



Staff Reports Details (With Text)

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Title: Napa Pipe Project Update
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Date	Ver.	Action By	Action	Result
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To: Honorable Mayor and Members of City Council
From: Lark Ferrell, Acting Community Development Director
Prepared By: Erin Morris, Planning Manager

TITLE:
Napa Pipe Project Update

RECOMMENDED ACTION:

Receive a status report regarding the Napa Pipe project and provide direction to staff regarding next steps.

DISCUSSION:

On June 19, 2018, the Council received an update on the Napa Pipe Project. Staff and the developer outlined a series of proposed changes to the approved development project, which encompasses 154 acres located at 1025 Kaiser Road. The Council was generally supportive of the proposed changes. Staff noted that next steps included meeting with County staff to discuss the proposed changes and identify the best way to move forward.

Since June, City staff has met several times with County staff. The latest meeting, which occurred in mid-November, led to an identification of mutual interest in facilitating affordable housing development as part of the first phase of the revised Napa Pipe project. However, there are limitations in current State law that challenge the opportunity for collaboration between City and County related to Regional Housing Needs Allocation (RHNA) credit for building permits.

County and City staff have identified the need for State legislation to assist with the collaborative effort to develop affordable housing in the near term. The purpose of this discussion item is to brief the Council on the initial idea for potential legislation and to seek direction on next steps.

FINANCIAL IMPACTS:

There are no immediate financial impacts resulting from the recommendations of this Agenda Report. The Developer is paying for staff and consultant costs associated with project review.

CEQA:

The Community Development Director has determined that the Recommended Action is not in-and-of itself a "Project" (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment. However, the Recommended Action is part of a larger "project" that will be subject to environmental review in accordance with CEQA at the earliest feasible time prior to approval consistent with CEQA Guidelines Sections 15004 and 15352. The larger "project" is a General Plan Amendment and Rezoning, along with revisions to the Napa Pipe Development Agreement and associated sub-agreements, Development Plan, Design Guidelines, and subdivision map.

DOCUMENTS ATTACHED:

None.

NOTIFICATION:

Napa County and LAFCO were notified of this agenda item.