



A Tradition of Stewardship  
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Agenda Date: 9/24/2013

Agenda Placement: 10A

## NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

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**TO:** Board of Supervisors

**FROM:** Florin, Lawrance - Director  
Housing and Intergovernmental Affairs

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

**SUBJECT:** Endorsement of a Conceptual Term Sheet between the County of Napa Redevelopment Partners for the Development of Napa Pipe

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### **RECOMMENDATION**

Director of Housing and Intergovernmental Affairs and Director of Planning Building and Environmental Services recommends endorsement of a Conceptual Term Sheet between the County and Napa Redevelopment Partners for the development of the Napa Pipe site.

### **EXECUTIVE SUMMARY**

On May 21, 2013 the Board of Supervisors received a Term Sheet Outline between the County and Napa Redevelopment Partners. The term sheet, which is attached, would provide the basic outline for a proposed Development Agreement, as well as other agreements that would constitute project approval. Endorsement of this term sheet would provide direction to staff that are preparing these agreements. Once completed, the project approvals including the Development Plan, Design Guidelines and Development Agreement, would be reviewed by the Napa County Planning Commission and presented to the Board of Supervisors for approval. Under the terms of the Memorandum of Understanding between the County and the City of Napa, the City Council of Napa would have a chance to review those documents and agreements and present their recommendations to the Board of Supervisors.

### **PROCEDURAL REQUIREMENTS**

1. Staff Report
2. Public Comment
3. Motion, second, discussion, vote

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is a non-binding agreement intended as a road map for future negotiations. Thus it is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and CEQA is not applicable.

### **BACKGROUND AND DISCUSSION**

The Board of Supervisors at its May 21, 2013 public hearing received an outline of a term sheet between the County and Napa Redevelopment Partners (NRP). The term sheet provides an outline of what would be contained in a development agreement between the County and Napa Redevelopment Partners. The development agreement, once completed, would be presented to the Planning Commission and Board of Supervisors for their approvals. In addition, under the terms of the Memorandum of Understanding between the County and the City of Napa, the City Council would review and provide input on the Development Agreement prior to the Board of Supervisors considering adoption of that agreement.

Below is a brief summary of the highlights of the term sheet:

1. Development Project. The term outlines the development project as it would be contained in the Development Agreement. This includes:
  - Development of up to 945 residential housing units, including dedication of improved land on site for construction of 140 units of deed restricted very low and low income affordable housing by a non profit developer, and 50 units of deed restricted moderate rate housing constructed within market rate buildings and blocks.
  - Approximately 154,000 square foot Costco with a gas station
  - 40,000 square feet of neighborhood serving retail uses including restaurants
  - 10,000 square feet of office space
  - Hotel of approximately 150 rooms with supporting facilities
  - Continuing care retirement community of 150 suites
  - Approximately 15,000 square feet of community facilities
  - Parks and publically accessible open space comprising approximately 30 acres, including a waterfront segment of the Bay Trail, a linear park of approximately seven acres and a community farm of approximately four acres
  - Industrial zoning on the remainder of the site to accommodate up to 90,000 square feet of office space and 75,000 square feet of warehouse/R&D development.
2. Phasing. The project will be developed in four phases as follows:
  - Phase 1
    - site preparation and remediation
    - commercial development on the Costco parcel
  - Phase 2
    - Infrastructure and park improvements
    - 350 units of residential development in the northwest corner of the site, as well as 40,000 square feet of neighborhood serving uses
    - 150 units continuing care retirement complex
  - Phase 3
    - Park improvements

- Residential development of up to 350 units east and south of Phase 2
- Hotel
- Non-residential uses south of Costco
- Phase 4
  - remaining residential (up to 245 units)
  - approximately 10,000 square feet of office development north of the hotel
  - 75,000 square feet of light industrial and R&D warehouse in the eastern portion of the site.

Each phase will provide for parks and public amenities, as well as appropriate infrastructure and other improvements to serve that phase of development, Each phase will also provide for a proportional allocation of affordable housing.

3. Affordable Housing. The developer will be responsible for providing sufficient land dedicated to an affordable housing development that will be responsible for doing the following:

- Develop 70 units of housing for very low income qualified residents (individuals or families earning less than 50% of Area Median Income)
- Develop 70 units of housing for low income qualified residents (individuals or families earning 60-80% of Area Median Income)
- Construction of 50 units of inclusionary moderate rate housing within market rate housing buildings or blocks.
- Initiate with county's oversight and approval an outreach and marketing program applicable to all housing units that will provide members of the local workforce with preferential access to units for sale
- Payment of an additional Affordable Housing Fee contribution to be negotiated during the Development Agreement phase

Other Terms that are contained with the Term Sheet:

- NRP will use surface water from the City of Napa to serve the project.
- Subsequent to agreement between the City and County, the developer will cooperate with a city initiated Sphere of Influence (SOI) amendment that would move to include the site within the city's SOI.
- The development agreement will be for 20 years.

## **SUPPORTING DOCUMENTS**

A . Term Sheet Napa Redevelopment Partners/County of Napa

CEO Recommendation: Approve

Reviewed By: Molly Rattigan