



## **REGULAR MEETING AGENDA FOR THE CITY COUNCIL OF THE CITY OF NAPA**

**Tuesday, March 18, 2025**

**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

**City Hall Council Chambers**

*955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)*

### **CITY COUNCIL OF THE CITY OF NAPA**

*Mayor Scott Sedgley  
Vice Mayor Mary Luros  
Councilmember Chris DeNatale  
Councilmember Bernie Narvaez  
Councilmember Beth Painter*

See last pages of agenda for information regarding meeting procedures  
Vea las últimas páginas de esta agenda para información sobre juntas del poder legislativo

**3:30 P.M. AFTERNOON SESSION****1. CALL TO ORDER:****1.A. Roll Call:****2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****3. SPECIAL PRESENTATIONS:****3.A. [104-2025](#) Women's History Month**

**Recommendation:** Proclaim March as Women's History Month.

**Attachments:** [ATCH 1 - Proclamation](#)

**3.B. [105-2025](#) Cesar Chavez Day**

**Recommendation:** Proclaim March 31st as Cesar Chavez Day.

**Attachments:** [ATCH 1 - Proclamation](#)

**4. PUBLIC COMMENT:****5. CONSENT CALENDAR:****5.A. [103-2025](#) City Council Meeting Minutes**

**Recommendation:** Approve the minutes from the March 4, 2025 Regular Meeting of the City Council.

**Attachments:** [ATCH 1 - March 4, 2025 Draft Regular Meeting Minutes](#)

**5.B. [075-2025](#) Amendment to Homeless Outreach Services Agreement**

**Recommendation:** Approve and authorize the City Manager to execute on behalf of the City Amendment No. 1 to Agreement C2024-639 with Abode Services for additional support for clients exiting homelessness in the increased amount of \$100,000 for a total contract amount not to exceed \$923,099 for the term July 1, 2024 to June 30, 2025.

**5.C. [076-2025](#) Emergency Declaration for 36-inch Asbestos Cement Water Transmission Main Replacement**

**Recommendation:** Determine there is a need to continue the emergency action to execute and implement contracts for the construction to replace up to 11,000 linear feet of 36-inch asbestos cement transmission main.

- 5.D. [094-2025](#) **Bike Month Napa County - May 2025**
- Recommendation:** Adopt a resolution 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 2025.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.E. [095-2025](#) **Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge**
- Recommendation:** Determine there is a need to continue the emergency action to execute and implement a contract for the design, permitting, and construction to stabilize the creek bank and adjacent roadway for Browns Valley Creek at Tall Grass Drive, and determine that the actions authorized by this item are exempt from CEQA.
- 5.F. [117-2025](#) **Browns Valley Road Water Main Installation Project and Opportunity to Include Additional Paving Work**
- Recommendation:** Adopt a resolution (1) authorizing the Utilities Director to approve additional change orders up to \$600,000 (for a total amount up to \$1,192,859) on the Browns Valley Road Water Main Installation Project, for a total contract amount not to exceed \$4,150,000; and (2) determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
- 6. ADMINISTRATIVE REPORTS:**
- 6.A. [039-2025](#) **2024 Housing Element Annual Progress Report**
- Recommendation:** Accept the 2024 Housing Element Annual Progress Report and authorize Staff to file the report with the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research.
- Attachments:** [ATCH 1 - 2024 Housing Element Annual Progress Report](#)
- 6.B. [040-2025](#) **2024 General Plan Annual Progress Report**
- Recommendation:** Accept the 2024 General Plan Annual Progress Report and authorize Staff to file the report with the California Department of Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research.
- Attachments:** [ATCH 1 - 2024 General Plan Annual Progress Report](#)

- 6.C. [091-2025](#) **Local Responsibility Area Fire Hazard Severity Zones Update**
- Recommendation:** Receive a report on the Local Responsibility Area Fire Hazard Severity Zones
- Attachments:** [ATCH 1 – Link to Fire Hazard Severity Zoner Viewer](#)  
[ATCH 2 – Fire Hazard Severity Zones Local Responsibility Area Factsheet](#)
- 6.D. [107-2025](#) **3875 Jefferson Street Surplus Land Act Exemption and Exclusive Negotiating Agreement**
- Recommendation:** 1) Adopt a resolution declaring 3875 Jefferson Street exempt surplus land in accordance with the Surplus Land Act; and  
2) Adopt a resolution authorizing the City Manager or their designee to negotiate and enter into an Exclusive Negotiating Agreement with Nova Domus Development, LLC for the development of an affordable housing project at 3875 Jefferson Street and authorizing a predevelopment loan in the amount of \$250,000 as documented in Budget Adjustment 78P09
- Attachments:** [ATCH 1- Resolution](#)  
[EX A - Legal Description](#)  
[ATCH 2 - Resolution](#)  
[EX A - Budget Adjustment 78P09](#)
- 6.E. [109-2025](#) **Compensation and Benefits for City Executive Staff; and Compensation and Benefits for the Police Chief**
- Recommendation:** (1) Adopt a resolution approving revisions to the compensation and benefits for City Executive Staff.  
(2) Adopt a resolution approving the compensation and benefits for the Police Chief.
- Attachments:** [ATCH 1 - Resolution \(Executive Staff\)](#)  
[EX A - Executive Staff Compensation and Benefit Summary](#)  
[EX B - Executive Staff Salary Table](#)  
[ATCH 2 - Resolution \(Police Chief\)](#)  
[EX A - Police Chief Compensation and Benefits Summary](#)  
[EX B - Police Chief Salary Table](#)
- 6.F. [499-2024](#) **Climate Action Update and Discussion of Next Steps**
- Recommendation:** Receive a presentation on the City of Napa's progress on climate action, an update on the Countywide Climate Action Committee activities, as well as potential future actions, and provide input to staff on next steps.

**7. CONSENT HEARINGS:**

- 7.A. [462-2024](#) **Government Tort Claims and Worker's Compensation**
- Recommendation:** Approve first reading and introduction of an ordinance rescinding R2008-80 and R2019-076, and amending Napa Municipal Code Chapter 2.104, Modifying the Current Delegation of Authority to Settle Government Tort Claims and Workers' Compensation Claims, and Delegating the Submittal of Employer Generated Industrial Disability Applications.
- Attachments:** [ATCH 1 - Ordinance](#)  
[EX A - Resolution R2008-80](#)  
[EX B - Resolution R2019-076](#)

**8. COMMENTS BY COUNCIL OR CITY MANAGER:**

**9 CLOSED SESSION:**

- 9A. [038-2025](#) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**  
Property: Harvest Middle School, 2449 Old Sonoma Road,  
Napa, CA 94558  
City Agency Negotiator: Steve Potter, Liz Habkirk, Julie  
Lucido, Breyana Brandt, Raj Prasad, Molly Rattigan  
Negotiating Parties: City of Napa and Napa Valley Unified  
School District  
Under Negotiation: Price and Terms of Payment
- 9B. [108-2025](#) **CONFERENCE WITH LEGAL COUNSEL – EXISTING  
LITIGATION**  
Pursuant to Government Code Section 54956.9(d)(1)  
Elia v. City of Napa, et al.  
Napa County Superior Court Case No. 22CV001127

**CITY COUNCIL RECESS**

**6:30 P.M. EVENING SESSION**

**10. CALL TO ORDER:**

**10.A. Roll Call:**

**11. PLEDGE OF ALLEGIANCE:**

**12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

**13. PUBLIC COMMENT:**

**14. ADMINISTRATIVE REPORTS:****14.A. [081-2025](#) Glamping Zoning Text Amendment**

**Recommendation:** Staff requests the City Council take one of the following actions following the close of the public hearing for the Glamping Zoning Text Amendment on February 18, 2025:

(1) Provide guidance on continued discussions with the Applicant and direct staff to take the appropriate steps to return with a revised project proposal to the Planning Commission/City Council at a future date; or

(2) Adopt a Resolution denying an application for a Zoning Text Amendment, Use Permit, and Design Review Permit for a glamping campground on the west side of Silverado Trail between Hagen Road and Stonecrest Drive (APN 052-010-011) and finding the actions authorized by this resolution to be exempt from CEQA.

**Attachments:** [ATCH 1 - Resolution - Denial](#)  
[ATCH 2 - Administrative Staff Report CC 2-18-2025](#)  
[ATCH 3 - Meeting Minutes 2-18-2025](#)  
[ATCH 4 - Letter from Applicant](#)

**14.B. [007-2025](#) Fiscal Year 2024/25 Mid-Year Report**

**Recommendation:** Adopt a resolution amending the City Staffing Plan; amending the City Capital improvement Project Plan, and approving revenue and expenditure budget updates to the FY 2024/25 Adopted Budget, as documented in Council Budget Amendment 130P9 as part of the FY 2024/25 Mid-Year Report.

**Attachments:** [ATCH 1 - Resolution](#)  
[EX A - Council Budget Amendment No 130P9](#)  
[ATCH 2 - Mid-Year Report, Fiscal Year 2024/25](#)

**15. REPORT ACTION TAKEN IN CLOSED SESSION:****16. COMMENTS BY COUNCIL OR CITY MANAGER:****17. ADJOURNMENT:**

The next regularly scheduled meeting for the City Council of the City of Napa is April 1, 2025.

I hereby certify that the agenda for the above stated meeting was posted at a location freely accessible to members of the public at City Hall, 955 School Street, on Thursday, March 13, 2025 at 5:00 p.m.

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Tiffany Carranza, City Clerk

**GENERAL PROCEDURES FOR CITY COUNCIL MEETINGS****MEETING DATES:**

The City Council meets regularly on the first and third Tuesday of each month; and additional meetings may be scheduled as needed.

**INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:**

Information and documents related to this meeting are available on the City's website at [www.cityofnapa.org](http://www.cityofnapa.org); or by contacting the City Clerk by email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org), by calling (707) 257-9503, or in person at 955 School Street, Napa. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports and Communications," and are available for public inspection.

**CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:**

The City of Napa offers its public programs, services, and meetings in a manner that is reasonably accessible to everyone, including individuals with disabilities. The City complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or if you need any special assistance to participate in this meeting, contact the City Clerk at (707) 257-9503 or email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org). For TTY/ Speech to Speech users, dial 7 1 1 for the California Relay Service, for text to speech, speech to speech, and Spanish language services 24 hours a day, 7 days a week.

In making any request to the City for assistance, please provide as much advance notice as feasible, at least 48-hours prior to the meeting.

**TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:**

Esta agenda identifica los asuntos que serán considerados para la acción de un cuerpo legislativo de la Ciudad en la fecha, hora y lugar que se muestran en la primera página. Todas las juntas del cuerpo legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el cuerpo legislativo.

Si solicita ayuda para traducir del inglés al español esta agenda o información relacionada, comuníquese con la Secretaria de la Ciudad al 707-257-9503 o por correo electrónico a [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org). Para una solicitud de asistencia, favor de avisar con al menos 48 horas de anticipación.

**RULES OF ORDER FOR THE CONDUCT OF CITY COUNCIL MEETINGS:**

The City Council conducts its meetings in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Rules of Order (Council Policy Resolution 19, R2016-6). Members of the public are expected to conduct themselves with courtesy and respect and comply with the Rules of Order.

**PROCEDURES TO DIRECTLY ADDRESS THE CITY COUNCIL:**

Any member of the public may directly address the Council regarding any matter identified on the agenda. Regular meeting agendas will include an agenda item for "Public Comment". Each speaker is requested to submit a speaker card or request to speak before the item is called to be addressed by Council (for Public Comment, Consent Calendar, Administrative Reports, Consent Hearings, or Public Hearings). Speaker cards are used to promote efficient and orderly progress of the meeting; however, a card is not required if the speaker otherwise makes a clear and timely request to address the Council. Information on Speaker cards is subject to public disclosure under the California Public Records Act.

Speakers should direct comments to Mayor and Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified. For each item, speaking time is limited to no more than three minutes per person, unless otherwise specified for hearings and appeals, or at the discretion of the Mayor or City Council to address special circumstances. The Mayor may modify (increase or decrease) any time requirements for any speaker, or change the order of the items on the agenda, in accordance with the Rules of Order in order to facilitate the efficient and fair conduct of the meeting. This may include moving all or a portion of the Public Comment portion of the agenda to the end of the meeting (see Council Policy Resolution 19, R2016-6 section 6.1.4).

**PUBLIC COMMENT:**

During each regular meeting, the public may directly address the City Council on any matter within the Council's subject matter jurisdiction, including any matter that is not on the agenda. However, State law strictly limits the Council's authority to respond at the meeting to any matter that is not on the agenda.

**CONSENT CALENDAR:**

Items on the Consent Calendar are considered routine and may be approved by a single vote of the City Council.

**ADMINISTRATIVE REPORTS:**

Items on the Administrative Reports portion of the agenda will include a staff report and an opportunity for the public to address the City Council, but they do not require a formal public hearing prior to City Council taking the identified action.

**CONSENT HEARINGS:**

Items on the Consent Hearing portion of the agenda are considered routine and may be approved by a single vote of the City Council; however, any member of the public or City Council may remove an item for consideration during the Public Hearing portion of the agenda.

**PUBLIC HEARINGS:**

During any public hearing (which includes any appeal hearing), an opportunity will be provided for public testimony when any person may directly address the City Council. Applicants (or appellants) are allowed 10 minutes to present testimony at the beginning of the public hearing, and if needed, 5 minutes to present rebuttal at the end of the public testimony. All other speakers will be limited to times established by the Mayor under the Procedures to Directly Address the City Council (above).

**CLOSED SESSION:**

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

**CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:**

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.

**\*\* Notice of Meeting Procedures \*\*****ATTENDING THE MEETING IN PERSON**

Members of the public may participate in the City Council meeting by attending in-person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559.

**PROVIDING SUPPLEMENTAL WRITTEN COMMENTS**

Any member of the public may provide supplemental written comments to the City Council before or during the meeting, and those supplemental written comments will be made a part of the written record in accordance with the Council's Rules of Order and Procedures (R2016-6).

Supplemental written comments may be submitted to the City Clerk via email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org), via mail to ATTN: City Clerk, 955 School Street, Napa, CA 94559, via fax at (707) 257-9534, or dropped off in person at the City Clerk's Office located at City Hall. If you are commenting on a particular item on the agenda, please identify the agenda item number and letter. Please be aware that any public comments received that do not specify a particular agenda item number will be entered into the record under the general public comment portion of the agenda.

**VIEWING THE MEETING LIVE**

All members of the public are invited to view the meeting live (a) in person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559, (b) on local cable TV Channel 28; or (c) live-streamed on the City of Napa's website at [www.cityofnapa.org](http://www.cityofnapa.org) (see: <https://napacity.legistar.com/Calendar.aspx> ; and click on the "In Progress" button).

**VIEWING ARCHIVED WEBCASTS OF PAST MEETINGS**

Members of the public may access past City meetings at any time by going to <https://napacity.legistar.com/Calendar.aspx>; which includes an indexed listing of past meetings, including supporting documents, minutes, and video.