



Agenda Date: 8/7/2007
Agenda Placement: 6J

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Sean Trippi, Principal Planner , 253-4417
SUBJECT: Consultant Agreement for Napa Pipe

RECOMMENDATION

Director of Conservation, Development, and Planning requests approval of and authorization for the Chair to sign an agreement with Strategic Economics for a maximum of \$139,910 for the term August 7, 2007 through June 30, 2008, for advice regarding the potential fiscal and economic impacts associated with redevelopment of the 152-acre former Napa Pipe property.

EXECUTIVE SUMMARY

On July 10, 2007, the Board endorsed the Napa Pipe City-County study group process as outlined in the Napa Pipe City-County Study Group Proposal attached to the July 10 staff report. The study group will jointly manage three technical studies and convene associated public meetings prior to formal scoping and preparation of the project specific draft Environmental Impact Report (EIR). The outcome of the public meetings would be conveyed to the Board and the Napa City Council. These initial pre-EIR studies would address fiscal impacts and benefits, traffic impacts, and water supply.

The three studies will be funded by the developer under three separate contracts. The study related to water will be undertaken via a contract between the City and a water consultant. The traffic study will be via a subcontract with the developer's EIR traffic consultant. The fiscal study will be via a contract between the County and Strategic Economics. The City-County study group has agreed to the consultants selected for the three studies.

The fiscal study will provide the City and County with information regarding market potential for the proposed development on the site, potential impacts to downtown Napa and other development areas, and the cost of providing services such as fire and law enforcement.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	The study will be funded by the Napa Pipe developer and supervised jointly by City and County staff. 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 study will provide information and public input early in the process that will be needed to conduct environmental review and site-specific analysis of the Napa Pipe proposal.
Is the general fund affected?	No
Future fiscal impact:	None.
Consequences if not approved:	The County and City of Napa would lack information regarding the potential fiscal and economic impacts of the proposed redevelopment of the Napa Pipe site.
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not subject to CEQA as it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

BACKGROUND AND DISCUSSION

The 152-acre Napa Pipe site is located in the unincorporated County and adjacent to the City of Napa, south of Kaiser Road and adjoining the east side of the Napa River. 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 only application currently on file is for the General Plan amendment. 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 of Napa and other agencies would also have to approve components of the project, and on July 10, 2007, the Board endorsed a City-County Study Group Proposal, which provides a vehicle for City-County collaboration on three technical studies and three public meetings. The first public meeting will occur during the week of August 13th. Information on the meeting agenda, date, time and location is provided on the County website (planning department section).

Strategic Economics will undertake an analysis of the potential fiscal impacts of the project, including impacts to the County and the City associated with the cost of services. The study will also examine market conditions and several alternative land use scenarios. Strategic Economics was selected as the contractor for this work effort by the City-County Study Group. Competitive bidding was not deemed appropriate given the desire to expedite the

work, and the need to use a contractor that could be mutually agreed upon by the City and County.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Helene Franchi