSON
Assistant County Executive Officer

January 29, 2008

Mike Parness, City Manager
City of Napa
P.O. Box 660
Napa, CA 94559

Dear Mike:

Thank you for providing the County with a copy of your January 23, 2008 press release about withdrawing the City's application to LAFCO for annexation of the 142-acre Ghisletta property.

County staff looks forward to continuing to work on the kind of collaborative planning process you suggest and that is presently underway in the unanimously-endorsed Napa Pipe City/County Study Group. This long-term vision is so important that it is essential we discuss these issues as well the City's request to withdraw the review of Napa Pipe with the full, five-member Board of Supervisors. The County has already made a commitment to the public to hold noticed public hearings on the General Plan in late February and early March. Accordingly, we will schedule the City's request on the March 18 Board of Supervisors agenda.

I suggest we use the time between now and the Board's discussion in March to our mutual benefit. Specifically, I would recommend that:

- (1) The City-County Study Group use the time to conclude their work on the fiscal, water supply, and traffic studies related to the Napa Pipe since these studies will provide valuable data for the larger planning effort;
- (2) That we task our staffs to develop a joint request for proposals or work scope to update the 2003 study regarding the capacity of existing housing sites that was prepared by Baird & Driskoll Community Planning; and
- (3) That we develop a proposed list of tasks and work products related to this planning effort, as well as a schedule that will ensure that the "big picture" is developed and factored-in to both of our housing elements updates, due to the State by June 2009.

COUNTY EXECUTIVE OFFICE

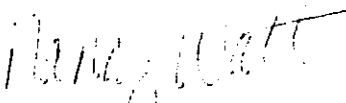
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Mike Parness
January 29, 2008
Page 2

Finally, I expect that the Board of Supervisors will ask that the City of American Canyon be included in our joint planning effort, since they were included in the last such effort and have been the fastest growing jurisdiction in the County since at least the year 2000.

Sincerely,



Nancy Watt
County Executive Officer

cc: Board of Supervisors
Hillary Gitelman
Howard Siegel



CITY of NAPA

February 1, 2008

CITY MANAGER
955 School Street
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Nancy Watt, County Executive Officer
County Executive Office
1195 Third St., Suite 310
Napa, CA 94559

Dear Nancy.

This letter responds to your correspondence dated January 29, 2008. It is unfortunate that the Board of Supervisors are unable to address the City's request to suspend processing the developer's General Plan Amendment on Napa Pipe and our offer to work together on an open and transparent public planning process until late March. However, I certainly understand that this is an important issue and it is critical that all Board Members have the opportunity to participate in that discussion. I also agree that the intervening time can be used productively.

Your letter of January 29 leads me to believe there is some confusion about the City's goals in asking for this public effort. The City's goals are consistent with those presented in previous discussions with the County:

1. The City is committed to the county-wide goal of preserving agricultural lands by focusing housing in existing urban areas, however, this cooperative stance must be linked to community based efforts that protect and carefully consider the desires and needs of existing citizens;
2. To completely understand and respect the wishes of the electorate, the City will conduct an open public process and visioning dialogue with key stakeholders and the public at large to consider a wide range of interconnected concerns and issues related to any future development of Napa Pipe and Pacific Boca. Specifically, the City is interested in defining appropriate land use options, housing as it relates to the goal identified above, maintenance of community character as defined by our citizens, open space and recreational needs, environmental protection and best governance options.
3. The Ghisletta property is outside the City and is designated within the county General Plan as "cities" and the City's General Plan for a future mix of land use types. The City recognizes the need to revisit the mix of land uses and the intensity of maximum development potential on this site as well as evaluating consistency of community character, design features and timing as it relates to housing needs.

Both Boca Pacific and Napa Pipe sites are developable, adjacent to the City, and can be served efficiently with urban level City Services. The City's proposed effort will facilitate an

open public dialogue with the intent of providing more insight and direction as to the appropriate land use mix on these sites, and deal with issues such as development phasing, densities, service delivery and other pertinent issues that are of interest to the public. We believe this effort is needed to address the County's General Plan Designation of "Study Area" on both sites.

The Ghisletta property annexation application that was pending is being withdrawn to allow the public and ultimately our Council to address issues identical to those identified above. We believe including all three properties in the discussions clarifies and addresses unanswered questions in the County Draft General Plan and allows the public to achieve a sense of comfort and ownership over land-use decisions that will shape the future of their community.

With these goals and objectives in mind, and in order for the Board to understand what is being proposed, let me share the process Staff will be proposing to the City Council:

- **Proposed Structure**

- An Executive Committee will be formed comprised of two City Council members, the Napa City Manager and the Chair of the public Task Force. The City is offering equal representation on the Executive Committee to two members of the Board of Supervisors and the County Executive Officer. The Executive Committee's role and responsibilities will be to attend (with the task force) key public forums, provide feedback to the task force work, and provide staffing resources from the respective agencies as needed for technical work. The Executive Committee's City/County members will also report back to their respective boards about the progress of the work.
- The Task Force includes representatives from stakeholder groups representing a wide range of interests and perspectives. They would meet on a regular basis in facilitated meetings to discuss issues, consider alternatives and to develop recommendations on appropriate land uses, community character, housing, traffic, pacing of growth, environmental constraints, governance, and the State mandated housing requirements placed on the region. The Executive Committee and ultimately the City Council and Board of Supervisors will consider the end product as a precursor to legislative actions by each body.
- The facilitator will be responsible for identifying issues following stakeholder interviews, preparing for and conducting meetings before the Task Force and Executive Committee, documenting findings and recommendations that result from the process and coordinating with staff for technical support and logistics.

- **Proposed Process**

- In the interest of time, the City will move forward to secure the services of the facilitator. Since Daniel Icafino, MIG, has been a prominent and successful figure in Countywide issues in the past, City staff believes it is logical that we draw on his services once again. He has established credibility with a wide array of public and private groups in dealing with issues involving great complexity which required sensitivity, communication skills and creativity.

- Daniel will be asked to immediately begin discussions with stakeholders identified by the County and City that need to be engaged to provide the full range of issues and perspectives related to the potential development of these properties.
- The facilitator will work with the Executive Committee to identify the Task Force members and the project goals, timelines and deliverables as they relate to the three properties.
- The Task Force will be convened and meet on a regular basis to address the identified issues and formulate recommendations to be considered by the Executive Committee. All meetings of the Task Force and the Executive Committee should be subject to the Brown Act and be conducted, to the maximum extent possible, in open and public meetings with the goal of encouraging public input and involvement.
- Technical and staff support will be provided as needed and will be coordinated between the facilitator and staff from the City and the County.
- The Task Force will present a final and independent report including advisory recommendations. The Executive Committee may offer a consensus alternative opinion to the Task Force recommendations, but in any case a final report from the Task Force will be presented to their respective boards for public review and action.

Hopefully this information clarifies the City's intent and will assist the Board of Supervisors as they deliberate on the merits of participating directly in the process. In the meantime, the City intends to pursue the steps outlined in this letter, beginning with the background work while you consider your options over the next two months.

Your letter suggested some work efforts that you believed should be pursued during the same timeframe.

- There is no reason why the City-County Study Group shouldn't complete the tasks and work products that are underway. The technical information that will result from these studies will be helpful regardless of the development options being considered. If the County wishes to proceed with these studies we are certainly willing and eager to continue to support the work effort.

It should be understood that the City's proposed approach is not in conflict with the agreement we reached to work together on technical issues and data collection. What is being proposed now revisits the recommendations previously raised by the City to include the public in an effort to discuss appropriate use of key developable land rather than having the process driven by a developer with a pre-conceived plan. We also raised, unsuccessfully, our desire that the policy issues related to land-use on properties adjacent to the City, which will undoubtedly impact the City and our residents, should include a meaningful role for the City Council.

- The City and County Housing Element efforts have specific timelines and requirements that deal with short term housing needs, and should not be confused with this proposal to engage the public in appropriate uses on Napa Pipe, Pacific

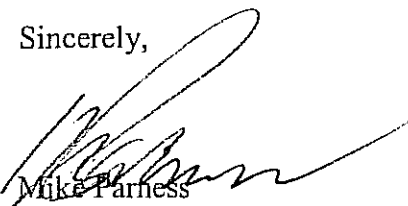
Coast/Boca or Ghisletta. The latter sites will require environmental impact reports and have a longer term focus. City staff has begun to update the City's housing sites capacity in anticipation of Housing Element work commencing this month. The Baird + Driskell study was actually not a pre-Housing Element study, but a study conducted well *after* the City had a certified Housing Element to review the City's housing sites accepted by the state and to confirm for the cities of Napa and American Canyon that there were surplus short term city sites for potential use by the County. We will be coordinating with the County on the Housing Element through meeting notices, a countywide "best practices" workshop, and at a staff level to make sure we do not miss opportunities. There could even be overlapping membership between the Housing Committee and the Task Force to cross-inform these efforts.

- Perhaps we should have a discussion regarding American Canyon. I don't understand why they would be involved in our discussions. The last MOU was negotiated concurrently but not at the same table. Their issues are specific to American Canyon and require direct communication between the County and that city. Perhaps the model proposed for our process can be used to assist in your discussions with American Canyon. I have informally contacted representatives for American Canyon and they indicated they have no desire to participate in another process while your current negotiations are unresolved. They also did not understand why their participation would be relevant to potential development issues on Napa's boundary. If I've misunderstood your intent regarding this issue please help me understand.

Hopefully, this letter will clarify what the Mayor intended when she sent her letter to the Board last week. The City of Napa truly believes that the process proposed and the goals identified above will strengthen our mutual relations, address confusion and anxiety among the public and avoid future conflict that is costly on many levels.

I stand ready to discuss the proposal in more detail if you wish and I will gladly respond to any request for clarification if it will help the Board during their deliberations. In the meantime, I welcome your feedback and suggestions regarding stakeholders, issue development and process.

Sincerely,



Mike Parness
City Manager

CC: City Council
Dana Smith
Jean Hasser

**CITY OF NAPA CITY COUNCIL
AGENDA REPORT**

ADMIN II CALENDAR
Agenda Item No. 14.A
Date: February 19, 2008

To: Honorable Mayor and Members of City Council

From: Dana M. Smith, Assistant City Manager for Development Services

Prepared by: Jean Hasser, Senior Planner

Subject: Authorization to increase appropriations and Approval of Contract with MIG for a community planning process for Napa Pipe and two other major edge sites.

ISSUE STATEMENT:

The City is proposing to conduct a community planning process for three major south Napa properties on the edge of the City.

DISCUSSION/ANALYSIS:

To understand and respect the wishes of the electorate, the City will conduct an open public process and visioning dialogue with key community leaders and the public at large to consider a wide range of interconnected issues related to future development of the Napa Pipe and Pacific Coast/Boca sites. The City's objectives are to define appropriate land uses, community character, environmental protection and best governance options for the County's "Study Area" sites at the edge of the City. While the Ghisletta/Horsemen's site is within the City's Rural Urban Limit and has a mix of City General Plan land uses, the City proposes to revisit the mix of uses on this site as well as a part of this process. Including all three properties in the discussion allows the community to achieve a sense of ownership over land use decisions that will shape the future of the community.

To accomplish these objectives, the City proposes a community-based process including an Executive Committee including City and County elected officials and top staff and the chair of the Task Force; a Task Force including leaders from a wide range of interested community groups; and several Community Workshops. All Executive Committee, Task Force and Community Workshops will be led by Daniel Iacafano of MIG, who has been a prominent and successful figure in the Napa River Flood Protection Project, in creation of the Napa County Transportation Planning Agency, and in Napa County League of

Governments issues. He and his firm are nationally recognized leaders in communication, facilitation, and community planning.

The process includes early discussions with community leaders; working with the Executive Committee to identify Task Force members and the project goals, timelines and deliverables as they relate to the three properties; and public Task Force meetings and community workshops to consider the future of the three sites. The Task Force would ultimately create a report proposed to include: guiding principles for these sites; a proposed mix of land uses; development design and character guidelines and implementing actions that will be presented to the decision makers. The Executive Committee would reserve the right to agree with Task Force recommendations or possibly offer a consensus alternative.

FINANCIAL IMPACTS:

The MIG proposal ranges from approximately \$88,000 to \$149,012 depending on the time frame and number of meetings. Authorization of this request for increased appropriations will decrease the General Fund Undesignated Fund Balance by \$149,012. It is possible that the City and County may ultimately share some of these costs, but there is no County commitment at this time. In addition, there may well be added costs associated with technical studies, recognizing that the Napa Pipe Study Group process (currently underway) is expected to produce useful water, traffic and fiscal impact information. In addition, there will be City staffing costs to manage the project on the City's end.

	Original Budget	Prior Adjustment	Current Budget	Proposed Adjustment	Proposed Budget
Sources:					
Current Revenues	\$ 65,000	\$ 46,284	\$ 111,284		\$ 111,284
General Fund Undesignated Fund Balance					
11-24-2622				149,012	149,012
	<u>\$ 65,000</u>	<u>\$ 46,284</u>	<u>\$ 111,284</u>	<u>\$ 149,012</u>	<u>\$ 260,296</u>
Uses:					
Long Range Planning	\$ 65,000	\$ 46,284	\$ 111,284	\$ 149,012	\$ 260,296
11-5123-2-001-55					
Total	<u>\$ 65,000</u>	<u>\$ 46,284</u>	<u>\$ 111,284</u>	<u>\$ 149,012</u>	<u>\$ 260,296</u>

CEQA:

Approval of the consultant contract is exempt from CEQA in accordance with Section 15061(b)(3), a project that has no potential to have impacts on the environment.

DOCUMENTS ATTACHED:

1. Draft Resolution authorizing approval of funds and contract with MIG
2. Location map of the three sites
3. Draft Scope of Work

RECOMMENDED ACTION:

City staff recommends that City Council move, second and approve the action set forth below, in the form of the following motion stated as:

Move to:

Authorize the City Manager and City Attorney to finalize and sign a professional services agreement with MIG, Inc. for community planning services relating to Napa Pipe; Pacific Coast/Boca and the Ghisletta sites substantially as proposed herein.

CITY MANAGER 

ATTACHMENT 1

RESOLUTION R2008__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING INCREASED APPROPRIATIONS OF \$149,012 TO THE LONG RANGE PLANNING PROFESSIONAL SERVICES ACCOUNT FROM THE UNDESIGNATED GENERAL FUND BALANCE TO SUPPORT A COMMUNITY PLANNING PROCESS FOR THREE MAJOR CITY EDGE SITES AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO FINALIZE AND SIGN A PROFESSIONAL SERVICES AGREEMENT WITH MIG, INC. TO LEAD THIS EFFORT

WHEREAS, the City of Napa withdrew the City's annexation application for the Golden Gate Drive/Foster Road site on February 5, 2008, in order to address concerns about growth in the south county, particularly concerns raised by the combination of discussions about the City's proposed annexation of the Golden Gate Drive / Foster Road site and the County's processing of a development application for a major housing project at the former Napa Pipe site; and

WHEREAS, the City is seeking to open a dialogue with representatives of the County, property owners, and the community as a whole to achieve the best possible planning for future development on three major south county edge properties adjacent to the city; and

WHEREAS, MIG, Inc. is a well respected community planning and facilitation firm that has agreed to assist in leading this effort.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council determines that this action is exempt from the requirements of CEQA pursuant to §15061(b)(3) of the CEQA Guidelines, which exempts projects that do not have the possibility of causing a significant effect on the environment.
3. The City Council hereby approves increasing the Long Range Planning Professional Services Account (11-51223-2-001-55) appropriation by \$149,012 from the General Fund Undesignated Fund Balance (11-24-2622).
4. The City Manager and City Attorney are authorized to finalize and execute the consultant agreement in substantial compliance with the proposed scope of work in an amount not to exceed \$149,012.
5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the __ day of __, 2008, by the following vote:

AYES:

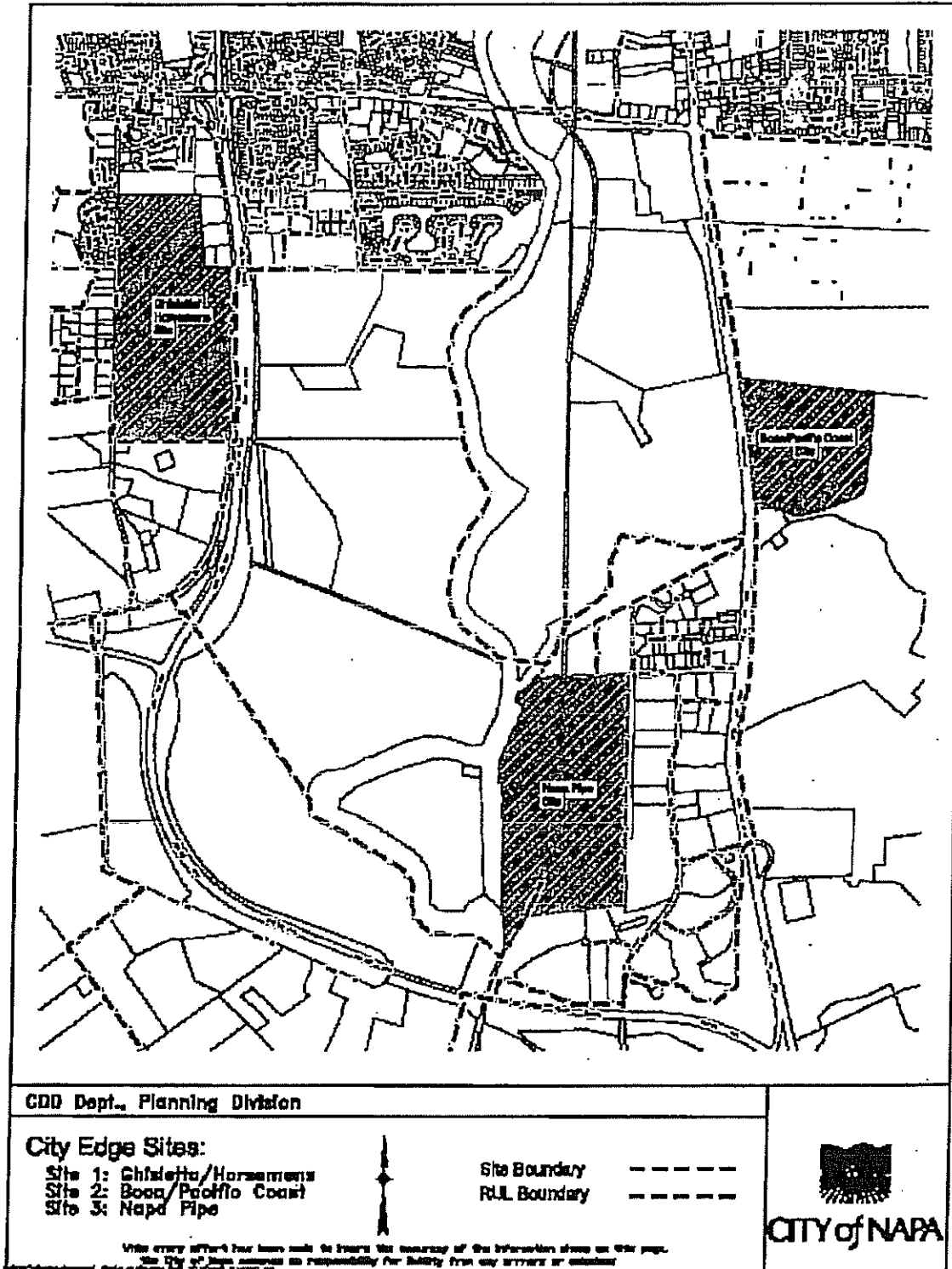
NOES:

ABSENT:

ABSTAINED:

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

ATTACHMENT 2- Sites Location Map



ATTACHMENT 3 – Draft Scope of Work



MOORE IACOFANO GOLTSMAN, INC.

February 12, 2008

Dana Smith, Assistant City Manager
City of Napa
P.O. Box 660
Napa, CA 94559-0660

via email: dana.smith@cityofnapa.org

RE: Facilitation and Planning Services for Three Major South Napa Edge Sites

Dear Ms. Smith,

MIG is pleased to present a proposal to help the City conduct a public and community group engagement process for Napa Pipe site, as well as the Pacific Coast/Boca and Ghisletta/Horsemen's sites. Through our conversations with the City, we understand the need to create a collaborative planning process with the city, the county, and the community to consider the future of these major sites. We understand that the ultimate goal of this process is to create several key products including: 1. a set of planning principles to guide their development; 2. a land use development program with type and the appropriate mix of land use; 3. development design and character standards and conceptual design guidelines; and 4. a set of implementation actions to move the project forward. In response to your request, MIG has developed the attached preliminary scope of services and cost estimate. We estimate that the project will last for approximately 9-12 months.

We are happy to work with you to refine the preliminary scope and fee estimate to fully meet your needs and available budget. We understand the importance of this effort, and we look forward to working with you and the community to accomplish this task.

Thank you again for your consideration. If you have any questions pertaining to our proposal, please do not hesitate to call me at (510) 845-7549.

Sincerely,

Daniel Iacofano, Ph.D., FAICP, ASLA
Principal-in-Charge

DSI/jk

PLANNING • DESIGN • COMMUNICATIONS • MANAGEMENT
800 Hearst Avenue • Berkeley, CA 94710 • 510.845.7549 phone • 510.845.8750 fax
Offices in: Davis, CA • Pasadena, CA • Eugene, OR • Portland, OR • Raleigh, NC • Green Bay, WI

Facilitation and Planning Services for Three Major South Napa Edge Sites
MIG Preliminary Scope of Services and Cost Estimate

TASK 1: STAFF WORKSESSIONS AND ONGOING PROJECT COORDINATION (18-24)

MIG will kick off the project by meeting with the key staff to review and refine the scope, schedule, budget, roles and responsibilities, coordination, and logistical issues. MIG will also hold staff working sessions twice a month throughout the project in order to tailor, refine and manage the process as issues and new development arise. These meetings will provide an opportunity to discuss desired outcomes for the project; review draft workshop and Committee meeting content; set preliminary guidelines for the public workshops and other tasks as needed.

Task 1 includes:

- Project initiation meeting
- Up to twenty-four (24) ongoing staff work sessions
- Project coordination and administration

TASK 2: EXECUTIVE COMMITTEE MEETINGS (6-9)

MIG will plan and facilitate up to nine (9) – 2 hour Executive Committee Meetings over the course of the project. The Executive Committee is expected to be comprised of policy makers and management staff from each jurisdiction, the City and the county. The role of the Executive Committee is to provide overall policy direction, review and input into the development of the final products. Executive Committee members will also participate in the Task Force meetings

Task 2 includes:

- Meeting Preparation
- Facilitation and graphic recording of each session
- Summary memo for each meeting

TASK 3: COMMUNITY LEADER INTERVIEWS (10-15)

Community groups will have a high level of interest in the project and may require multiple opportunities to provide input. Community leader interviews and focus groups provide an opportunity for key community leaders to discuss the project and their concerns early in the process while providing a way of systematically “mapping” the political landscape that underlies project opportunities and constraints. The interviews/focus groups allow people to speak more candidly about their goals and concerns—helping the project team to identify project issues and opportunities, as well as potential areas of agreement and disagreement regarding project alternatives and strategies.

Task 3 includes:

- One-on-one telephone interviews with up to 15 key community leaders
- Summary memo

TASK 4: TASK FORCE MEETINGS (6-9)

MIG will plan and facilitate up to nine (9) Task Force Meetings over the course of the project. The Task Force will be comprised of representatives from the community to provide overall direction and input into the process, to help develop a community involvement program as well as ensure that the appropriate community representatives are involved.

Task 4 includes:

- Meeting Preparation
- Facilitation and graphic recording of each session
- Summary memo for each meeting

TASK 5: COMMUNITY WORKSHOPS (2-4)

MIG will plan and conduct up to four (4) three-hour-long community workshops to engage the public in a conversation about the Three Major South Napa Edge Sites and the vision for their future. The workshop format will be fixed or flexible, as appropriate. The workshops can be designed to include presentations, large or small group discussions, group brainstorming, and individual or group feedback exercises.

Each meeting will be designed to address the key issues and concerns of the community regarding the Three Major Sites. Times and format will be chosen so that the most residents as possible will be able to participate. MIG will provide three staff for each workshop.

The workshops can also be designed to accommodate non-English speakers at the City's discretion. MIG can coordinate any needed translation or interpretation, but all costs for these services will be born by the City. The City will also bear the cost of any printing or mailing of outreach materials.

Task 5 includes:

- Up to four (4) community workshops, three hours each
- Outreach for the workshops

TASK 6: PUBLIC INFORMATION MATERIALS

MIG can develop a wide range of public information materials to support the project. These materials may include a project brochure or poster, fact sheets, a project website, powerpoint presentations and newsletters. The materials and mailings can be designed to accommodate non-English speakers at the City's discretion. The type and quantity of materials will be determined at project initiation with the development of a more refined public engagement program.

TASK 7: AS NEEDED TECHNICAL PLANNING SUPPORT

MIG can provide a range of technical planning services in support of the community engagement program as needed. Costs for this support will depend on the scope of involvement. Expertise includes but is not limited to land use alternative development, GIS mapping, street sections and other related renderings, photo simulations/visualization, design review guidelines, landscape architecture, and other areas.

detailed budget

	Iacofano PIC		PM Project Manager		Kelly Project Administrator		Project Support		Professional Time Totals	Direct Costs	Task Totals
	Hours @	\$285	Hours @	\$110	Hours @	\$140	Hours @	\$35			
1. Staff Worksessions and Ongoing Project Coordination											
1.1 Project Initiation and Worksessions (24 In-Person and by Telephone)	38	\$10,820	40	\$4,400	24	\$3,300		\$0	100	\$16,380	\$20,210
1.2 Ongoing Project Coordination	24	\$7,080	28	\$3,080	16	\$2,240		\$0	68	\$12,400	\$13,840
Task 1 Subtotal	60	\$17,700	68	\$7,480	40	\$5,600	0	\$0	168	\$30,780	\$33,858
2. Executive Committee Meetings (9)											
2.1 Meeting Preparation (9)	18	\$5,310	38	\$3,980	6	\$840	18	\$1,530	78	\$11,840	\$12,804
2.2 Meeting Facilitation and Graphic Recording (9)	38	\$10,820	36	\$3,960					72	\$14,560	\$16,038
2.3 Meeting Summary (9)	6	\$1,770	18	\$1,980	4	\$560		\$0	28	\$4,310	\$4,741
Task 2 Subtotal	60	\$17,700	90	\$9,900	10	\$1,400	18	\$1,530	178	\$30,530	\$33,583
3. Community Leader Interviews (15)											
3.1 Community Leader Interviews (15)	15	\$4,425	6	\$660	12	\$1,680		\$0	33	\$8,765	\$7,442
Task 3 Subtotal	15	\$4,425	6	\$660	12	\$1,680	0	\$0	33	\$6,765	\$7,442
4. Task Force Meetings (9)											
4.1 Meeting Preparation (9)	18	\$5,310	38	\$3,980	6	\$840	18	\$1,530	78	\$11,640	\$12,804
4.2 Meeting Facilitation and Graphic Recording (9)	38	\$10,820	38	\$3,980					72	\$14,580	\$16,038
4.3 Meeting Summary (9)	6	\$1,770	18	\$1,980	4	\$560		\$0	28	\$4,310	\$4,741
Task 4 Subtotal	60	\$17,700	80	\$9,800	10	\$1,400	18	\$1,530	178	\$30,530	\$33,583
5. Community Workshops (4)											
5.1 Session Preparation (4)	8	\$2,360	48	\$5,280	18	\$2,240	48	\$4,080	120	\$13,960	\$15,356
5.2 Workshop Facilitation and Graphic Recording (4)	24	\$7,080	40	\$4,400	32	\$4,480		\$0	96	\$15,960	\$17,556
5.3 Meeting Summary (4)	4	\$1,180	32	\$3,520	16	\$2,240		\$0	52	\$8,940	\$7,634
Task 5 Subtotal	38	\$10,620	120	\$13,200	64	\$8,960	48	\$4,080	268	\$36,960	\$40,546
6. Public Information Materials											
6.1 As Needed Allowance - Items to be determined		\$0		\$0		\$0		\$0	0	\$0	\$0
Task 6 Subtotal	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
7. Technical Planning Assistance											
7.1 As Needed Allowance - Items to be determined		\$0		\$0		\$0		\$0	0	\$0	\$0
Task 7 Subtotal	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Professional Time Subtotal	231	\$68,145	374	\$41,140	138	\$19,040	84	\$7,140	825	\$135,485	
Direct Costs Subtotal											\$13,547
TOTAL ESTIMATED COSTS											\$149,012

*Direct costs include mileage, phone charges, workshop supplies, and wallgraphic reductions; estimated reimbursable expenses are based on cost plus 10%.





The Napa County League of Governments NCLOG

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Preamble

Background

In the summer and fall of 2002, faced with the challenge of creating a cooperative solution to Napa's housing needs, and recognizing the complex interrelatedness of development challenges facing the county, the NCLOG Housing and Land Use Committee (now the Community Development Strategy Task Force) launched an effort to draft a countywide Community Development Strategy. To begin the process of drafting that Strategy, and to help guide its creation, the committee adopted a draft set of eleven **Principles**, each with several sub-elements.¹ These Principles have been a constant, prominently displayed theme in all of NCLOG's forums and have served well to introduce the Napa community to the work that NCLOG is attempting. Along with the NCLOG web site, the Principles have been one of the most visible and understandable ways of communicating about NCLOG to diverse groups throughout the county.

In December 2003 a public workshop was held in Yountville to update the Napa community on NCLOG's efforts and to solicit feedback on the Principles. Nearly 100 people attended this workshop and made numerous suggestions about how to revise the Principles. Additional comments and input on the Principles have been received from stakeholders throughout the County involved in the NCLOG process. Based on this input, the current revised version was crafted in April and May 2004 by NCLOG members and staff. The current version has been structured to be able to serve as a basis for possible future development of tracking indicators.

Purpose and use.

This set of Principles is understood as a maturing work-in-progress that represents a broad consensus of the Napa Community about a vision for the future and how everyone can work together to realize that vision. For NCLOG, no specific outcome is the goal for the process. Rather, collaborative planning and building cooperative relationships among jurisdictions and stakeholders is understood as the primary value of its work. These **Principles** are intended to help establish such a cooperative process as the norm in Napa county, drawing on use of the best information support systems. At the same time, it is recognized that Napa County and each of the Cities each maintains responsibility for and jurisdiction over projects in their sphere of influence. In this context,

¹ The original set of "NCLOG Principles" can be viewed on the NCLOG web site at <http://www.nclog.org/docs.php>

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

jurisdictions have specifically agreed to share information and cooperate on projects that are interjurisdictional in nature.

The 11 Principles attempt to describe a comprehensive view of the significant factors that affect the nature and quality of life in our community. They are:

- Agricultural Preservation
- Collaborative Planning
- Economic Development
- Vital Town Centers
- Environmental Sustainability, Conservation And Enhancement
- Quality Housing
- Coordinated Visitor-Serving Uses
- Mobility And Access
- Social, Cultural And Economic Diversity
- Quality Education
- Quality Social Services

This group of eleven Principles is conceived to be quite stable and to represent all elements of our community life. It is understood that no one program or project will fully address all of these Principles – and that not all of the Principles will be directly applicable to the work that NCLOG is doing at any one time (beyond placing that work in a comprehensive context). In fact, especially as they are put into practice, the Principles might in some cases address competing priorities and will need to be balanced while making decisions.

Format

Each of these fundamental **Principles** has been structured to articulate specific **Goals/Desired Outcomes** as well as specific **Strategies** to achieve those Goals and Outcomes.

The **Goals and Desired Outcomes** make the Principles concrete and are expressed in terms that can be directly measured and evaluated. They may change somewhat over time as understanding evolves of how the Principles are expressed in Napa and how they relate to each other. Although some Goals and Desired Outcomes may necessarily compete with each other for available resources, they are not fundamentally in conflict with each other. Decision makers are encouraged to maximize the productive outcomes and minimize the negative impacts of competing strategies.

The **Strategies**, associated with each Principle are specific actions and policy recommendations that will further the realization of the Principles. These Strategies are still quite broad and require considerable fleshing out and careful exposition to put into practice. However, the Strategies will certainly change over time to reflect change in existing conditions and new opportunities.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle A. Agricultural Preservation

Goals/Desired Outcomes

The agricultural character and resources of the County are preserved.

Strategies

- A1. Continue to support and respect the intent of **Measure J**²
- A2. Use the **urban growth boundaries** concept to protect existing resources by encouraging infill development, and facilitating orderly growth in and around community centers and public transit.
- A3. Promote **protection of agricultural lands**.
- A4. Promote **sustainable agricultural land management** practices.

Principle B. Collaborative Planning

Goals/Desired Outcomes

Collaborative decision-making is the norm not the exception.

Information driven decisions are achieved with information support systems.

Shared funding and revenue solutions are encouraged.

Strategies

- B1. Encourage the use of an **information support system** to evaluate alternative planning policies.
- B2. Commit to active participation in the **Napa County League of Governments** as a forum for ongoing communication and sharing of information.
- B3. Advocate for planning policies that provide **incentives for countywide and regional collaboration**.
- B4. **Plan collectively and cooperate** with one another to increase efficiency, allocate and share resources effectively, and commit to an on-going process of working together.
- B5. Consider the **impacts of proposed policies, projects and programs** on each local jurisdiction, the County, and the region as a whole.
- B6. **Think regionally** while respecting the individuality of each community. Recognize the interrelationships between Napa County communities and the linkages to other regions, including Solano and Sonoma Counties.
- B7. Work together to develop funding (including funding from outside sources) to pursue cooperative projects, including joint planning efforts and cooperative development projects.

² Passed in 1990, Measure J confirmed a portion of the Napa county General Plan preserving open space and agricultural lands, setting standards for minimum parcel size, and maximum densities, and locking in its provisions through 2020, except through a vote of the people.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle C. Economic Development

Goals/Desired Outcomes

Economic vitality is achieved through business and industries that are **compatible with agriculture and environmental protection**, conservation and enhancement.

A strong economic environment is established for **local businesses that benefit all Napa residents**.

Strategies

- C1. Encourage a **comprehensive evaluation** of future economic development project proposals.
- C2. Ensure **adequate infrastructure** to meet future needs (e.g., water, wastewater, roads, etc.).
- C3. Encourage economic development that provides **well paying jobs** for Napa residents.
- C4. Encourage economic development that **diversifies Napa economy** while supporting core sectors.
- C5. Strengthen **attraction and retention programs and strategies**.

Principle D. Vital Town Centers

Goals/Desired Outcomes

Economically healthy **town and neighborhood centers** are thriving.

Strategies

- D1. Create, strengthen and **revitalize town and neighborhood centers** with mixed-use development
- D2. Encourage tourism and commercial development in towns, with **compatible, not competitive, uses** in unincorporated areas.
- D3. Encourage **high design standards** to promote a quality urban environment, including buildings, parks, plazas, etc.
- D4. Encourage **mixed use and walkable communities** around transit nodes.

Principle E. Environmental Sustainability, Conservation And Enhancement

Goals/Desired Outcomes

An environmentally friendly community adheres to and teaches balanced **environmental sustainability, conservation and enhancement**.

Strategies

- E1. Enact policies that improve the health and functioning of the **Napa River and watershed**.
- E2. Expand **habitat restoration and connectivity**.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

- E3. Provide **recreational opportunities** and activities that are compatible with environmental sustainability, conservation and enhancement goals.
- E4. Support policies that **improve air quality**.
- E5. Support policies that **reduce pesticide use**
- E6. Support policies protecting the right to farm and the viability of agriculture.
- E7. Encourage **energy efficiency and conservation** through innovative practices
- E8. Support programs that **teach environmental values and stewardship**.
- E9. Encourage protection and conservation of **environmental resources**.

Principle F. Quality Housing

Goals/Desired Outcomes

Affordable housing is available for all levels of our workforce and residents

Strategies

- F1. Develop a **fair share housing allocation** that distributes housing units throughout the County.
- F2. Ensure that all new housing developments adhere to a set of planning and design principles for creating **healthy neighborhoods and communities**.
- F3. Encourage a **supply and diversity of housing product types** for all income levels including farm-worker housing, workforce housing, middle-income housing, etc.
- F4. Ensure that **community services and facilities** keep pace with new housing development.
- F5. Encourage **increased housing densities** around transit nodes and neighborhood centers.
- F6. Consider housing development as a **component of major employment generating land uses and activities**.
- F7. Support **infill housing development** with adequate open space.
- F8. Provide sufficient housing to **accommodate local jobs** and promote a jobs-housing balance while protecting agricultural lands

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle G. Coordinated Visitor-Serving Uses

Goals/Desired Outcomes

Visitor-serving uses provide a **quality visitor experience and opportunity** while protecting the environment and quality of life for all Napa residents.

Strategies

- G1. Develop a shared vision and plan for the further development of **visitor-serving uses** throughout Napa County.
- G2. Encourage development of health and cultural and recreational attractions and activities to distribute visitor activity throughout the year.

Principle H. Mobility And Access

Goals/Desired Outcomes

Efficient and effective transportation system take people where they want to go.

Strategies

- H1. Coordinate transportation improvements and resolve disputes through the cooperative forum of the Napa County Transportation Planning Agency.
- H2. **Link transportation improvements** to support local and countywide land use decisions.
- H3. Expand utilization of alternative transportation modes.
- H4. Support collaborative planning efforts related to airports in the county.

Principle I Social, Cultural And Economic Diversity

Goals/Desired Outcomes

Vibrant communities embrace and celebrate the arts and cultural, ethnic and socio-economic differences and similarities.

Strategies

- I1. Promote **arts and cultural activities** as an integral and necessary dimension of Napa life.
- I2. Preserve **historic resources**.
- I3. Promote multi-cultural **community awareness**.
- I4. Promote the **active participation of all citizens** in civic affairs, and in creating the future of Napa

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

Principle J. Quality Education

Goals/Desired Outcomes

An **educated community and workforce** is prepared to sustain Napa's economic prosperity, civic vitality and environmental assets.

Strategies

- J1. Ensure the adequacy and quality of **community services and facilities** (e.g., childcare, public transit, schools, etc.).
- J2. Expand **educational opportunities for all Napa residents** including life-long learning and programs to support key economic sectors.

Principle K. Quality Social Services

Goals/Desired Outcomes

Health, social and public safety **services are provided equitably** to our residents.

Adequate **resident-serving recreational opportunities** are available for all age groups.

Communities are **Healthy, safe and enjoyable**

Strategies

- K1. Ensure the adequacy and quality of **community services and facilities** (e.g., childcare, public transit, schools, etc.).
- K2. Ensure the delivery of **quality health and public safety services** to all residents.
- K3. Implement and continue to update the plan for addressing the issue of homelessness.
- K4. Promote development of a **system of childcare** in Napa that supports all of the other Principles.

About NCLOG

The Napa County League of Governments was established in early 2002, with participation from the five cities and the County of Napa. NCLOG's purpose is to address issues of common concern across all jurisdictions, including transportation, housing, economic growth, agricultural preservation, environmental protection and social equity. To this end NCLOG has been successful in helping to craft an agreement among Napa County and the cities of Napa and American Canyon on new housing that will allow all three jurisdictions to meet state requirements. Over the coming months NCLOG will identify other issues of common concern to the county, including development of a long range, countywide visitor serving strategy.

PRINCIPLES FOR CREATING A HEALTHY, VITAL AND SUSTAINABLE NAPA COUNTY

NCLOG Countywide Community Development Strategy Task Force

American Canyon	Ben Anderson	City Council
	Don Colceaser	City Council
	Mark Joseph	City Manger
	Ed Haworth	Planning Director
Calistoga	Dr. Andrew Alexander	Mayor
	Jack Gingles	City Council
	Jim McCann	City Manager
	Rick Tooker	Planning Director
Napa - City	Jill Techel	City Council
	Kevin Block	City Council
	Pat Thompson	City Manager
	Rich Bottarini	Planning Director
Napa County	Bill Dodd (CO-CHAIR)	Supervisor
	Mike Rippey	Supervisor
	Nancy Watt	County CEO
	Patrick Lynch	Planning Director
	Howard Siegel	Com. Partnership
St. Helena	Ken Slavens (CO-CHAIR)	Mayor
	Bill Savidge	City Council
	Bert Johnasson	City Manager
	Carol Poole	Planning Director
Yountville	Todd Carlson	Mayor
	Donna Steiger	City Council
	Kevin Plett	Administrator
	Robert Tiernan	Planning Director

Ex Officio Members:

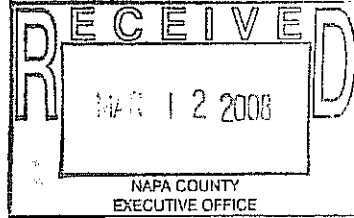
Napa County Transportation Planning Agency	Mike Zdon
Napa County LAFCO	Dan Schwartz
Napa Housing Authority	Peter Dreier

Staff:

Program Manager	Eliot Hurwitz
Consultant	Daniel Iacofanao
	Kristen Pickus
	Steve Kokotas
	Vikrant Sood

Contact:

Napa County League of Governments
Eliot Hurwitz, Program Manager
707 Randolph Rd. Napa CA 94559
(707) 259-8782
ehurwitz@co.napa.ca.us



To: Hillary Gitelman

Re: Joint Housing Planning, County and Cities

From: Citizens housing group, members are:

Michael Haley, Eve Kahn, Clay Parker, Linda Cavalli, Bob Torres, Jim Hendrickson, Peter McCrea, Fran Lemos, Cathy Felder, Duane Cronk

We as a group have met several times because we are concerned that the County and Cities, including both Napa and American Canyon, are not working together on an overall housing plan for the entire county. We feel that there should be an overall plan, especially for the south county region which is likely to absorb most of the growth in the coming housing cycle and beyond. We want to encourage needed involvement from the upper valley citizenry and businesses as well, and for this to be an open public process, with input from citizens from all areas of the county.

As you know, the County is near completion of its General Plan, the City has just started its review of its housing element, and the new Regional housing allocations have just arrived from ABAG.

Right now would be a good time to undertake a comprehensive review of the various housing options that are on the table, and look at the various parcels and planned zoning areas to create some kind of well planned prioritization of where best to put housing. We feel that there needs to be a holistic look especially at south county properties without regard to whether it is in one of the cities or county, but rather toward whether it is the best place to put development from an overall planning perspective.

We would also like to suggest a pathway for achieving that goal. Each of four governmental jurisdictions, the City of Napa, the County, the City of American Canyon, and the Airport Land Use Commission, should appoint two each of their planning commissioners to sit on a special commission to review and make recommendations to elected officials and the community regarding this cross jurisdictional planning effort.

We believe the citizens of Napa, all of them regardless of where exactly they live in the County, will best be served by this holistic approach, and cooperation between governments as to where housing gets placed. This method will allow those from all areas to provide input to a central group which represents all cities and the county, and not just one party or the other.

We thank you for your consideration, and request that this document be accepted as official comment on the record.