



Agenda Date: 6/20/2006  
Agenda Placement: 6Z

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors  
**FROM:** Hillary Gitelman - Director  
Conservation, Development & Planning  
**REPORT BY:** Hillary Gitelman, Director, 253-4805  
**SUBJECT:** Consultant Agreement for Soscol Gateway Redevelopment Analysis

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### **RECOMMENDATION**

Director of Conservation, Development, and Planning requests approval of and authorization for the Chair to sign an agreement with Seifel Consulting, Inc. for a maximum of \$33,000 in order to advise the County regarding potential fiscal impacts associated with the City of Napa's proposed Soscol Gateway Redevelopment Project.

### **EXECUTIVE SUMMARY**

The City of Napa is proposing to create a new redevelopment project referred to as the "Soscol Gateway" in the area roughly bounded by the Napa River, Silverado Trail/Soscol Avenue, Imola Avenue, and Third Street within the City of Napa. The City views this area as critical to its long term economic development and to meeting future housing needs, and the City-County Memorandum of Understanding (MOU) calls for "creation of a joint City-County financing district for land clean-up, assembly and infrastructure upgrades in an effort to encourage and allow infill housing and commercial projects along the Soscol corridor located in the City."

Because establishment of a new redevelopment area and the associated use of tax increment financing may have fiscal impacts on the County, the Director of Conservation, Development, and Planning -- working with the Auditor-Controller -- proposes to retain the services of a consultant with expertise in redevelopment and public finance. The consultant, Seifel Consulting Inc., would advise the County regarding the redevelopment process, review associated planning documents, and conduct an analysis of potential fiscal impacts to the County.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	The \$33,000 cost of services is contained within the Conservation,

Development & Planning budget for FY2006-2007.

Is it Mandatory or Discretionary? Discretionary

Discretionary Justification: This analysis will assist the County in responding to the City's ongoing efforts to establish a new redevelopment area.

Is the general fund affected? Yes

Future fiscal impact: No impacts past FY2006-2007.

Consequences if not approved: The County will not be informed regarding the fiscal impacts of the City's proposed actions.

Additional Information: None

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not subject to CEQA as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (See State CEQA Guidelines Section 15061 (b)(3).)

**BACKGROUND AND DISCUSSION**

See the Executive Summary, above, and the attached scope of work.

**SUPPORTING DOCUMENTS**

A . Soscol Gateway Analysis Scope of Work

CEO Recommendation: Approve  
Reviewed By: Andrew Carey