



Agenda Date: 10/17/2006
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NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Hillary Gitelman, Director, 253-4805
SUBJECT: Discussion and possible action regarding the Napa Pipe property

RECOMMENDATION

Director of Conservation, Development and Planning requests discussion and possible action regarding initiation of a general plan amendment, environmental review, and additional planning activities regarding the Napa Pipe property.

EXECUTIVE SUMMARY

Supervisor Dodd has requested a presentation regarding the status of plans for the Napa Pipe property, a 150-acre site located in unincorporated Napa County just south of the City of Napa Rural Urban Limit (RUL). This site is being considered for possible reuse during the County's General Plan Update, and the current property owner has expressed an interest in presenting his vision for the site. If the property owner wishes to file applications with the County for processing either in advance of or parallel to the General Plan Update, he could only do so in the month of March or if the Board of Supervisors agrees to initiate a General Plan amendment pursuant to procedures established in Board Resolution 05-173.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The 150-acre Napa Pipe site is currently designated Industrial in the County's General Plan, and is also zoned industrial. The site lies within an area that is subject to review by the Airport Land Use Commission for conformance with the Airport Land Use Compatibility Plan, although only one third of the site is within "Zone D," where residential uses are considered incompatible.

Currently designated industrial land south of the City of Napa is also subject to review under the bylaws of the Airport Industrial Area Subcommittee established as a result of the 2003 City-County Memorandum of Understanding (MOU). The subcommittee consists of representatives of the County, the City of Napa, and the City of American Canyon and has previously discussed some "guiding principles" for evaluation of the Napa Pipe property and nearby industrial sites referred to as Pacific Coast/Boca. (See attached.)

The General Plan Update Steering Committee has discussed designating the Napa Pipe site as "Transitional" in the update of the General Plan, and allowing consideration of a mix of uses at the site. The Steering Committee has also discussed a number of strategies for meeting the County's regional housing needs over the life of the updated General Plan, including re-purposing of some formerly industrial land like Napa Pipe. In staff's view, a significant percentage (e.g. 20%) of any housing developed at the site would need to qualify as "affordable" to families below median income in order to effectively address this issue. Supervisor Luce has also suggested that all housing proposed for the site should be designed for Napa County's workforce, rather than for second home buyers or others.

Substantial analysis will be required before all of the issues associated with development on the Napa Pipe site can be fully understood, and it is anticipated that a full Environmental Impact Report (EIR) will be needed. The principal advantage of initiating a General Plan amendment regarding the Napa Pipe site even while the County's General Plan Update process is ongoing, is that it would permit the staff to begin the analysis required for this EIR following receipt of required applications and fees.

If the Board feels it would be premature to initiate a General Plan amendment, they could request that the property owner provide additional information regarding the proposal, and/or develop a detailed scope of work for the EIR in collaboration with County and City planning staff.

SUPPORTING DOCUMENTS

A . Guiding Principles Presented to the Industrial Area Subcommittee

CEO Recommendation: Approve

Reviewed By: Andrew Carey