



**Napa County Regional Park  
and Open Space District**

Harold Kelly  
*Director Ward One*

Tony Norris  
*Director Ward Two*

Guy Kay  
*Director Ward Three*

Dave Finigan  
*Director Ward Four*

Myrna Abramowicz  
*Director Ward Five*

## AGENDA

### BOARD OF DIRECTORS SPECIAL MEETING

**Monday January 11, 2009 2:00 P.M.**  
1195 Third Street, Third Floor, Napa, CA 94559

#### GENERAL INFORMATION

Agenda items will generally be considered in the order indicated below, except for Set Matters, which will be considered at the time indicated. Agenda items may from time to time be taken out of order at the discretion of the President.

The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the District Secretary. Requests for disability related modifications or accommodations, aids, or services may be made to the Secretary's office no less than than 48 hours prior to the meeting date by contacting (707) 259-8603.

Any member of the audience desiring to address the District on a matter on the Agenda, please proceed to the rostrum and, after receiving recognition from the President, give your name, address, and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit you comments to the specific subject under discussion. Time limitations shall be at the discretion of the President.

State law requires agency officers (Directors and Officers) to disclose, and then be disqualified from participation in, any proceeding involving a license, permit, or other entitlement for use, if the officer has received from any participant in the proceeding an amount exceeding \$250 within the prior 12 month period. State law also requires any participant in a proceeding to disclose on the record any such contributions to an agency officer.

All materials relating to an agenda item for an open session of a regular meeting of the Board of Supervisors which are provided to a majority or all of the members of the Board by Board members, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, on and after at the time of such distribution, in the Conservation, Development and Planning Department Office at 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Board at the meeting will be available for public inspection at the public meeting if prepared by the members of the Board or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

#### 1. Call to Order and Roll Call

#### 2. Public Comment

In this time period, anyone may address the Board of Directors regarding any subject over which the Board has jurisdiction but which is not on today's posted agenda. In order to provide all interested parties an opportunity to speak, time limitations shall be at the discretion of the President. As required by Government Code, no action or discussion will be undertaken on any item raised during this Public Comment period.

3. Set Matters

4. Administrative Items

- A. Consideration of and potential approval of Minutes of Board of Directors' meeting of December 14, 2009.
- B. Consideration of and potential approval of District comments on the Draft Environmental Impact Report for the Napa Pipe site development proposal.
- C. Discussion and potential action on the Local Agency Formation Commission's consideration of a proposed sphere change and annexation for the City of Napa related to Trancas Park (oral report)
- D. Consideration and potential action regarding proposed sale of a 95 acre tax-defaulted property located on the Knoxville-Berryessa Road approximately one-half mile south of Pope Canyon road (APN 019-280-002). (oral report)
- E. Receipt of report from the Board of Director's ad hoc committee regarding the County Special Projects Fund.and potential approval of request to the Napa County Board of Supervisors.
- F. Receipt of report on expenditures, encumbrances, donations and grants approved by the General Manager.
- G. Review of the District Projects Status Report.

5. Announcements by Board and Staff

In this time period, members of the Board of Directors and staff will announce meetings, events and other matters of interest. No action will be taken by the Board on any announcements.

6. Agenda Planning

In this time period, members of the Board of Directors and staff will discuss matters for possible consideration at future meetings. No action will be taken by the Board other than whether and when to agendize such matters, unless specifically noted otherwise.

7. Closed Session

- A. Public Employee Performance Evaluation (Government Code Section 54957)  
TITLE: General Manager

8. Adjournment



Napa County Regional Park  
and Open Space District

Harold Kelly  
Director Ward One

Tony Norris  
Director Ward Two

Guy Kay  
Director Ward Three

Dave Finigan  
Director Ward Four

Myrna Abramowicz  
Director Ward Five

## MINUTES

### BOARD OF DIRECTORS SPECIAL MEETING

Monday December 14, 2009 2:00 P.M.  
1195 Third Street, Third Floor, Napa, CA 94559

1. Call to Order and Roll Call

Meeting was called to order by Chair Dave Finigan.  
Directors Myrna Abramowicz, Harold Kelly, Tony Norris, Guy Kay also present.

2. Public Comment

None.

3. Set Matters

None.

4. Administrative Items

A. Consideration of and potential approval of Minutes of Board of Directors' meeting of October 12, 2009 and November 9, 2009.

Minutes for October 12, 2009 were approved as presented.

MA-HK-DF-GK-TN

A X

Minutes for November 9, 2009 were approved as presented.

MA-GK-HK-TN-DF

B. Discussion and direction to staff regarding the proposed alignment and design of the Napa River and Bay Trail through the Napa Pipe site development. (oral report)

John Woodbury gave the report. The item was continued to the next meeting.

C. Consideration and potential approval of Amendment No. 2 to Professional Services Agreement 09-01 (Camp Berryessa Feasibility Study) and Amendment No. 1 to Professional Services Agreement 09-04 (Bay Trail Railroad Crossing Design Study), both with Questa Engineering, to extend the term of the agreements until June 30, 2010  
Directors voted to authorize the General Manager to execute Amendment No. 2 to

Agreement 09-01, and Amendment No. 1 to Agreement 09-04.  
TN-MA-GK-HK-DF

- D. Discussion and direction to staff regarding amending the District's policy on dogs on the Oat Hill Mine Trail to be consistent with the policy for Robert Louis Stevenson State Park.

John Woodbury gave the report and Directors asked that he consult with other jurisdictions involved and report back to the board in the spring.

- E. Receipt of report on expenditures, encumbrances, donations and grants approved by the General Manager.

John Woodbury gave the report.

- F. Receive the Napa County Regional Park and Open Space District independent financial audit for Fiscal Year 2008-9 (to be distributed at meeting).

Tracy Schulze gave the report.

- G. Review of the District Projects Status Report.

John Woodbury gave the report with discussions on the Bay Area Ridge Trail Realignment, Blue Ridge Berryessa Peak Trail, Lake Hennessey, Milliken Creek, Moore Creek, Oat Hill Mine Trail, River to Ridge Trail, and the South Napa Wetlands.

- H. Approval of Board Meeting calendar for 2010.

Directors voted to approve the 2010 meeting calendar as presented.

GK-TN-HK-MA-DF

- I. Election of Board President and Vice-President for calendar year 2010 (no written report).

Directors voted Myrna Abramowicz to serve as President for 2010.

HK-TN-GK-DF-MA

A

Directors voted Tony Norris to serve as Vice President in 2010.

MA-GK-HK-DF-TN

A

5. Announcements by Board and Staff

Director Myrna Abramowicz announced that she attended the December 7, 2009 LAFCO meeting with discussions on Trancas Crossing Park, and that the District should follow this matter as the issues raised could significantly affect the District.

6. Agenda Planning

7. Adjournment

Meeting was adjourned to the Regular Park & Open Space District Meeting of January 11, 2010.





Napa County Regional Park  
and Open Space District

## **STAFF REPORT**

Date: January 11, 2010

Agenda Item: 4.B.

Subject: Consideration of and potential approval of District comments on the Draft Environmental Impact Report for the Napa Pipe site development proposal.

### Recommendation

Approve the attached comment letter regarding the Draft Environmental Impact Report for the proposed Napa Pipe development.

### Background

The former Napa Pipe property south of Kennedy Park is critical to the completion of the San Francisco Bay Trail/ Napa River Trail between the City of Napa and the City of American Canyon. This property is currently the subject of a development proposal for which a draft Environmental Impact Report has been released for public review and comment.

The District has a policy of not taking positions on specific development proposals, but will comment on aspects of proposals which may have beneficial or negative impacts on District projects. The attached draft comment letter is provided to the District Board for its consideration.



Napa County Regional Park  
and Open Space District

January 11, 2010

Sean Trippi  
Napa County Department of Conservation, Development & Planning  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Comments on Napa Pipe Draft Environmental Impact Report of October 23, 2009

Dear Sean:

The Napa County Regional Park and Open Space District does not have a position for or against the Napa Pipe development proposal which is the subject of the above-referenced DEIR, but would like to submit comments addressing the non-motorized pedestrian and bicycle circulation aspects of the proposal.

The District Master Plan support the completion of the Napa River Trail, San Francisco Bay Trail and Napa Valley Vine Trail between the cities of Napa and American Canyon, as a Class I bicycle and pedestrian route, following a route as close to the Napa River as feasible. The preferred route goes through the Napa Pipe property.

The diagrams and text contained in the DEIR indicate an intention for the developer to construct a bicycle and pedestrian route through the project, but are not clear as to the design. District staff, together with other supporters of these three trail systems, have therefore met with the developer to seek additional clarification of their plans (see attached). We request that the Final EIR incorporate these clarifications, as further modified below, and make them required mitigations for the project's extensive traffic impacts. The essential features of the attached clarifications are two connected north-south non-motorized trails (one relatively direct, and one more aesthetic), and three east-west connections, all consistent with Class I design standards (except for path widths, which are addressed in our comments below).

We also request that the following additional mitigations be incorporated into the Final EIR:

- (1) The path connection heading north to Kennedy Park is shown paralleling the railroad tracks. While this is the preferred alignment, it requires a right of way which the developer does not currently possess. If the developer is unable to obtain the necessary right of way, the project should be required to construct a bridge over Asylum Slough connecting directly between the Napa Pipe site and Kennedy Park. One or the other of these connections is essential for the non-motorized trails to function as intended.
- (2) In some locations the proposed path widths are less than the standard width for Class I facilities. Given the size of the project site, and the flexibility in site design that this large

size allows, all of the routes (including also where the river alignment crosses over the dry docks) should be designed to meet Class I width standards.

- (3) For the proposed non-motorized path system to effectively mitigate traffic impacts of the project, it is important that the system not stop at the southern end of the project site, but continue south to American Canyon. The Napa County Regional Park and Open Space District is actively working to construct a Class I trail that will make this connection, aligned as close to the Napa River as possible,. A feasibility study for the entire route has been completed, and the section between American Canyon and Green Island Road has been funded and is under construction. In addition, the District is in the process of finalizing permits for the 4,000-plus linear foot section of this trail immediately to the south of the project site (through the Napa Valley Corporate Park and under the Butler Bridge connecting to Soscol Ferry Road.. We believe that the Napa Pipe project should reasonably be required to fund at least this section of the overall route. This section is estimated to only cost approximately \$350,000, making it a cost-effective way to provide a safe and appealing connection from the Napa Pipe property to south of Highway 29.

Off-site traffic impacts of the proposed Napa Pipe project are clearly huge. Off-site street and road improvements can mitigate to some degree for these impacts, but cannot provide full mitigation. Indeed, some past countywide traffic modeling done by the Napa County Transportation Planning Agency has suggested that expansions to the capacity of Highways 29 and 12 south of the project site could actually worsen congestion in some other parts of the County, by removing south-county bottlenecks that currently limit north-county traffic levels. For these reasons, we believe it is essential that traffic impacts from the project be mitigated as much as possible through expansion of the county's non-motorized circulation system.

Thank you for your consideration of these comments on the Draft Environmental Impact Report.

Sincerely,

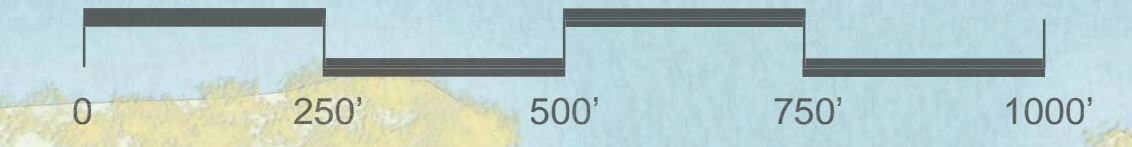
John Woodbury  
General Manager



- LEGEND**
- SHARED TRAIL (PEDESTRIANS+BICYCLES)
  - 12' WIDE TRAIL
  - 12' WIDE TRAIL 'WALK YOUR BIKE ZONE'
  - SEPARATED TRAIL
  - 8-9' WIDE PEDESTRIAN TRAIL
  - 2-4' WIDE MEDIAN
  - 8' WIDE BICYCLE TRAIL
  - PLAN ENLARGEMENT

CONNECT TO PROPOSED BAY TRAIL AND KENNEDY PARK VIA PATH AROUND HARBOR

CONNECT TO PROPOSED BAY TRAIL



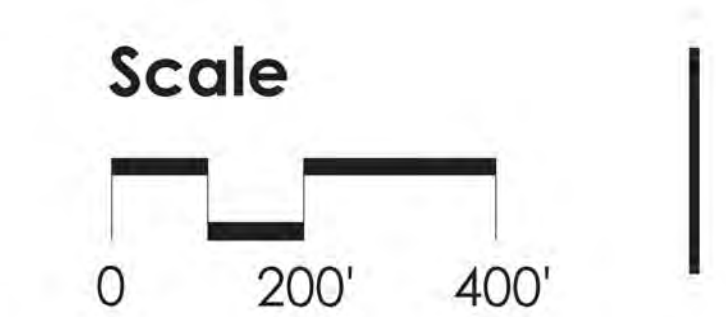
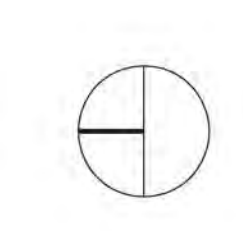
# NAPA PIPE

NAPA REDEVELOPMENT PARTNERS  
5 Third Street, Suite 1014  
San Francisco, CA 94103

WILLIAM RAWN ASSOCIATES, ARCHITECTS INC.  
10 Post Office Square, Suite 1010  
Boston, MA 02109

**OLIN**  
PUBLIC LEDGER BUILDING SUITE 1123  
150 SOUTH INDEPENDENCE MALL WEST  
PHILADELPHIA, PA 19106

Olin Partnership, Ltd



## Bike Trail Diagram

17 DECEMBER 2009



















