



CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

MEETING MINUTES - Final

CITY COUNCIL OF THE CITY OF NAPA

Mayor Scott Sedgley
Vice Mayor Beth Painter
Councilmember Liz Alessio
Councilmember Mary Luros
Councilmember Bernie Narvaez

Tuesday, March 7, 2023

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session No Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Luros, Councilmember Narvaez, and Vice Mayor Painter

Absent: 1 - Mayor Sedgley

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Items 6.B. and 7.A. - PowerPoint Presentation by City staff.

(Copies of all supplemental documents are included in Attachment 1)

3. SPECIAL PRESENTATIONS:

3.A. [048-2023](#) AmeriCorps Week

Vice Mayor Painter and Councilmembers read the proclamation. AmeriCorps VIP Program Coordinator Aeryn Jungerman, joined by members of CalSERVES AmeriCorps, accepted the proclamation and provided remarks.

3.B. [066-2023](#) American Red Cross Month

Vice Mayor Painter and Councilmembers read the proclamation. Napa County Volunteer Pam Chappell accepted the proclamation and provided remarks.

4. PUBLIC COMMENT:

Jim Hinton - shared frustration that there was no evening session scheduled that evening and also asked Council to consider putting modern restrooms in neighborhood parks.

Phillip - shared concerns regarding increased speeding in northern Napa. Suggested installation of speed bumps.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

Councilmember Alessio announced she would need to recuse from voting on item 5.F. and disclosed an individual conflict of interest due to her role as member on the Board of Directors for the Napa County Historical Society.

A motion was made by Councilmember Alessio, seconded by Councilmember Luros, to approve the Consent Agenda with item 5.F. pulled. The motion carried by the following vote:

Aye: 4 - Alessio, Luros, Narvaez, and Painter

Absent: 1 - Sedgley

- 5.A.** [073-2023](#) City Council Meeting Minutes
- Approved the minutes from the January 31, 2023 Special Meeting and the February 21, 2023 Regular Meeting of the City Council.**
- 5.B.** [081-2023](#) Napa County Library Commission Membership
- Appointed new member, Molly A. Adams, as the City of Napa Representative to the Napa County Library Commission for a term effective immediately and ending January 31, 2026.**
- 5.C.** [069-2023](#) Adoption of 2021 International Property Maintenance Code Standards
- Approved the second reading and final passage, and adopted Ordinance O2023-002 amending the Napa Municipal Code to add a new Chapter 15.10 "International Property Maintenance Code" with modifications and determining the actions authorized by this ordinance are exempt from CEQA.**
- Enactment No: O2023-002
- 5.D.** [070-2023](#) Safe Firearm Storage Ordinance
- Approved the second reading and final passage, and adopted Ordinance O2023-003 amending Title 9 of the Napa Municipal Code to add Chapter 9.25 Safe Firearm Storage.**
- Enactment No: O2023-003

5.E. [059-2023](#) Tyler Technologies, Inc. Contract for Energov Software Implementation

Authorized the City Manager to execute Amendment No. 4 to Agreement No. C2020-058 with Tyler Technologies, Inc. increasing the not to exceed amount by \$59,200 to add 268 additional implementation hours for a total not to exceed amount of \$1,364,512.

5.F. [076-2023](#) Community Recovery Bank - City Manager's Funding Recommendation

A motion was made by Councilmember Lueros, seconded by Councilmember Narvaez, to adopt Resolution R2021-021 approving the Community Recovery Bank Funding Recommendations from the City Manager for the Napa County Historical Society. The motion carried by the following vote:

Aye: 3 - Lueros, Narvaez, and Painter

Absent: 1 - Sedgley

Recused: 1 - Alessio

Enactment No: R2023-021

5.G. [468-2022](#) Plan Check and Inspection Services

Authorized the City Manager to execute on behalf of the City Amendment No. 3 to Agreement No. C2019 222 with 4LEAF Consulting Group, Inc., for additional plan check and inspection services in the amount of \$200,000, for a total contract amount not to exceed \$775,000 through June 30, 2024.

5.H. [058-2023](#) State Grant to the City for the Law Enforcement Specialized Units Program

Adopted Resolution R2023-022 authorizing the City Manager to execute a Grant Subaward Agreement, and any applicable amendments or related subaward documents, for the Law Enforcement Specialized Units Program Grant #LE22 06 7400 to fund services provided to survivors of domestic violence and their children from the California Office of Emergency Services, in the amount of \$203,143 with a local match from the City of \$67,715; and approving a transfer of \$67,715 from the General Fund to the Non-Recurring General Fund and increases to the Non-Recurring General Fund revenue and expenditure budgets in the total amount of \$270,858, as documented in Council Budget Amendment 3P09.

Enactment No: R2023-022

5.I. [067-2023](#) Public Safety Dispatching Services provided to the County of Napa

Authorized the Police Chief, on behalf of the city, to execute an amendment No. 8 to Agreement No. C2013-363 for Public Safety Dispatching Services between the City of Napa and the County of Napa to extend the term for two (2) additional years and increase the City's annual compensation to \$2,295,635 for fiscal year 2022-2023 and \$2,373,899 for fiscal year 2023-2024.

5.J. [063-2023](#) On-Call Land Surveying Services

Authorized the Public Works Director to execute on behalf of the City an amendment to Agreement No. C2021-032 with Chaudhary & Associates for On-Call Land Surveying Services in the increased amount of \$250,000 for a total contract amount not to exceed \$500,000 and to extend the term of the agreement to June 30, 2024.

5.K. [064-2023](#) Bike Month Napa County - May 2023

Adopted Resolution R2023-023 authorizing the Public Works Director to approve a donation of \$1,000 to Napa County Bicycle Coalition in support of Bike Month in Napa County for May 2023.

Enactment No: R2023-023

6. ADMINISTRATIVE REPORTS:

6.A. [049-2023](#) Resolution Termination of Local Emergency for COVID-19

City Manager Potter provided the staff report.

Vice Mayor Painter called for public comment; there were no requests to speak.

A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez, to adopt Resolution R2023-024 of the City Council of the City of Napa, State of California proclaiming the termination of local emergency regarding Coronavirus (COVID-19). The motion carried by the following vote:

Aye: 4 - Alessio, Luros, Narvaez, and Painter

Absent: 1 - Sedgley

Enactment No: R2023-024

6.B. [047-2023](#) Sustainability and Climate Action Program Introduction

(See supplemental document in Attachment 1)

Deborah Elliott, Management Analyst, City Manager's Office, provided the staff report.

Vice Mayor Painter called for public comment.

Chris Benz, Napa Climate Now! - spoke in support of an all-electrical reach code for new construction, and shared potential benefits of such code. Would also like to see a ban on gasoline leaf blowers and consideration of their proposed reusable food ware and waste reduction ordinance.

Dave Garti, Community Development Manager for MCE - shared resources were available to City staff and residents and MCE looked forward to being a partner with the City on it's program.

Richard Bruns - provided comments regarding water use, suggest increasing proactive communication to prepare community and council for challenges ahead.

Jim McNamara - posed question - why are streets of Napa filled with vehicles that have expired vehicle registration, and likely no able to pass smog.

Discussion was brought back to Council. Individual comments and questions ensued.

A motion was made by Councilmember Alessio, seconded by Councilmember Luros, to accept the report. The motion carried by the following vote:

Aye: 4 - Alessio, Luros, Narvaez, and Painter

Absent: 1 - Sedgley

7. PUBLIC HEARINGS:

Vice Mayor Painter called for a break at 4:54 P.M. The meeting reconvened at 4:58 P.M.

7.A. [008-2023](#) Brookfield-Napa Pipe Tentative Subdivision Map

(See supplemental document in Attachment 1)

Vice Mayor Painter opened the hearing.

Planning Manager Ricky Caperton provided the staff report.

Vice Mayor Painter called for disclosures; Councilmembers provided them.

Mandi Misasi, Director of Forward Planning from Brookfield Homes, and Alexis Lam, VP of Development of Catellus, introduced themselves, thanked Council consideration of the item, and shared that they were available to answer any questions

Vice Mayor Painter called for public comment. There were no requests to speak.

A motion was made by Councilmember Luros, seconded by Councilmember Narvaez to close public testimony. The motion carried unanimously.

Discussion was turned over to Council; brief individual comments ensued.

A motion was made by Councilmember Narvaez, seconded by Councilmember Luros, to adopt Resolution R2023-025, a resolution approving a Tentative Subdivision Map for the Napa Pipe-Brookfield Subdivision, a part of the Napa Pipe Development Plan, to subdivide Blocks 16, 19 and 22 of the Napa Pipe Development Plan into 79 single-family lots and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:

Aye: 4 - Alessio, Luros, Narvaez, and Painter

Absent: 1 - Sedgley

Enactment No: R2023-025

8. COMMENTS BY COUNCIL OR CITY MANAGER: None.

9. ADJOURNMENT: 5:13 P.M.

Submitted by:

Tiffany Carranza, City Clerk

ATTACHMENT 1

**SUPPLEMENTAL REPORTS &
COMMUNICATIONS Office of the City Clerk**

**City Council of the City of Napa
Regular Meeting**

March 7, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

6. ADMINISTRATIVE REPORTS:

6.B. Sustainability and Climate Action Program Introduction

- PowerPoint presentation from City Staff.

7. PUBLIC HEARINGS:

7.A. Brookfield-Napa Pipe Tentative Subdivision Map

- PowerPoint presentation from City Staff.



Sustainability & Climate Action Program Introduction

March 7, 2023

Agenda

- Climate Action Definitions
- History of City of Napa Action
- Climate Action Committee Update
- Regional Climate Action Planning
- Proposed Near-Term Actions
- Proposed Long-Term Actions
- Grant Opportunities



Definitions

Climate Action

Efforts to reduce greenhouse gas emissions and strengthen resilience and adaptive capacity to climate-induced impacts

Sustainability

Balancing the needs of the present without compromising the ability of future generations to meet their own needs

Adaptation

Adjusting to actual or expected future climate. The goal is to reduce our vulnerability to the harmful effects of climate change

Resilience

A capability to anticipate, prepare for, respond to, and recover from significant multi-hazard threats with minimum damage to social well-being, the economy, and the environment

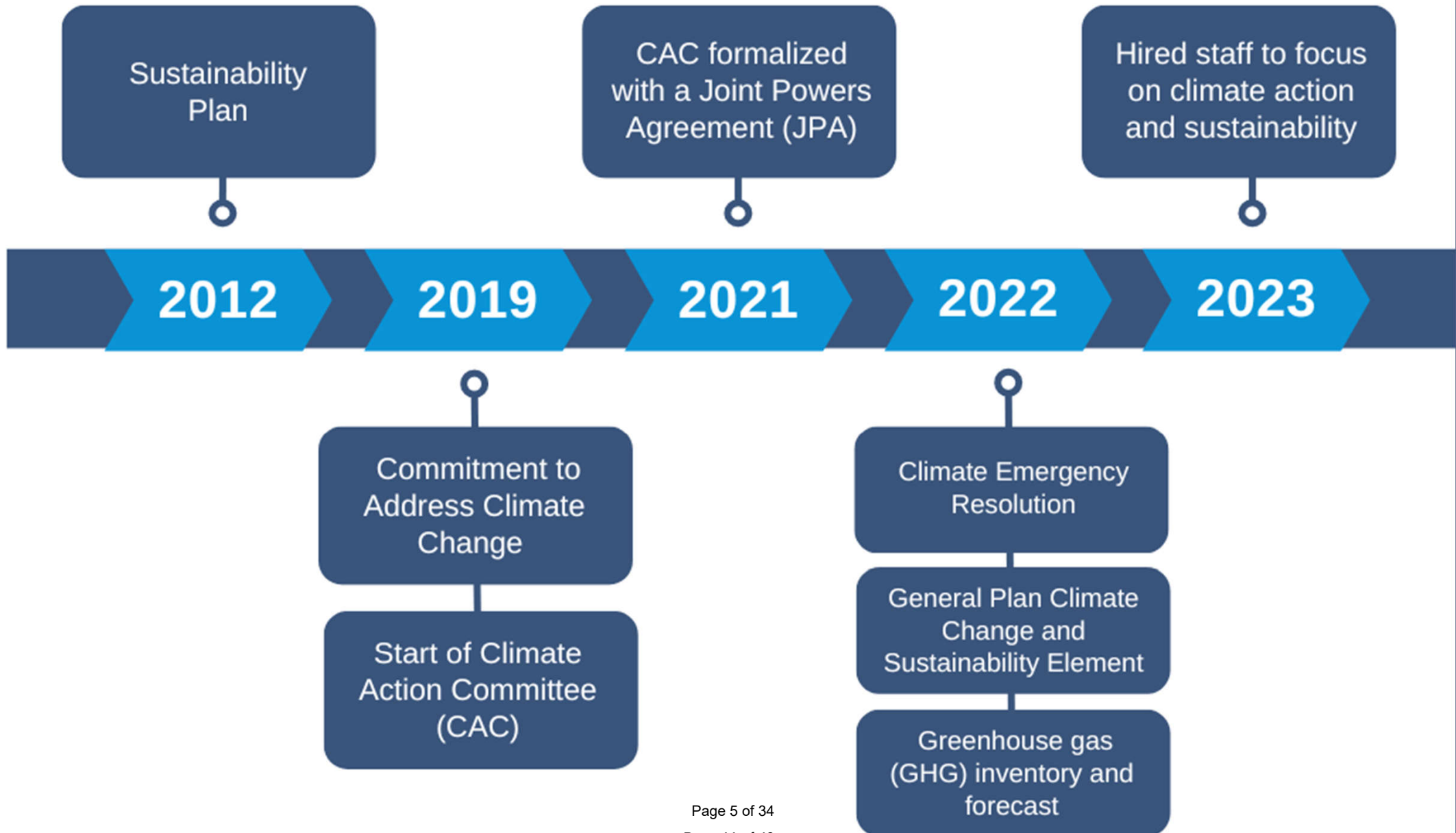
Climate Equity

The goal of recognizing and addressing the unequal burdens made worse by climate change, while ensuring that all people share the benefits of climate protection efforts

Sources: www.un.org, www.cityofnapa.org, www.epa.gov

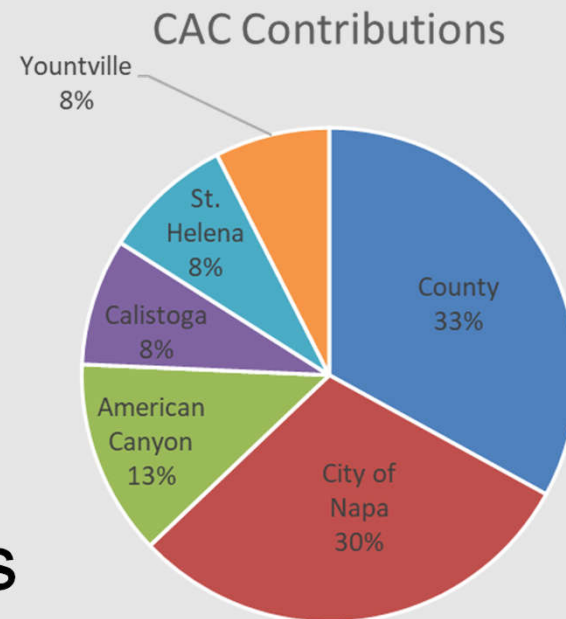


History of City Action



CLIMATE ACTION COMMITTEE (CAC)

- Began meeting informally in 2019
- Formalized in 2021 with a Joint Powers Agreement (JPA) and bylaws
- Represented by two elected officials from each of the six jurisdictions
- Staffed by Napa County
- The purpose of the CAC is to act as a collaborative framework to reduce greenhouse gas emissions and limit future adverse effects of climate change

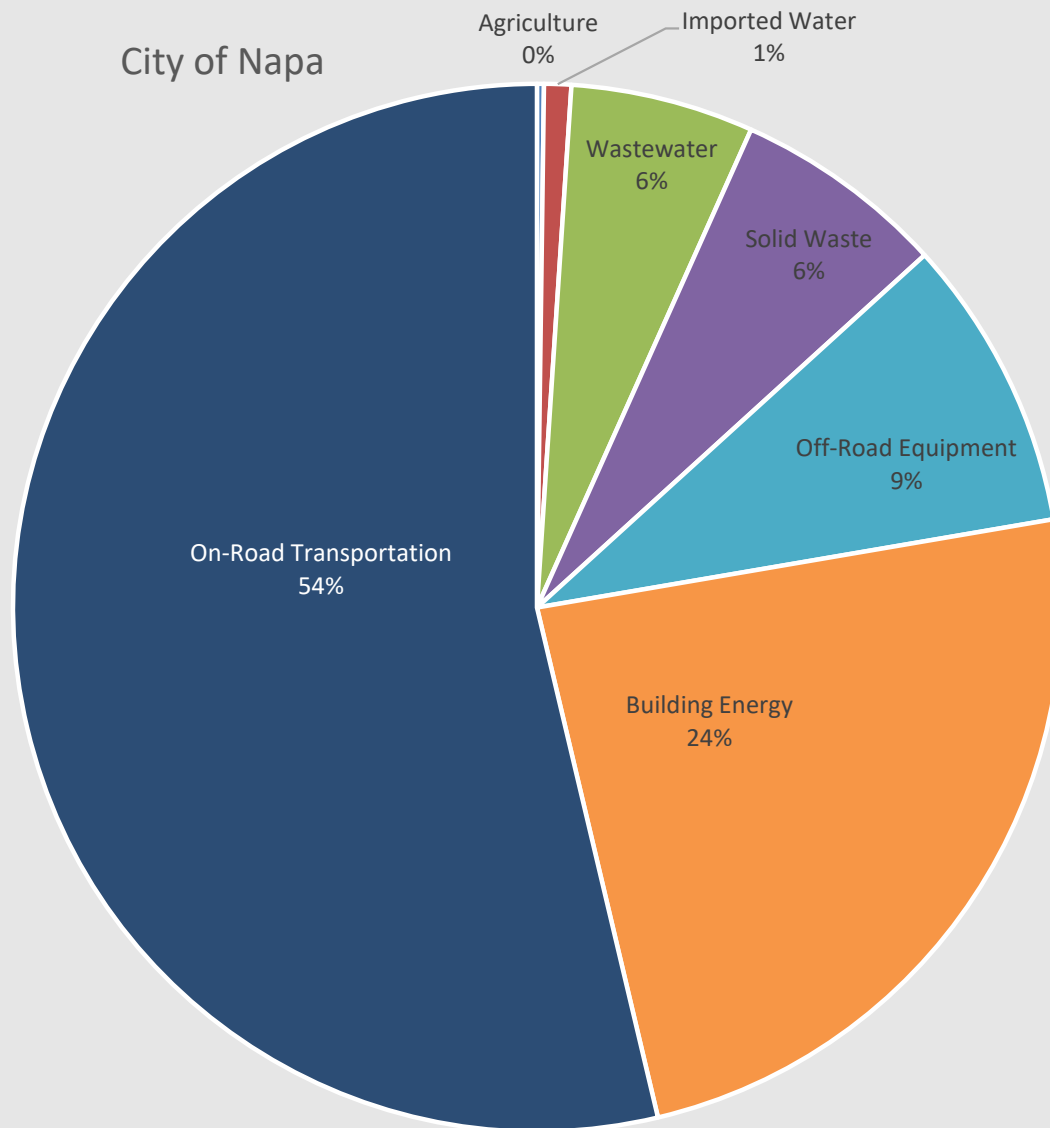


CLIMATE ACTION COMMITTEE (CAC)

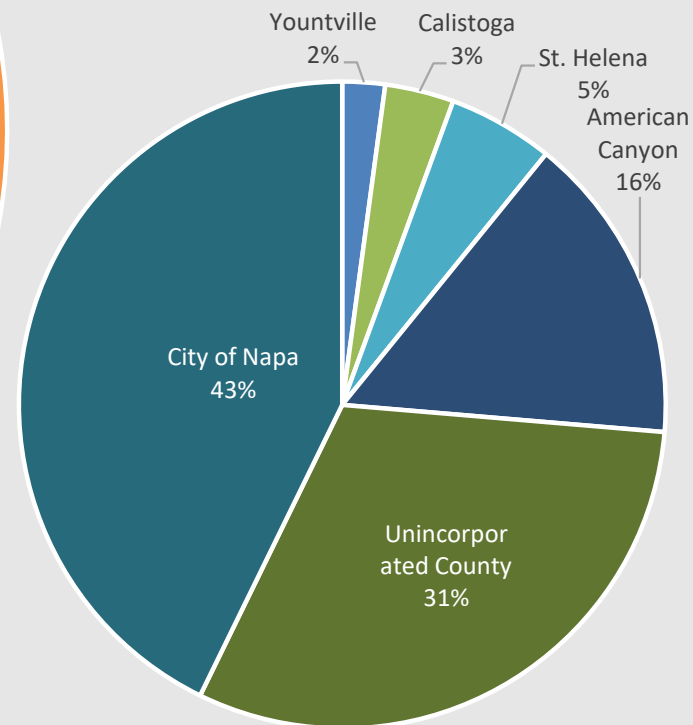
- Received a grant from the Bay Area Air Quality Management District in 2021
- Completed a regional greenhouse gas (GHG) inventory and forecast in 2022
- Carbon sequestration analysis and memo on short-lived climate pollutants are in process
- Continued discussions on a Regional Climate Action Plan
- The County and RCD are applying for a planning grant to develop a Regional Climate Action & Adaptation Plan



GHG INVENTORY RESULTS



City of Napa GHG Sectors



Regional Emissions

2019 Napa County Regional Greenhouse Gas Inventory by Jurisdiction and Sector (MTCO₂e/year)

Emissions Sector	American Canyon	Calistoga	Napa	St. Helena	Yountville	Unincorporated County	Total
On-Road Transportation	91,830	17,184	280,533	30,661	12,404	40,063	472,677
Building Energy	53,431	14,450	125,346	16,766	8,532	61,068	279,592
Solid Waste	25,938	4,981	34,236	5,676	2,601	125,429	198,862
Off-Road Equipment	8,998	2,880	47,238	4,502	1,328	50,602	115,548
Agriculture	154	274	1,086	4,415	75	97,378	103,381
Wastewater	7,822	1,994	29,542	2,270	1,040	3,191	45,858
Imported Water	983	229	4,383	285	65	-	5,943
Total	189,156	41,990	522,363	64,575	26,047	377,731	1,221,861
Emissions per capita	9.0	7.9	6.6	10.6	9.3	15.1	8.8
Emissions per SP	7.0	5.1	4.0	5.4	6.7	6.8	5.2
Transportation Emissions per capita	2.5	2.7	1.6	2.8	3.1	2.4	2.0

Notes: MTCO₂e/year = metric tons of carbon dioxide equivalent per year. SP = service population (population + jobs).
Source: Prepared by Ascent Environmental in 2022.



Near-Term GHG Reduction Opportunities

On-Road Transportation

- Work with Public Works to research and apply for Federal funding to add electric vehicle (EV) charging stations at the Corporation Yard
- Assess opportunities for EV charging at other City of Napa facilities (public and/or fleet)
- Work with Community Development Department to research opportunities to restrict expansion of gas stations and drive through restaurants

Building Energy

- Analyze opportunities for an electrification reach code for new construction and begin stakeholder outreach
- Promote incentives and educational opportunities for energy efficiency and electrification (regional, State, Federal)
- Work with partners (MCE Clean Energy, Bay Area Regional Energy Network (BayREN) and the CAC to explore opportunities for improved stakeholder access to information

Off-Road Vehicles

- Promote Education and Incentives for gas powered garden equipment
- Transition City of Napa landscaping equipment to electric where feasible

Solid Waste

- Support the Utilities Department with two projects: (1) dry anaerobic digestion to renewable biofuel for use by refuse and recycling vehicles and (2) biomass gasification plant to produce renewable energy to run City's recycling & composting facility as well as for sale back to the power grid and create biochar.
- Review the City's Sustainable Purchasing Policy and update it as needed.

General

- Napa County Climate Challenge website
- Climate action education and outreach to stakeholders



Long-Term Opportunities

Carbon Sequestration

- Receive Report from CAC and support the Parks & Recreation Department once they complete their Urban Forestry Master Plan

Regional Climate Action Planning

- Continue to work with CAC and local jurisdictions

Compostable Foodware

- Continue to research compostable foodware opportunities

Reduce Vehicle Miles Traveled

- Work with City Departments, local and regional agencies and local stakeholders on ways to reduce vehicle miles traveled.

Inter-Department Collaboration

- Continue to work with City Departments and stakeholders to identify opportunities for climate action



Grants

Applied to host a California Climate Action Corps Fellow to mobilize the community through volunteer engagement, climate action, and education (Sept 2023-August 2024)

Submitting a Congressionally Directed Spending Request for fleet EV Charging at the Corporation yard

Applying for a Federal Energy Efficiency and Conservation Block Grant Program voucher

Supporting Napa County/Napa RCD's application for the Adaptation Planning Grant Program to create a Regional Climate Action & Adaptation Plan

The City dispersed funding to multiple organizations through the Community Recovery Bank for projects focused on climate action activities

Staff will continue to identify funding opportunities through Federal, State and regional channels



Questions

- Does the City Council have input or questions on the short-term or long-term climate actions?
- Does the City Council support having the Climate Action Committee pursue grants, and develop a scope of work and budget to prepare a Regional Climate Action Plan?





Napa Pipe Brookfield Subdivision (PL22-0055)

March 7, 2023

Topics

- Napa Pipe Overview
- Development Agreement
- Project Overview
- Project Location
- Development Standards for Tentative Map
- CEQA
- Planning Commission Meeting
- Summary
- Recommendation

“Napa Pipe” Overview

- 2013: County of Napa certified Environmental Impact Report
- 2014/2015: County of Napa approved a Master Tentative Map, Development Plan, Design Guidelines, and Development Agreement
- 2015: 109-acres [entire east and portions of west] of Napa Pipe site annexed to the City of Napa
- 2018: Applicant request modifications to the project requiring amendments to the Master Tentative Map, Development Plan, Design Guidelines, and Development Agreement
 - Changes mostly related to shifting more of the residential from the 63-acre portion west of the railroad tracks to the 91-acre portion east of the tracks
- 2020: 49-acres [remaining portions] of Napa Pipe site annexed to the City of Napa
- 2022: Site preparation begins (i.e. utilities & grading)
- 2023: First residential project for consideration
 - Planning Commission: February 2, 2023
 - City Council: March 7, 2023 (today)

“Napa Pipe” Overview

- 154-acre site developed in two phases
 - Phase 1: 91-acre (east) site
 - Phase 2: 63-acre (west) site
- **Phase 1** includes the following:
 - 350 moderate and market-rate residential units
 - 70 very-low and low-income residential units
 - Approx. 90,000 square feet of office space
 - Approx. 75,000 square feet of warehouse space
 - A membership-based retail store (i.e. Costco)
- **Phase 2** includes the following:
 - 455 moderate and market-rate residential units
 - 70 very-low and low-income residential units
 - Approx. 40,000 square feet of ground-floor neighborhood serving retail
 - Approx. 150 room hotel
 - Congregate care facility

Development Agreement

- Current version of Development Agreement approved (recorded) 2020, and limits scope of review to procedures set forth in the agreement
- Per Exhibit F of the approved Development Agreement, Design Review “...shall be submitted to the Director.” “...Director will review the application as expeditiously as practicable.”
- PL22-0100 for the home designs was approved by the Community Development Director on November 18, 2022, and therefore not part of the consideration for PL22-0055 per the Development Agreement
- Per the Development Agreement “The City shall not disapprove, require changes from or impose conditions inconsistent with Project Approvals it has previously approved.”
 - In other words, the design guidelines and development plan were previously approved, and the Director has determined the home designs were consistent with adopted Napa Pipe Guidelines .

Project Overview

- First residential project of Napa Pipe
- Project is requesting approval of a tentative subdivision map for the development of 79 single-family parcels within Blocks 16, 19, & 22 of the Napa Pipe Development Plan
 - Block 16: 28 parcels
 - Block 19: 28 parcels
 - Block 22: 23 parcels
- The proposed map **is consistent** with the approved Napa Pipe Development Plan and Design Guidelines as it relates to lot configuration and size

Location



= Project Site
(approx. 154 acres)



= Phase 1 (east)
(approx. 91 acres)



= Phase 2 (west)
(approx. 63 acres)



= Blocks 16, 19, & 22
(Proposed Project)

Proposed Block Capacity

Napa Pipe Block Capacity		
Napa Pipe Development Plan, by block	Napa Pipe DP Assumed Unit Count	Brookfield Proposed Unit Count
Block 16	24	28
Block 19	24	28
Block 22	21	24
Total	69	79

Napa Pipe Development Plan assumed unit counts, however, some variation in unit count per block was anticipated. Total unit count of 945 residential units would not be exceeded.

Napa Pipe Development Standards

	Development Standard	Proposed
Lot Area	1,400 sq. ft. to 3,900 sq. ft.	2,780 to 3,235
Lot Coverage	63% max.	53% to 63%
Setbacks	- Front: 6' min. to 15' max. facing street - Side (Std. Lots): 3' min. to 10' max. - Side (End Lots): 5' min. to 10' max. - Rear: 5' max. facing shared driveway	Front: 6' to 7' Side: 3' to 5' Rear: 3'
Lot Frontage	20' min.	40' min
Height	40' max. main building 25' max for garage 3 habitable floors max	24'-11" (2-story) max. 34'-10" (3-story) max.
Parking	2 spaces per unit + 1 space per 4 units	158 garage spaces total 79 on-street guest spaces 7 off-street guest spaces

CEQA

In January 2020, the City of Napa adopted an addendum to the original EIR that evaluated the updated Napa Pipe Development Plan and associated documents. The development of property proposed by this tentative map is within the scope of analysis evaluated by the certified EIR and the addenda; thus, no further environmental review is necessary.

Planning Commission Meeting

- At its regularly scheduled hearing, the Napa Planning Commission unanimously recommended approval of the project in a 5-0 vote
- Planning Commission discussion related to general questions and comments
- Other than the applicant and their team, no members of the public spoke regarding the project

Summary

- Proposed Tentative Map complies with the development standards of the Napa Pipe Development Plan and Design Guidelines as it relates to lot sizes and configuration, and therefore **is consistent** with the approved Development Agreement, Development Plan, and Design Guidelines
- Because it is consistent and therefore analyzed under prior CEQA analysis, no further CEQA is required

City Council Actions

Staff and Planning Commission recommends that the City Council adopt a resolution:

- (1) approving a Tentative Subdivision Map for the Napa Pipe-Brookfield Subdivision; and
- (2) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.



End of Presentation

Land Use & Zoning



General Plan:

Napa Pipe- Mixed Use

Zoning: NP-MUR-W:AC

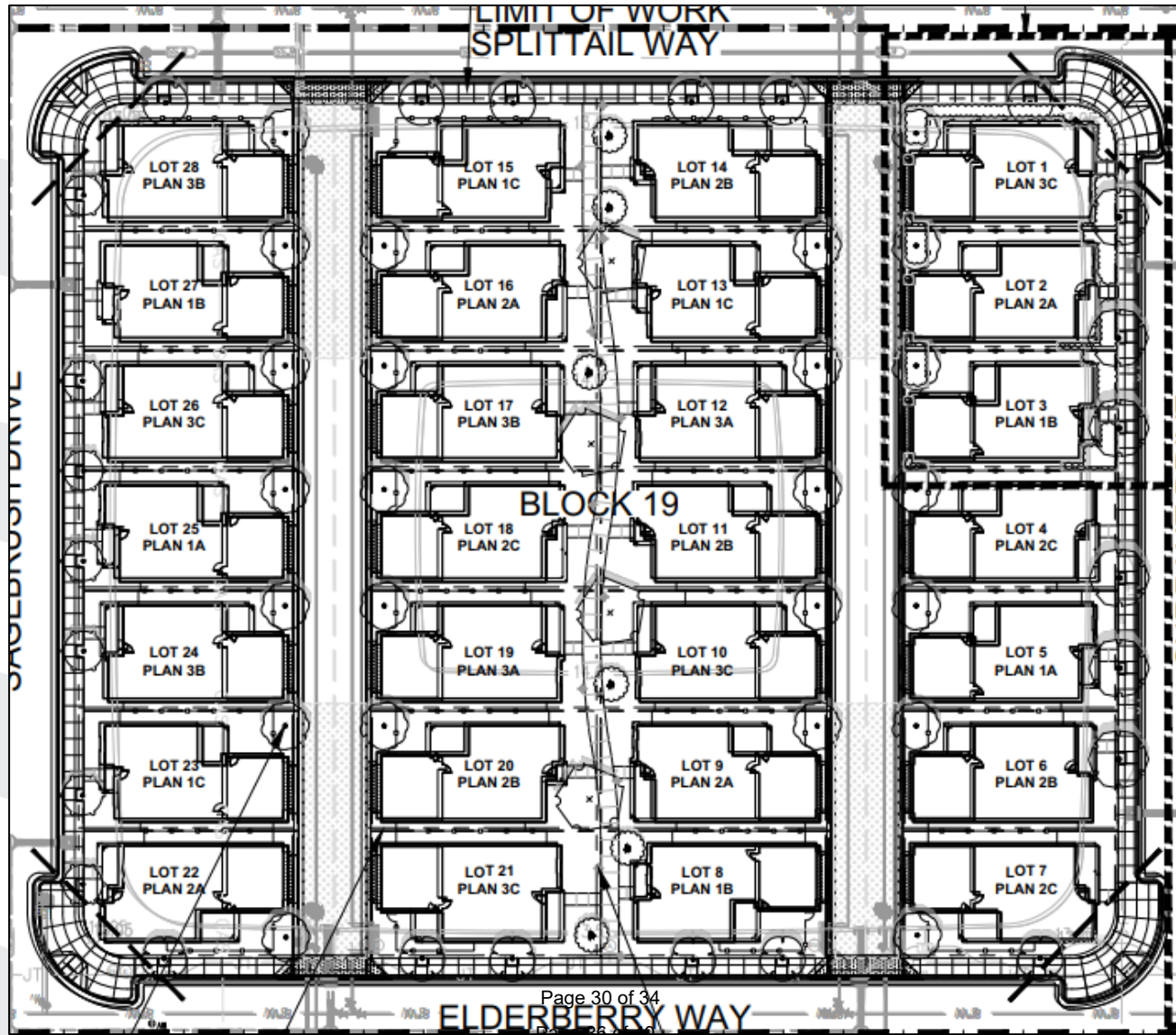
(Napa Pipe- Mixed Use Residential-
Waterfront: Airport Compatibility)

Proposed Tentative Map

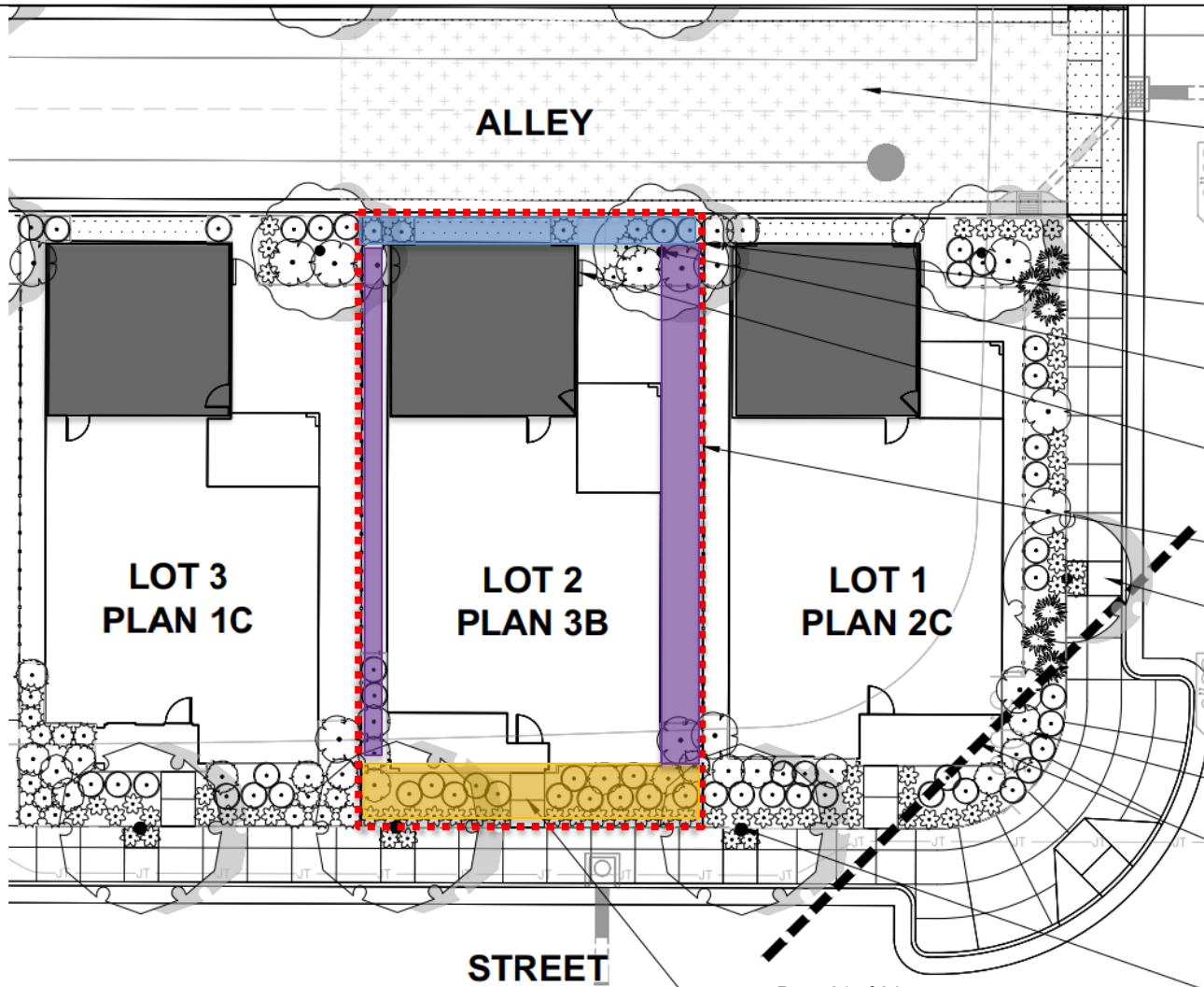


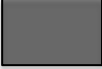
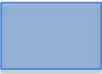
-  = On-Site Circulation
 - 25' wide shared driveways (alleys)
 - Private circulation network
-  = Landscaped walkways
-  = Park (approx. 7,900 sq. ft.)

Typical Lots

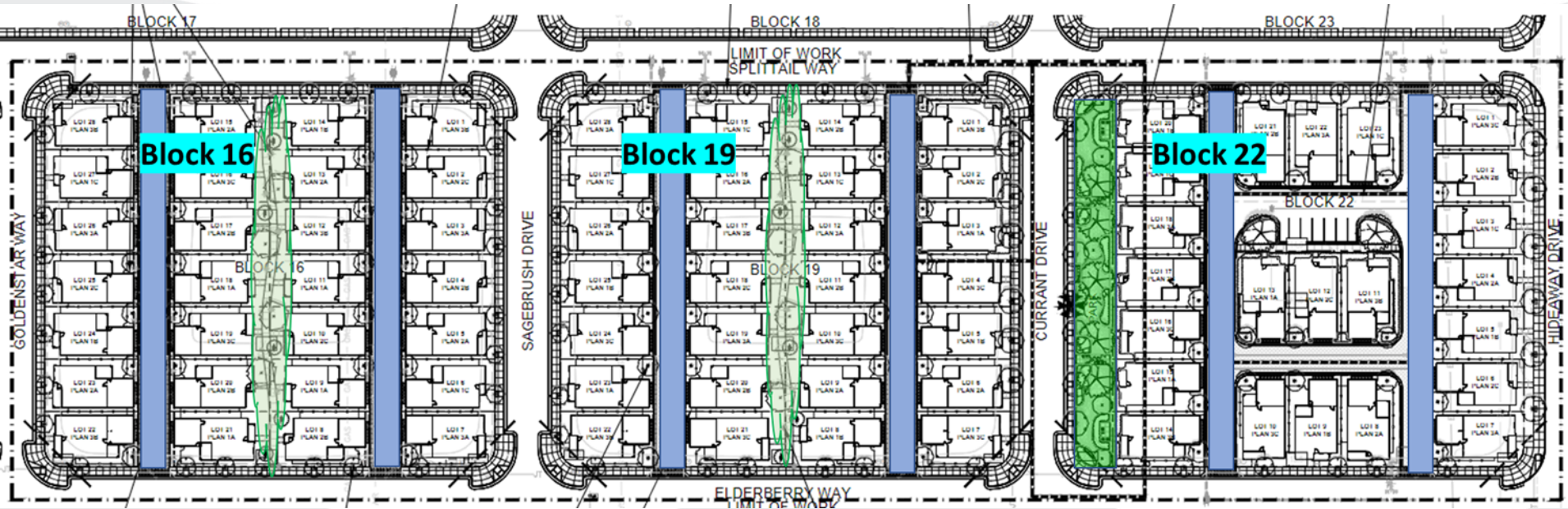


Typical Lots



-  = 2-car garage
-  = Typical lot
 - App. 40 ft. x 72 ft.
-  = Front Setback
 - Typ. 7 ft.
 - Min. 6 ft.
-  = Side Setback
 - Typ. 3 ft. to 5 ft.
 - Min. 3 ft.
 - Max. 10 ft.
-  = Rear Setback
 - Typ. 3 ft.
 - Max. 5 ft.

Napa Pipe: Brookfield Proposed Tentative Map



Napa Pipe: Brookfield Land Use Plan



Napa Pipe: Brookfield Subdivision & Design Review Analysis

As conditioned the proposed tentative map:

- Meets development standards in the Napa Pipe Design Guidelines.
- Attains policy goals of the 1998 General Plan
- Follows the necessary standards of the Napa Pipe Development Plan.
- Meets the applicable requirements of the Development Agreement