



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 7/21/2015

Agenda Placement: 10B

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Lawrance Florin - Director
Housing and Intergovernmental Affairs

REPORT BY: Lawrance Florin, DIR HOUSING AND INTERGOVERNMENTAL AFFAIRS - 253-4621

SUBJECT: Status Update on Napa Pipe

RECOMMENDATION

Director of Housing and Intergovernmental Affairs to provide an update and seek discussion and possible direction on the Napa Pipe Development project.

EXECUTIVE SUMMARY

Director of Housing and Intergovernmental Affairs will give an update on the status of negotiations regarding Napa Pipe and seek possible direction from the Board of Supervisors as to next steps.

PROCEDURAL REQUIREMENTS

1. Staff presentation
2. Discussion
3. Possible direction to staff

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 Napa County Board of Supervisors approved a Development Agreement with Napa Redevelopment Partners on December 14, 2014. The Development Agreement governed the terms of approval for the development of the 153 acre property known as Napa Pipe. Approvals were contingent upon identification of a source of water to serve the project.

In June 2014, the County received final approval for its Housing Element. Policy H-2m of the Housing Element states "if the City of Napa does not commit to provide water service to the Napa Pipe site by June 30, 2015 Napa County will pursue other water sources for the property. This may include, but is not limited to, utilization of groundwater and/or extension of water service from American Canyon." In June 2015 the Board of Supervisors authorizing staff to initiate investigation of alternative water sources.

In October 2013, the County entered into a Memorandum of Understanding (MOU) with the City of Napa. Among other items, the MOU outlined how the property would annex to the City and how the City would provide municipal services, including water, to the project. The MOU was memorialized in a series of five drafted agreements negotiated between the City and County. The city has scheduled consideration of these items for its July 21st meeting with a series of agreements that the City expects to enter into separately with Napa Redevelopment Partners. Staff will update the Board as to the substance of the agreements that the City Council will be considering and seek possible direction.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan