



Agenda Date: 7/10/2007  
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## 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:** Napa Pipe Study Group Process

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### **RECOMMENDATION**

Director of Conservation, Development and Planning requests Board of Supervisors endorsement of the Napa Pipe City-County Study Group Process.

### **EXECUTIVE SUMMARY**

County and City staff have for some time been discussing how to best work together to address City concerns regarding the Napa Pipe project. The result of these discussions is a proposal for a joint City-County Study Group Process which will involve collaboration on three technical studies and three public meetings, consistent with three "principles" for collaboration. A summary of the Study Group Process is attached.

The proposed City-County study Group Process been discussed by an ad hoc group of two Council Members and two Board Members (Supervisors Luce and Dillon), and is scheduled for consideration and endorsement by the full City Council on July 3, 2007. The Board's endorsement would indicate their support for the process.

### **FISCAL IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	The three studies envisioned by the Study Group Process will be funded by the Napa Pipe developer and supervised jointly by City and County staff. One of the studies (related to water) will be undertaken via a contract with the City. One (traffic) will be undertaken via a direct contract with the developer. And one (fiscal) will be undertaken via a contract with the County which will require Board approval and pre-payment by the developer. All staff costs will be paid

for by the developer via a pre-payment deposit (trust account).

Is it Mandatory or Discretionary? Discretionary

Discretionary Justification: The City-County Study Group Process will provide information and public input that will be needed to conduct environmental review and site-specific analysis of the Napa Pipe proposal. By working with City staff, we also hope to establish a foundation for continued collaboration.

Is the general fund affected? Yes

Future fiscal impact: None

Consequences if not approved: The process will not move forward, and we will lack factual information regarding issues and opportunities associated with the Napa Pipe site.

Additional Information:

### **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 Napa Pipe site is located in the unincorporated County and adjacent to the City of Napa. Consisting of approximately 150 acres, the site provides an opportunity for redevelopment due to closure of the pipe manufacturing operation and sale of the property within the last several years. The property owner is proposing a mixed use project with up to 3,200 dwelling units on the northern portion of the site, and up to 500,000 square feet of industrial uses on the southern portion of the site. Other proposed uses include substantial public open spaces and river front access, about 50,000 square feet of neighborhood serving retail, and a 150 room condominium hotel. The project would require a General Plan amendment, rezoning, and other approvals from the County following preparation of a project-specific Environmental Impact Report (EIR). The City and other agencies would also have to approve components of the project. On June 5, 2007, the Board of Supervisors authorized staff to proceed with processing of the property owner's application for a General Plan Amendment, essentially allowing work to begin on the EIR.

The City has expressed concerns about impacts of redevelopment of the Napa Pipe site, and City and County representatives have for some time been discussing how best to work together to address these concerns. The attached City-County Study Group Proposal is the outcome of these discussions and would provide for collaboration on three "threshold" technical studies before preparation of the Draft EIR, and for three public meetings to gather additional public input. The studies would be related to water supply, fiscal impacts, and traffic. (Other topics like flooding, water quality, etc. will obviously require in depth analysis after the first three studies.) The public meetings will involve gathering public input on the studies and the alternatives/options they will assess, reporting-back as the studies start to yield results, and scoping the environmental review process.

The proposal has been reviewed by an ad hoc committee consisting of Supervisors Luce and Dillon and two City council members; it is scheduled for endorsement by the full City Council on July 3. Endorsement by the full Board of Supervisors would indicate the County's support for this process and the three "principles" it recommends.

**SUPPORTING DOCUMENTS**

A . County City Study Group Proposal

CEO Recommendation: Approve

Reviewed By: Helene Franchi