



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, June 6, 2023

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:45 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Alessio, Councilmember Luros, Councilmember Narvaez, Vice Mayor Painter, and Mayor Sedgley

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced that staff had asked to pull items 5.U. and 5.W. from consideration that afternoon; both items would be returning at a future meeting.

Additionally, she announced the following supplemental documents:

Items 3.A. and 3.B: Email from Elizabeth Mercer.

Item 4: Four emails from Jarvis Peay.

Item 6.B.:

- Emails from Lola Ellwein.
- City staff response to Lola Ellwein's comments.

Item 7.A.

- PowerPoint Presentation from City Staff.
- Email from Slow Down Napa.

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

3. SPECIAL PRESENTATIONS:

(See supplemental document in Attachment 1)

3.A. [107-2023](#) Pride Month

Mayor Sedgley and members of Council read the proclamation. Bailie, Director of Training and Technical Assistance, and Solicia Aguilar, Director, LGBTQ Connection, accepted the proclamation and provided remarks.

3.B. [119-2023](#) Proclamation in Celebration of Juneteenth Holiday

Mayor Sedgley and members of Council read the proclamation. JT Thompson and Stephen Corley, People B4 Policy, accepted the proclamation and provided remarks.

Michael Walker, Napa resident, City of Napa employee and member of the City's Diversity, Equity and Inclusion (DEI) Committee, provided remarks thanking Mayor and Councilmembers for both recognitions, and highlighted the committee's efforts.

4. PUBLIC COMMENT: None.

(See supplemental documents in Attachment 1)

5. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Councilmember Luros, seconded by Councilmember Narvaez, to approve the Consent Agenda with items 5.U. and 5.W. pulled from the agenda, and item 5.I. pulled for discussion. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

5.A. [208-2023](#) City Council Meeting Minutes

Approved the minutes from the May 16, 2023 Regular Meeting of the City Council.

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- 5.B.** [205-2023](#) Regulations for Interruptible Surplus Agricultural Water Service, Water for Temporary Purposes, Water Conservation, and Water Shortage
- Approved the second reading and final passage, and adopted Ordinance O2023-007 amending Napa Municipal Code Section 13.04.050 (from “Metered Rates for Interruptible Surplus Agricultural Water Service” to “Interruptible Surplus Agricultural Water Service”), Section 13.04.350 (from “Water for Construction Purposes” to “Water for Temporary Purposes”), Chapter 13.09 (from “Permanent Water Conservation Regulations” to “Water Conservation Regulations”), and Chapter 13.10 (from “Moderate Water Shortage Regulations” to “Water Shortage Regulations”); repealing Napa Municipal Code Chapter 13.12 (“Severe Water Shortage Regulations”); and determining that the actions authorized by this ordinance are exempt from CEQA.
- Enactment No: O2023-007
- 5.C.** [213-2023](#) Appointment of City Treasurer
- Adopted Resolution R2023-052 to appoint Finance Director Rajneil Prasad as City Treasurer.
- Enactment No: R2023-052
- 5.D.** [195-2023](#) Financial System Software On-Premises Migration Agreement
- Authorized the Finance Director to execute Amendment No. 3 to City Agreement No. C2019 282 with Koa Hills Consulting LLC, in the amount of \$135,000 for a total contract amount not to exceed \$605,736 for on-going technical and application support in addition to project management and tools support hours for the current IFAS financial system through the completion of the project.
- 5.E.** [216-2023](#) Budget Adjustment for Radio Communications Project
- Authorized a Budget Adjustment transferring \$180,000 that’s currently appropriated in the Non-Recurring Information Technology Budget over to the Equipment Replacement Fund for radio replacements as documented in Council Budget Amendment No. 4P12.
- 5.F.** [196-2023](#) Classification Plan for Electrician I/II, Accountant I/II and Budget Analyst I/II
- Adopted Resolution R2023-053 amending the City Classification Plan by Adopting the Revised Classification Specifications for Electrician I/II, Accountant I/II and Budget Analyst I/II to reinstate as flexible staffing positions.
- Enactment No: R2023-053
- 5.G.** [194-2023](#) Designation of the City’s Agents for California Governor’s Office of Emergency Services Financial Assistance
- Adopted Resolution R2023-054 authorizing the Assistant City Manager, or Risk Manager, or Finance Director to execute documents on behalf of the City of Napa for financial assistance for specified matters pertaining to State of California Governor’s Office of Emergency Services (Cal OES 130).
- Enactment No: R2023-054

- 5.H. [202-2023](#) Acceptance of Homeless, Housing Assistance and Prevention Grant
- Authorized the City Manager to: (1) execute all documents necessary to accept a grant from the State of California Business, Consumer Services and Housing Agency for the Homeless, Housing Assistance and Prevention Program Round 4 in the amount of \$657,995.23; and (2) approve the increase of revenue and expenditures budgets by \$328,997.61 in the Non-Recurring General Fund, as documented in Budget Adjustment #13.
- 5.I. [184-2023](#) Agreement with County of Napa for Homeless Services
- This item was pulled for discussion by Councilmember Alessio. She shared that she would like the data entered into the HMIS system more timely, and asked if the seven day requirement could be shortened.
- Deputy City Manager Molly Rattigan provided a response.
- Brief discussion ensued.
- A motion was made by Councilmember Alessio, seconded by Vice Mayor Painter, to authorize the City Manager to execute an agreement with the County of Napa in the amount of \$234,000 for Fiscal Years 2023-2024 and 2024-2025 for the reimbursement of City expenses related to the provision of homeless outreach and related services. The motion carried by the following vote:
- Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley
- 5.J. [124-2023](#) Paramedic Tax Rate
- Adopted Resolution R2023-055 authorizing the Paramedic tax rate for Fiscal Year 2023/24.
- Enactment No: R2023-055
- 5.K. [123-2023](#) Lake Park and River Park Estates Maintenance Districts Assessment Rates
- Adopted Resolution R2023-056 authorizing the Lake Park and River Park Maintenance Districts' assessment rates for Fiscal Year 2023/24.
- Enactment No: R2023-056
- 5.L. [159-2023](#) Downtown Business Promotions Tax Area - FY 2023-2024 Annual Report and Budget
- Adopted Resolution R2023-057 approving the FY 2023-2024 Annual Report and Budget for the Downtown Business Promotions Tax Area; authorizing the City Clerk to schedule a public hearing on June 20, 2023 to levy taxes in accordance with Napa Municipal Code Chapter 3.28; and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2023-057

5.M. [160-2023](#) Oxbow Business Promotions Assessment Area - FY 2023-2024 Annual Report and Budget

Adopted Resolution R2023-058 approving the FY 2023-2024 Annual Report and Budget for the Oxbow Business Promotions Assessment Area; authorizing the City Clerk to schedule a public hearing on June 20, 2023 to levy taxes in accordance with Napa Municipal Code Chapter 3.29; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-058

5.N. [189-2023](#) Downtown Parking Assessment Area - 2024 Annual Report and Budget

Adopted Resolution R2023-059 approving the 2024 Annual Report, Budget and Advisory Board for the Downtown Parking Assessment Area, authorizing the City Clerk to schedule a public hearing on June 20, 2023 to levy assessments in accordance with Napa Municipal Code Chapter 3.30; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-059

5.O. [170-2023](#) SB1 Road Repair and Accountability Act - Project List Application FY2023-24

Adopted Resolution R223-060 adopting a list of projects for Fiscal Year 2023-24 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-060

5.P. [197-2023](#) FY23 Capital Improvement Program Amendment

Adopted Resolution R2023-061 amending the Capital Improvement Project Plan as documented in Council Budget Amendment No. 12P12.

Enactment No: R2023-061

5.Q. [173-2023](#) On-Call Trucking Services for Hauling Materials

Authorized the Public Works Director to execute on behalf of the City agreements with (1) C.B. Roadways, Inc., and (2) V. Dolan Trucking, Inc., for on-call trucking services to haul materials for City operations for FY24, FY25, and FY26 each in an amount not to exceed \$1,000,000; and determine that the actions authorized by this item are exempt from CEQA.

5.R. [174-2023](#) Asphalt and Aggregate Materials Purchase Contract

Authorized the Public Works Director to execute on behalf of the City Amendment No. 1 to Agreement No. C2022-543 with Syar Industries, Inc., for the purchase of asphalt and aggregate materials in the increased amount of \$800,000 for a total contract amount not to exceed \$4,004,000 and to extend the term of the agreement to March 31, 2024, and determine that the actions authorized by this item are exempt from CEQA.

5.S. [175-2023](#) Concrete Materials Purchase Contract

Authorized the Public Works Director to execute on behalf of the City Amendment No. 1 to Agreement C2023-569 with Syar Concrete, LLC, for the purchase of concrete materials in the increased amount of \$300,000 for a total contract amount not to exceed \$640,000 and to extend the term of the agreement to March 31, 2024, and determine that the actions authorized by this item are exempt from CEQA.

5.T. [198-2023](#) Five-Way Intersection Improvement Project - Cooperative Agreement with the California Department of Transportation

Authorized the Public Works Director to execute on behalf of the City a Cooperative Agreement in substantial conformance with Attachment 1 with the California Department of Transportation to complete CEQA analysis and design documents for improvements to the intersection of Silverado Trail (SR121)/East Avenue/Third Street/Coombsville Road.

5.U. [203-2023](#) Amendment to Fifth Street Parking Garage Agreement

By the request of staff this Item was pulled from the agenda and no action was taken.

5.V. [206-2023](#) Freeway Drive Rehabilitation - First Street to Laurel Street

Adopted Resolution R2023-062: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, O.C. Jones & Sons, Inc., for the Freeway Drive Rehabilitation - First Street to Laurel Street project in the bid amount of \$1,243,457; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$212,346 for a total project amount not to exceed \$1,455,803; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-062

5.W. [209-2023](#) Recreational Facility Joint Use Agreement with Napa Valley Unified School District

By the request of staff this Item was pulled from the agenda and no action was taken.

6. CONSENT HEARINGS:

Approval of the Consent Agenda

Mayor Sedgley announced the consent hearings. There were no requests to speak; the hearings were opened and closed without comment.

A motion was made by Councilmember Lueros, seconded by Councilmember Narvaez, to approve the Consent Hearing Agenda. The motion carried by the following vote:

Aye: 5 - Alessio, Lueros, Narvaez, Painter, and Sedgley

- 6.A. [182-2023](#) Napa Valley Corporate Park Landscape and Lighting Assessment District, Fiscal Year 2023-2024

Adopted Resolution R2023-063 approving the Engineer's Report, confirming diagram and assessment, ordering levy of assessment for the Napa Valley Corporate Park Landscape and Lighting District for Fiscal Year 2023-2024, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-063

- 6.B. [183-2023](#) Citywide Landscape Maintenance Assessment District, Fiscal Year 2023-2024

(See supplemental document in Attachment 1)

Adopted Resolution R2023-064 approving the Engineer's Report, confirming diagram and assessment, ordering levy of assessment for the Citywide Landscape Maintenance Assessment District for Fiscal Year 2023-2024, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2023-064

7. PUBLIC HEARINGS:

7.A. [125-2023](#) City of Napa FY 2023/24 and FY 2024/25 Proposed Budget Public Hearing

(See supplemental documents in Attachment 1)

City Manager Potter opened the item.

Finance Director Raj Prasad and Budget Officer Jessie Gooch provided the report.

Mayor Sedgley called for disclosures; there were none.

Mayor Sedgley opened public comment.

Carlotta Sainato, Program Manager, Napa County Bicycle Coalition - glad to see that traffic safety for all modes had been identified as a priority. She understands how the City will improve and expand the bicycle network, but asked that funding be set aside in the budget for Street Sweeping of Class 4 bike lanes.

Maureen Trippe, Slow Down Napa - looking for "Traffic Calming Implementation", which was not included. would like to see that, specifically, as a line item in budget.

A motion was made by Councilmember Alessio, seconded by Vice Mayor Painter, to close the public testimony. The motion carried unanimously.

Discussion was turned over to Council.

Public Works Director Julie Lucido provided response to public comments.

Individual Council comments and questions ensued.

A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez, to provide direction to staff to finalize the proposed FY 2023/24 and FY 2024/25 Budgets and present that document for final review and approval at the regularly scheduled meeting on June 20, 2023. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

8. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Luros asked if Councilmembers would support a request to form an advisory committee of two Councilmembers and two County Supervisors to explore joint working space for the City and County. Discussion ensued. Her request was supported by Council, and City Manager Potter shared he was confident an item to appoint members could come back at the next Council meeting scheduled for June 20, 2023.

Vice Mayor Painter thanked City Manger Potter for attending a meeting at Congregation Beth Shalom regarding hate speech. In addition, in the spirit of the proclamations read earlier that day, she acknowledged June 18th as International Day to Combat Hate Speech.

Councilmember Alessio provided additional comments regarding hate speech and shared that she appreciated the City demonstrating and communicating inclusiveness. She thanked Napa Police Officers for being great ambassadors of the City during Bottlerock. She also asked if Council would support a request to have staff come back to a future meeting with options for the 2024 4th of July celebration. Brief discussion ensued. Council supported the request.

9. CLOSED SESSION:

City Attorney Barrett announced the Closed Session item.

- 9.A. [218-2023](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8): City Negotiators: Julie Lucido, Jessica Lowe, Michael Barrett, and Steve Potter. Under Negotiation: price and terms of payment for the potential acquisition of each of the following properties, with a corresponding identification of the negotiating parties for each parcel.
- 2023 Big Ranch Road (APN 038-170-008): Partial acquisition of approximate 4,704 square foot permanent easement, approximate 2,823 square foot temporary construction easement, and 240 square foot utility temporary construction easement; Property Owner: Todd J. Morse
 - 2033 Big Ranch Road (APN 038-170-007): Partial acquisition of approximate 2,203 square foot permanent easement, approximate 1,908 square foot temporary construction easement, and 575 square foot utility temporary construction easement; Property Owners: Michael Imfeld and Mayen Shueh
 - 2047 Big Ranch Road (APN 038-170-006): Partial acquisition of approximate 2,203 square foot permanent easement, approximate 1,908 square foot temporary construction easement, and 970 square foot utility temporary construction easement; Property Owner: Rosemary Hafeli

CITY COUNCIL RECESS: 5:03 P.M.

6:30 P.M. EVENING SESSION

10. CALL TO ORDER: 6:30 P.M.

10.A. Roll Call:

Present: 5 - Councilmember Alessio, Councilmember Luros, Councilmember Narvaez, Vice Mayor Painter, and Mayor Sedgley

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 15.A.:

- PowerPoint Presentation from City Staff.
- Emails from Leroy W. Moore, Paul Hicks, and Cass Walker.

(Copies of all supplemental documents are included in Attachment 2)

13. SPECIAL PRESENTATIONS:

13.A. [204-2023](#) Napa County Historical Society's 75th Anniversary

Mayor Sedgley and members of Council read the proclamation. Sheli Smith, Executive Director of the Napa County Historical Society accepted the proclamation and provided remarks.

14. PUBLIC COMMENT: None.

15. PUBLIC HEARINGS:

15.A. [115-2023](#)

Redwood Road Subdivision

(See supplemental documents in Attachment 2)

Mayor Sedgley opened the hearing.

Michael Allen, Senior Planner, provided the staff report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley turned discussion over to Council for clarifying questions. Brief questions ensued and Mr. Allen provided responses.

Mayor Sedgley offered applicant an opening statement. Thomas Baldacci of Montair Associates Group thanked staff and provided brief comments about the project.

Mayor Sedgley opened public testimony.

Tracy Schulze - provided comments in opposition of the thru street connection of Ruston Lane to Redwood Road. Would like the City to pursue alternate options.

Paul Hicks - provided comments in opposition of the Ruston Lane extension. Would like the City to review policies regarding noticing to neighborhoods on projects.

Michael Snider - shared concerns with the public walking along the backside of his house on Argyle Street.

Bernadette Moor - spoke in support of the thru street connection of Ruston Lane to Redwood Road.

A motion was made by Vice Mayor Painter, seconded by Councilmember Alessio to close public testimony. The motion carried unanimously.

Mayor Sedgley offered a rebuttal to the applicant following public testimony; the applicant declined.

Discussion was turned back over to Council for deliberation. Individual questions and comments ensued with Mr. Allen, Fire Chief Zach Curren and Public Works Director Julie Lucido responding to various questions from Council regarding the extension, emergency response, traffic calming and elevation.

Vice Mayor Painter suggested that the first sentence of Condition 2 of the resolution be edited to read "Building Permits for each lot shall provide stubs capable of providing for future utility connections (sub-feeds) for future ADU or Junior ADU.

A motion was made by Councilmember Luros, seconded by Vice Mayor Painter, to adopt Resolution R2023-065 approving a Design Review Permit and Tentative Subdivision Map for the Redwood Road Subdivision, a subdivision of a 1.56-acre property into 6 single-family lots at 2550, 2552 & 2554 Redwood Road, with an amendment to the first sentence of Condition 2 to read "Building Permits for each lot shall provide stubs capable of providing for future utility connections (sub-feeds) for future ADU or Junior ADU," and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

Enactment No: R2023-065

16. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett announced there was no reportable action taken in Closed Session.

17. COMMENTS BY COUNCIL OR CITY MANAGER:

City Clerk Carranza thanked Office Assistant Paulette Cooper, whose last day with the City would be June 8th, for her service to the City, and to members of Council.

Mayor Sedgley shared the City was holding a Time Capsule Unveiling Event on June 22nd at 10:00 a.m.

18. ADJOURNMENT: 7:41 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**

June 6, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

3. SPECIAL PRESENTATIONS

3.A Pride Month & 3.B. Juneteeth Holiday

- 1) Email from Elizabeth Mercer received on June 5, 2023.

4. PUBLIC COMMENT:

- 1) Email 1 from Jarvis Peay received on June 5, 2023.
- 2) Email 2 from Jarvis Peay received on June 5, 2023.
- 3) Email 3 from Jarvis Peay received on June 5, 2023
- 4) Email 4 from Jarvis Peay received on June 5, 2023

6. CONSENT HEARINGS:

6.B Citywide Landscape Maintenance Assessment District, Fiscal Year 2023-2024

- 1) Email from Lola Ellwein received on June 1, 2023.
- 2) City staff response to Lola Ellwein's comment sent on June 5, 2023.
- 3) Email from Lola Ellwein received on June 6, 2023.

7. PUBLIC HEARINGS:

7.A City of Napa FY 2023/24 and FY 2024/25 Proposed Budget

- PowerPoint Presentation from City Staff.
- 1) Email from Slow Down Napa received on June 5, 2023.

From: [Liz Fitrakis Mercer](#)
To: [Clerk](#)
Subject: 6/6/23 City Council Public Comment Submission: Agenda Items 107-2023 and 119-2023
Date: Monday, June 05, 2023 8:50:56 PM

i[EXTERNAL]

Hello,

Please submit the following comment in regards to Agenda Items 107-2023 and 119-2023

■■■■■

Dear Mayor and Council Members:

Thank you for officially recognizing June as Pride Month, and for the celebration of Juneteenth. I realize that I am perhaps a more privileged member of our community as a cis, white woman, but it makes me proud that our city is recognizing the struggles of all members of our community and is celebrating our diversity. As there are calls to "choke the woke" right here in our town, that very loud voice is in the minority. While we have had dark moments in our local history, we have come a long way to be an inclusive and welcoming community; yet we have a long way to go. These proclamations are a step in the right direction.

These two critical messages are not only what the rest of the world needs to hear, but clearly there are some residents that need to be reminded as well. By making these two official proclamations today (Agenda Items 107-2023 and 119-2023), we stand in solidarity with ALL of our neighbors and send a clear and loud message that ALL are welcome here in Napa.

With deep gratitude,
Elizabeth Mercer
Napa, CA.

From: King Jarvis [REDACTED]
Sent: Monday, June 5, 2023 8:46 AM
To: Clerk
Subject: PC 1

[EXTERNAL]

The bear has been poked. Your home is your castle, and that goes for all of us. Not kosher for people who have sworn to uphold the law and keep the peace engaging in conduct that is neither of the above. Let me start with the instigator and disruptor by the name of Napa Police Officer [REDACTED]. This guy should be sent back to his Oak Park hood where he can engage in the unlawful activities that he is likely accustomed to, because he surely, surely imported that mindset here to Napa. The heathen likely lateraled over here after being duly disciplined on several occasions in Sacramento. Chump. [REDACTED] probably began his life in a rule breaking household that chose to say dem and do's versus them and those. A lousy way to start your days. Dude has a third grade attitude problem, and has shown that he is disrespectful of himself and others. He nor anyone else is going to TRESPASS on my property and not be reported. Period, full stop. Besides, this guy is sloppy in his uniform. His body cam is likely in the IMAX format. During my Zoom meeting with Sedgely, he mentioned the fact that recruiting officers here in Napa is problematic. We the citizens of Napa are not to be scraping the bottom of the Oak Park barrel for ill suited laterals. Why in the hell would an officer respond to a scene and spend twenty minutes kowtowing to his mammy, the offender? What's up with that? I do not defer to white folk, and [REDACTED] should grow a pair, and refuse to, himself, otherwise, he is doing a great disservice to a lot of the public. Plus, this rocket scientist let me know that he had no idea that the numbered parking slots at my complex were designated for tenants. Common sense. Mensa meathead had to be asked TWICE to remove his patrol SUV from my slot. Coming over here being disruptive and being messy. Gonna find out why Einstein [REDACTED] chose to spend twenty minutes upstairs causing a scene back here on a quiet Sunday morning, letting white woman upstairs mouth her biased nonsense about me. Twenty damn minutes. I have been here for two decades, and have not caused any problems. I modestly say that I am highly respected and admired. Upstairs heifer has a clique of bad mannered racist heathens that we all know about. His silly ass comes over here and gives her a platform to clown. His pay should be docked. He owes me an apology. Plus. Pootbutt. Dude is childish and toxic as... Unlawful and so uncool. I am at this time, filing a formal complaint against [REDACTED], for trespassing on my space and refusing to cease doing so, and for disturbing the peace here at my residence. I have video evidence of him doing so. I am formally making a CPRA request for all information about any disciplinary action against [REDACTED] during his tenure as a City of Napa Police Officer. I am also making a formal request for all information about the times that qualified immunity has been employed, etc., by the City of Napa due to the actions of [REDACTED]. I see that the Covid adjustments cease on the eleventh. We are laying the groundwork for seeing how the sausage is made, so to speak, and will reaffirm our commitment to participate in ride a longs and tours of your facilities. So it be written, so it be done. Jarvis William Peay

From: King Jarvis [REDACTED]
Sent: Monday, June 5, 2023 8:47 AM
To: Clerk; Lee Reynolds
Subject: PC 2

[EXTERNAL]

The City of Napa's Manager, and former Chief of Police, Steven Potter, have violated their oaths to uphold the rule of law. Rules matter. Violations have consequences. The current City of Napa Chief of Police, Jennifer Gonzales, has violated her oath to uphold the rule of law. Rules matter. In April, I emailed a complaint against City of Napa Police Officer [REDACTED]. I included footage from my Wyze cam. I have twice requested updates on the complaint filing. I am still waiting for answers or information about the complaint. Lately, I looked on the City of Napa Police Department's website and found information and a specific email regarding registering a complaint about a City of Napa police officer. Neither Potter nor Gonzalez directed me to that direct source. They have violated the City of Napa's rules and regulations by not informing the citizen of the proper way to deal with an issue related to the City of Napa and it's employee(s). This is wrong, and they should be held accountable. These two are devious in their ways, and are attempting to cover and hide information and attempts to show problems. I have made, and I am now filing a formal CPRA request for: All information about any disciplinary action against [REDACTED] during his tenure as a City of Napa Police Officer. I am also making a formal request for all information about the times that qualified immunity has been employed, etc., by the City of Napa due to the actions of [REDACTED]. I am now filing a formal CPRA request for the Body Cam footage captured by [REDACTED]. Due to my disabilities, I was deprived of my rights as a citizen to equal access under the law. My CPRA requests have not been handled by Potter, Gonzalez, nor Captain Fabio Hernandez. Here is an excerpt from my complaint letter to Potter and Gonzalez, emailed on May 7, 2023. " I am at this time, filing a formal complaint against [REDACTED], for trespassing on my space and refusing to cease doing so, and for disturbing the peace here at my residence. I have video evidence of him doing so. " " I am formally making a CPRA request for all information about any disciplinary action against [REDACTED] during his tenure as a City of Napa Police Officer. I am also making a formal request for all information about the times that qualified immunity has been employed, etc., by the City of Napa due to the actions of [REDACTED]. " There you have it, I filed a formal complaint, and made CPRA requests, none of which have been dealt with according to state and local laws.

Jarvis William Peay

From: King Jarvis [REDACTED]
Sent: Monday, June 5, 2023 8:49 AM
To: Clerk; Lee Reynolds
Subject: PC 3

[EXTERNAL]

I am requesting an immediate investigation of activity by Napa Police Officer [REDACTED]. I am also requesting an immediate investigation of Napa Chief of Police Jennifer Gonzalez. I am requesting an immediate investigation of Napa manager Steve Potter. I am sending a series of emails outlining my concerns. I emailed to Gonzalez and Potter my CPRA requests on May 9, 2023. I have not received a response. I emailed to Gonzalez and Potter my formal complaint against Napa Police officer [REDACTED] on May 9, 2023. I have not received a reply. Here is an email thread between myself and City of Napa: 45 of 10,191

RE: CPRA

Inbox

Samantha Pascoe

Attachments

Tue, May 30, 8:24 AM (3 days ago)

to me

Absolutely. The request is then managed by the Clerk's office.

../..../Dropbox/City%20of%20Napa/Final%20Logo/FinalLogo/JPG/CityNapSamantha Pascoe

Deputy City Clerk

Pronouns: She/her

City of Napa – City Hall

955 School Street, Napa, CA 94559

Phone (707) 257-9622

Email spascoe@cityofnapa.org

Website www.cityofnapa.org

From: King Jarvis [REDACTED]
Sent: Sunday, May 28, 2023 5:05 PM
To: Samantha Pascoe <spascoe@cityofnapa.org>
Subject: Re: CPRA

[EXTERNAL]

Thank you. Can an average Joe, or Flo just send a CPRA request to a government employee ?

..... Gonzalez and Potter betrayed the public trust, as well as my trust that thy would honor their jobs and the rule of law by not responding to, or acting on my CPRA requests and complaints. They did so in violation of the law. i am now demanding full investigations. I am seeking a full investigation and a report about these incidents, as well as apologies, etc.

From: King Jarvis [REDACTED]
Sent: Monday, June 5, 2023 8:50 AM
To: Clerk; Lee Reynolds
Subject: PC 4

[EXTERNAL]

For purposes of transparency, I am in this Public Comment, I am formally , via CPRA, requesting all relevant information regarding the City of Napa Police Chief's contact with Napa Valley Community Housing on my behalf. I am formally requesting the body cam footage of his interaction with me on Sunday May 7, 2023. I am formally making a CPRA request for all information about disciplinary action against [REDACTED] during his tenure as a NPD officer. I am formally filing a complaint against NPD Officer [REDACTED] for trespassing on my space and refusing to cease doing so, and for disturbing the peace here at my residence, on May 7, 2023. I am formally filing a complaint against NPD Chief of Police Jennifer Gonzalez for violating the Jess Unruh/CPR mandates by not responding to my CPRA requests in the time required. I have been made aware of the fact that the possible outcome of the investigation, and the fact that the complainant will be contacted at the end of the process, is granted to those folk who file complaints against NPD employees. I have been denied that because Gonzalales, as well as NPD Officer Fabio Hernandez failed to do so. I am also filing a complaint against Hernandez. Jarvis William Peay

From: [Lola Ellwein](#)
To: [Clerk](#); [Scott Sedgley](#); [Liz Alessio](#); [Mary Luros](#); [Bernie Narvaez](#); [Michael Barrett](#)
Subject: June 6, 2023 Public Hearing Re: Citywide Landscape Maintenance Assessment District
Date: Friday, June 2, 2023 2:18:31 PM

[EXTERNAL]

June 2, 2023

City of Napa
City Clerk
Mayor
Councilmembers
City Attorney
City Hall - 955 School Street
Napa, CA 94559

Re: Proposed Levy of Assessment for Landscape Maintenance

I reside in District 1 on Summerfield Drive. While I do not oppose assessments for landscape maintenance in general, I have several objections to the City's recent proposal to levy an increased assessment.

1. The Proposed Increased Assessment Was Not Properly Noticed and Must Be Withdrawn.

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The notice published in the paper does not state that the assessment will be increased. However, the proposed Resolution ordering the levy expressly states that the City Council ordered the report "for the proposed increase of assessments." The proposed increase in assessments triggers constitutional and statutory requirements of written notice by mail.

Section 22626(b) of the Streets and Highways Code states that "[i]f the assessments are to be increased from any previous year, the legislative body shall cause notice of the public hearing with respect to the increase to be given pursuant to Section 55753 of the Government Code." Section 55753(b) provides that "[p]rior to levying a new or increased assessment,

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2. The Engineer's Report Is Inadequate: It Does Not Present Required Specifications.

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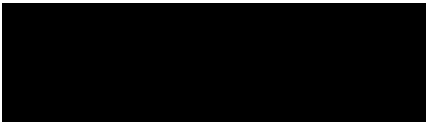
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But I'm curious. What is the plan? Same as it ever was? In which case, why would an increased assessment be appropriate?

I look forward to receiving your reply.

Lola Ellwein



Via email to:
clerk@cityofnapa.org
ssedgley@cityofnapa.org
lalessio@cityofnapa.org
mluros@cityofnapa.org
bnarvaez@cityofnapa.org
mbarrett@cityofnapa.org

From: [Patrick Melgar](#)
To: Clerk; [REDACTED]
Cc: [Heather Maloney](#)
Subject: RE: June 6, 2023 Public Hearing Re: Citywide Landscape Maintenance Assessment District
Date: Monday, June 05, 2023 4:05:14 PM

Dear Ms. Ellwein,

There is no proposed increase in the Vineyard Vista Estates assessments for the upcoming year. The assessment on your property in Vineyard Vista Estates has remained at \$160 per year since Fiscal Year 1997/1998. The City complied with the noticing requirement for the June 6, 2023 Public Hearing on the assessment for the Citywide Landscape Maintenance District for Fiscal Year 2023-2024. The Staff Report for the agenda item stated that “[t]he City proposes to continue the levy of assessments at the same amounts (no increase) and in the same manner as last year.” Therefore, because the proposed assessment is the same amount as has been levied in prior years, the City was only required to publish notice in the Napa Valley Register 10 days prior to the hearing under California Streets and Highways Code Sec. 22626. The City was not required to provide written notice to each property owner.

On May 16, 2023, the City Council adopted a resolution of intention to approve the Preliminary Engineer’s Report, levy and collect assessments, and give notice of a Public Hearing for the Citywide Landscape Maintenance Assessment. The Public Hearing was set for June 6, 2023 and notice of the Public Hearing was published in the Napa Valley Register on May 26, 2023, which was more than ten days prior to the hearing date.

Pursuant to the Landscaping and Lighting Act of 1972, all parcels that have special benefit conferred upon them as result of the maintenance provided must be assessed, and each parcel is assessed in proportion to the estimated benefit received. Page 21 of the Engineer’s Report includes the following description of maintenance costs; “the cost of maintaining the ten (10) foot strip, approximately 800 feet long on the west side of Summerfield Drive, shall be assessed equally to the owners of Lots 1 through 13 of Vineyard Vista Estates Subdivision. The ten (10) foot strip consists of the area behind the sidewalk and the area between the curb and sidewalk approximately 100 feet southerly of Salvador Avenue, all in the public right-of-way”

The cost includes the labor, materials, the admin costs to prepare this report and manage the district over the year. The table on page 15 identifies estimated fiscal year 2023-24 costs of \$4,000 to maintain the district. These costs will be covered by \$2,080 in assessments collected (\$160 per parcel), and the City will contribute \$1,370 of General Fund money, outside of the assessments, to subsidize the actual full cost of the Vineyard Vista Subdivision Assessment District during the year.

Thank you for contacting the City of Napa with your questions.

Sincerely,

Patrick Melgar
Management Analyst II

Public Works Department, City of Napa
1600 First Street, Napa, CA 94559
Phone (707) 257-9259
Email pmelgar@cityofnapa.org
Website www.cityofnapa.org
Social www.facebook.com/CityOfNapa · [@CityOfNapa](https://twitter.com/CityOfNapa)

From: Lola Ellwein <[REDACTED]>
Sent: Friday, June 2, 2023 2:18 PM
To: Clerk <clerk@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>; Michael Barrett <mbarrett@cityofnapa.org>
Subject: June 6, 2023 Public Hearing Re: Citywide Landscape Maintenance Assessment District

[REDACTED]
[EXTERNAL]

June 2, 2023

City of Napa
City Clerk
Mayor
Councilmembers
City Attorney
City Hall - 955 School Street
Napa, CA 94559

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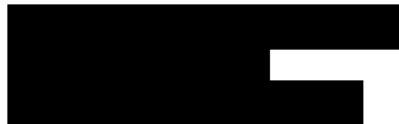
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But I'm curious. What is the plan? Same as it ever was? In which case, why would an increased assessment be appropriate?

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Lola Ellwein



Via email to:

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ssedgley@cityofnapa.org

lalessio@cityofnapa.org

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bnarvaez@cityofnapa.org

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From: [REDACTED]
To: [Scott Sedgley](#)
Cc: [Clerk](#); [Liz Alessio](#); [Mary Luros](#); [Bernie Narvaez](#); [Michael Barrett](#); [Patrick Melgar](#)
Subject: Re: June 6, 2023 Public Hearing Re: Citywide Landscape Maintenance Assessment District
Date: Tuesday, June 06, 2023 9:56:14 AM

[EXTERNAL]

Thank you, Scott. I appreciate your response.

If the proposed Resolution ordering the levy had not expressly stated that the council ordered the report "for the **proposed increase** of assessments," there would have been no issue concerning notice. To avoid the problem in the future, I request that the council edit the word "increase" from future resolutions, if in fact an increase is not being proposed.

However, my objections remain concerning the adequacy of the engineer's report to provide notice of what we are being assessed for and whether any actual "maintenance" has been or will be done. As the response I received from Mr. Melgar of Public Works was framed in general terms and did not specifically address these objections, I hope that the council will address them at the hearing.

Lola

On Tuesday, June 6, 2023, 07:17:24 AM PDT, Scott Sedgley <ssedgley@cityofnapa.org> wrote:

Good morning Lola,
Thank you for your well researched and articulated comments on the proposed action to extend the existing maintenance district.
This action does not include increasing fees. If it were the noticing you sight would come into play.
Sincerely
Scott
Sent from my iPhone

On Jun 2, 2023, at 2:18 PM, Lola Ellwein [REDACTED] wrote:

[EXTERNAL]

June 2, 2023

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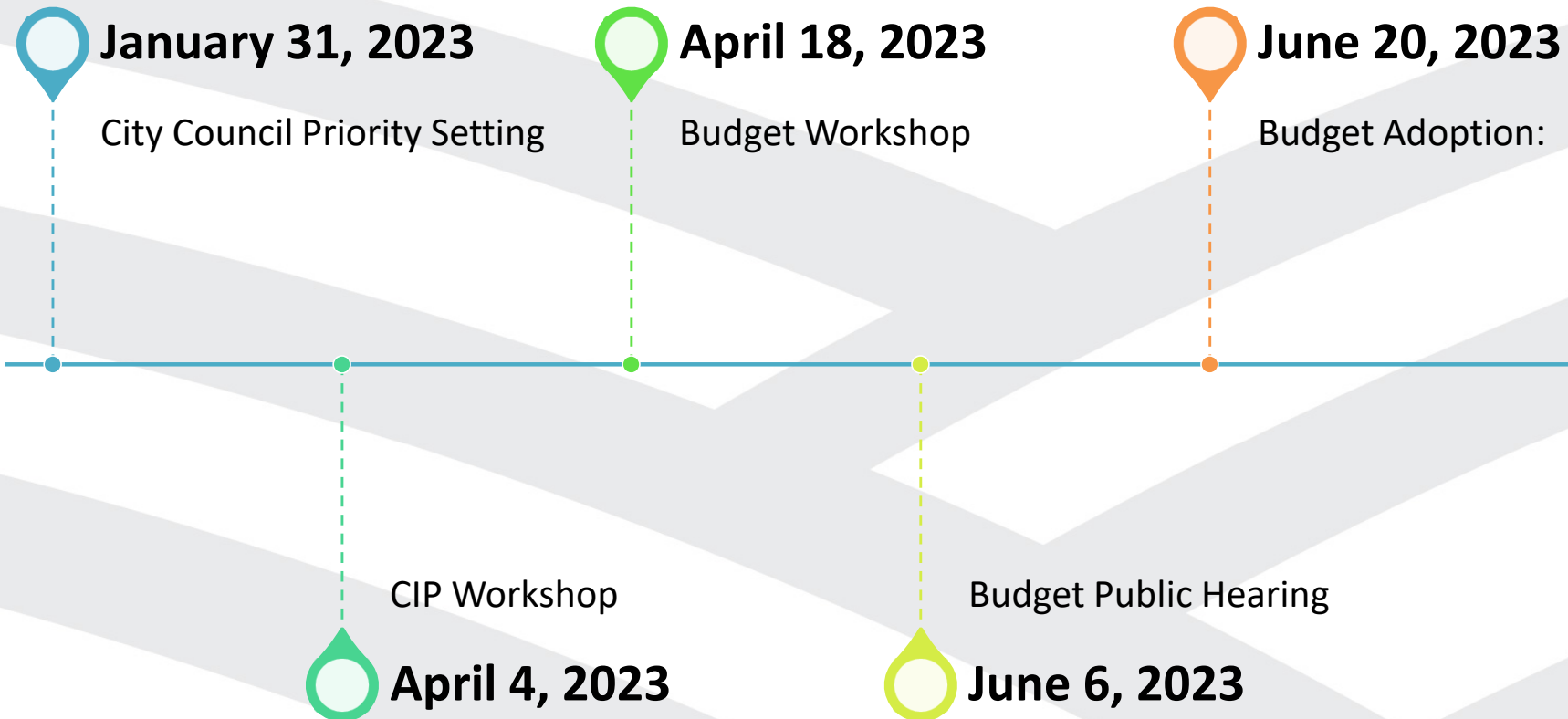


Proposed Budget FY 2023/24 and FY 2024/25 June 6, 2023

Agenda

- Council Priorities & Budget Theme
- General Fund
- CIP
- Other Funds
- Staffing Changes
- Comments and Direction to Staff

FY 2022/23 Budget Process

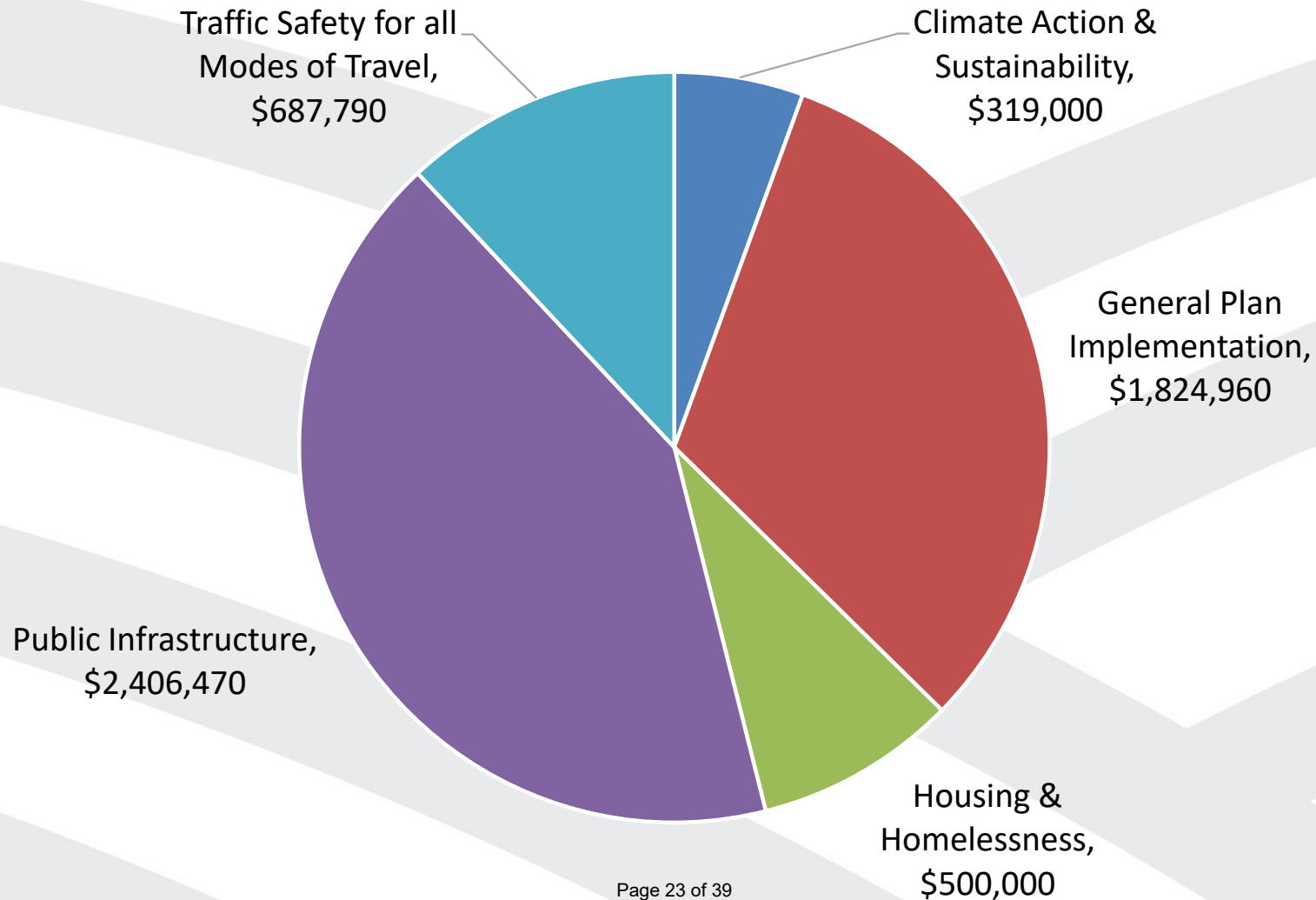


FY 2023/24 Council Priorities

- General Plan Implementation
- Climate Action & Sustainability
- Housing & Homelessness
- Traffic Safety for all Modes of Travel
- Public Infrastructure

Budget Packages for Council Priorities

General Fund (Regular and Non-Recurring) Additional Funding for Council Priorities in FY 2023/24 and FY 2024/25



General Fund Revenue Changes

	FY 2023/24	FY 2024/25
Estimated Revenue at 4/18/2023	121,300,150	125,653,380
Updated TOT Projection	+578,000	+541,000
Revenue from Budget Packages	+181,500	+234,000
Finalized Cost Allocation Plan	+9,270	+7,650
Additional Excess ERAF to Balance the Budget	+250,000	+0
Estimated Revenue at 6/6/2023	122,318,920	126,436,030

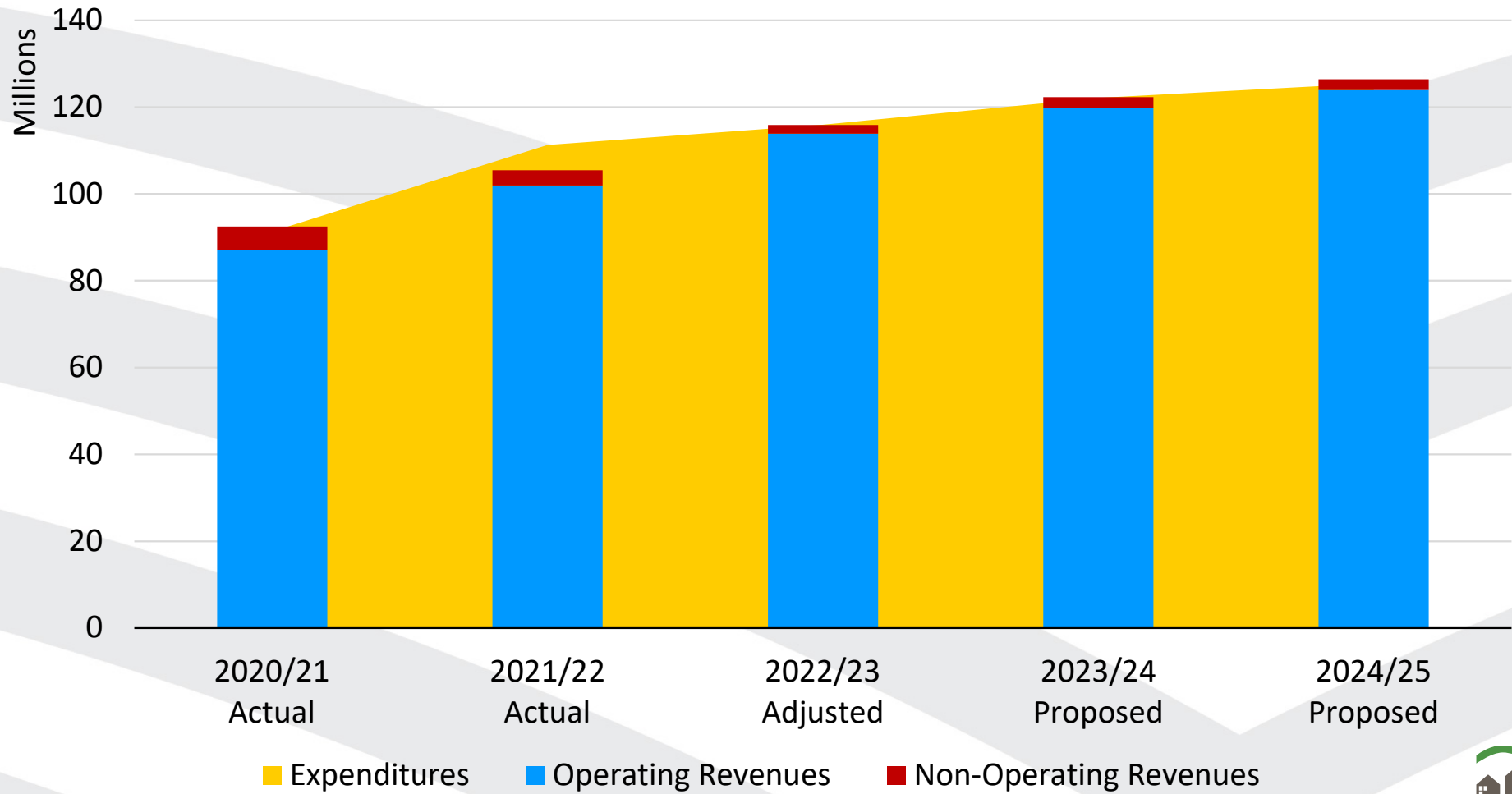
General Fund Expenditure Changes

	FY 2023/24	FY 2024/25
Estimated Expenditures at 4/18/2023	119,165,230	122,662,690
Budget Packages	+1,523,540	+2,143,950
Self-Funded Insurance Recalculation	+246,770	-128,200
Internal Service Fund Recalculations	+652,840	+711,380
Transfers to Reserves	+542,460	+133,850
Estimated Expenditures at 6/6/2023	122,130,840	125,523,670

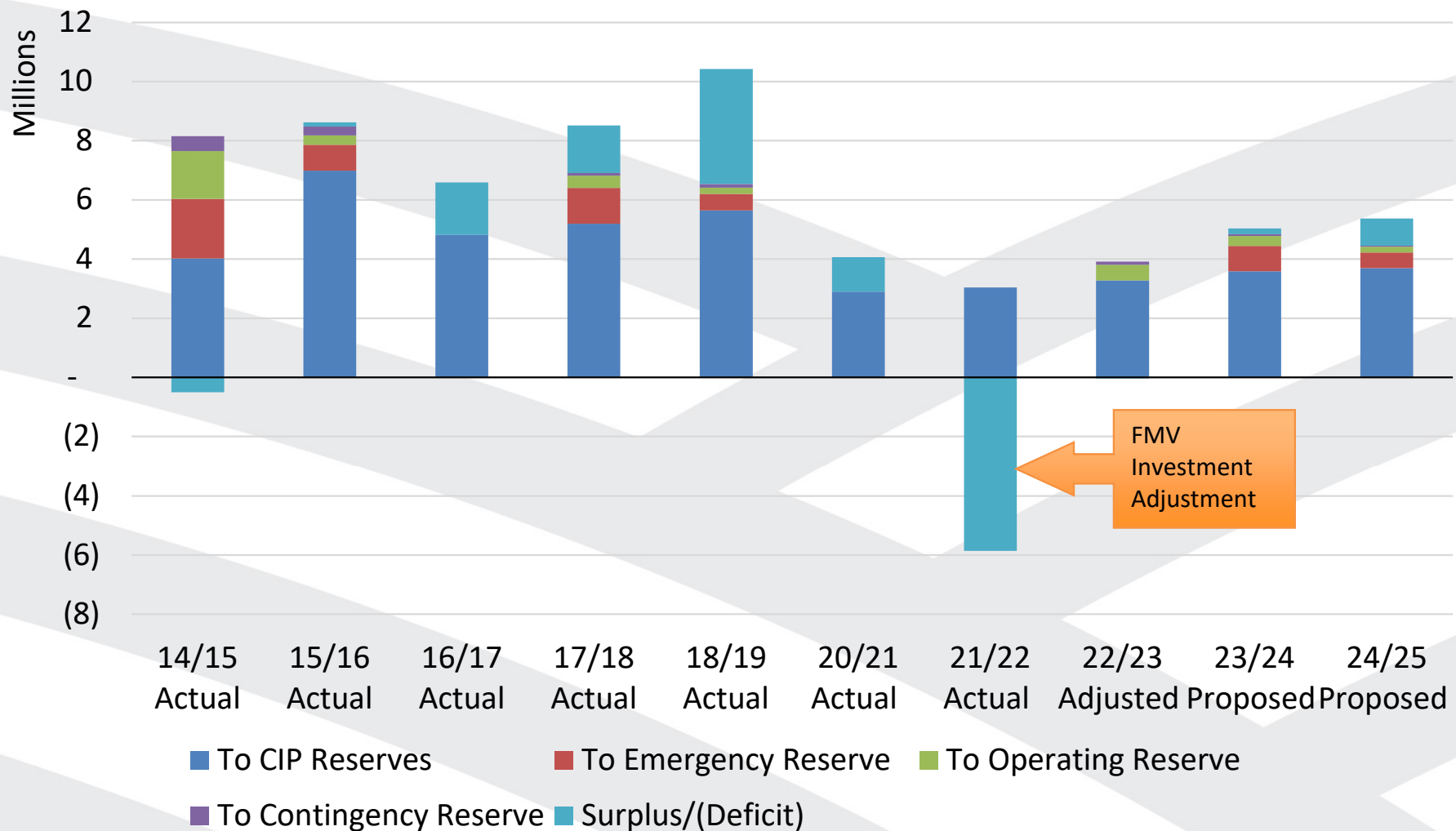
Budget Package Changes

- Adjusted calculations for self-funded insurances for all employees, including new employees on budget packages

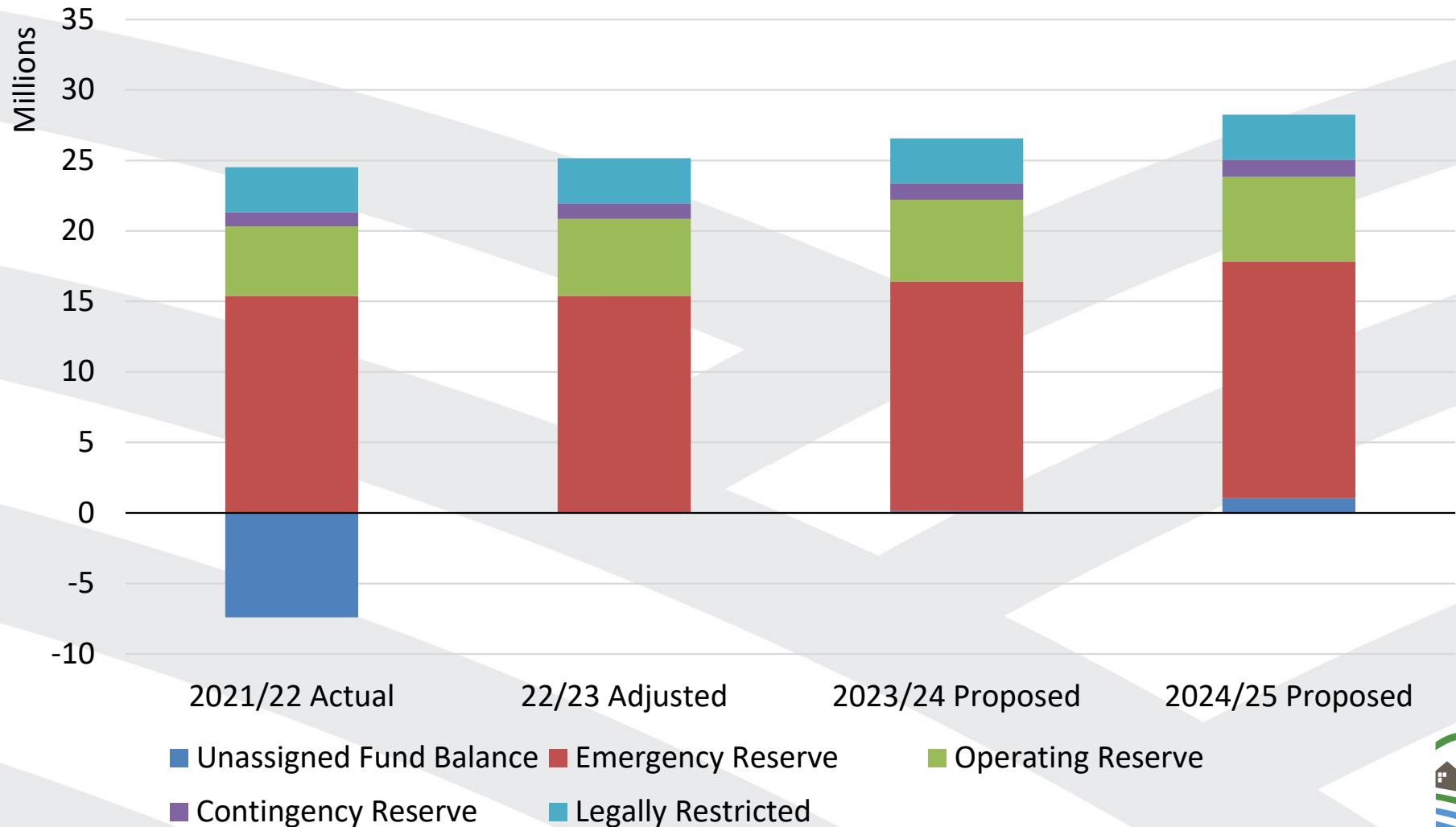
General Fund Revenues and Expenditures



General Fund Operating Position

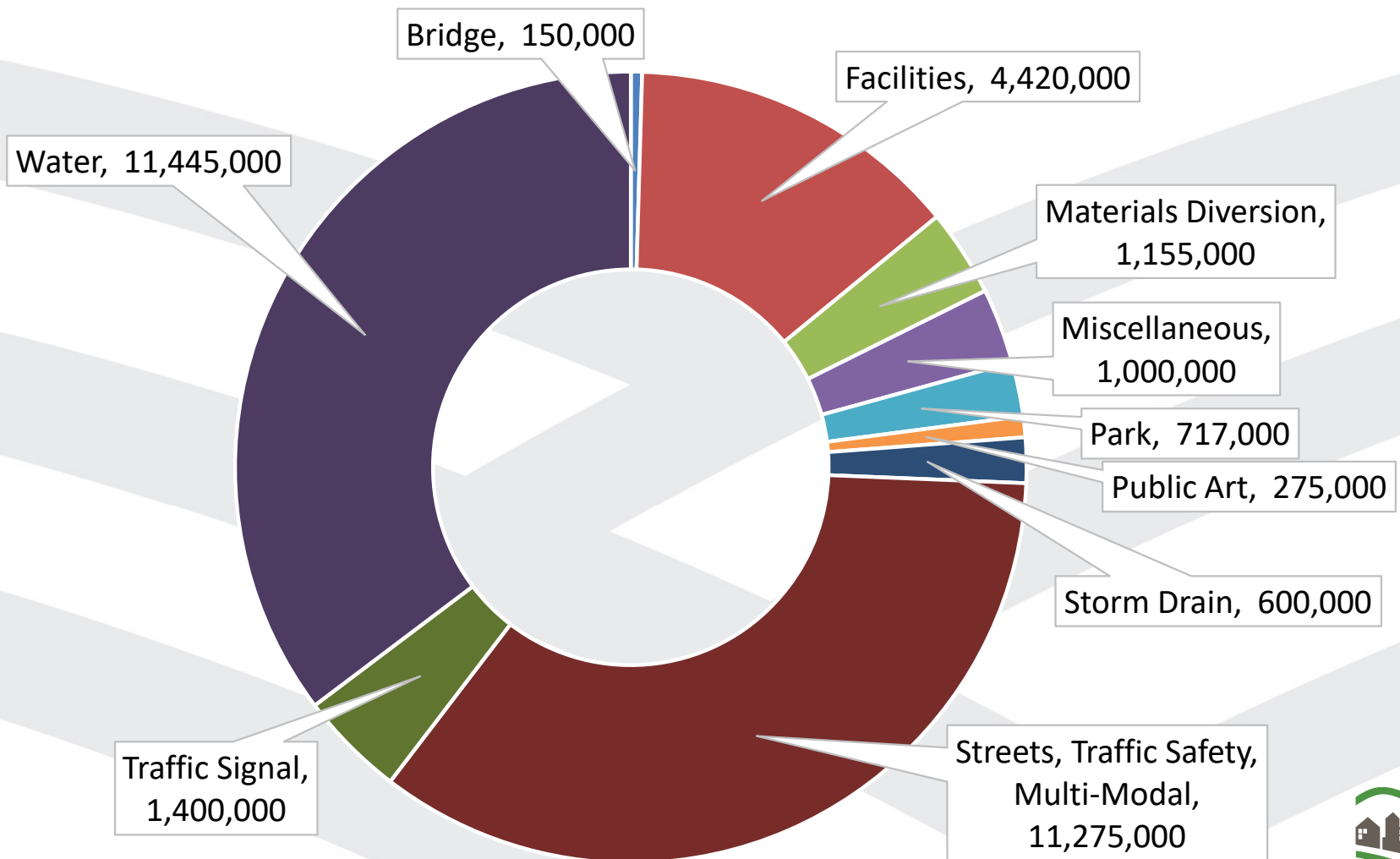


General Fund Fund Balance / Reserves



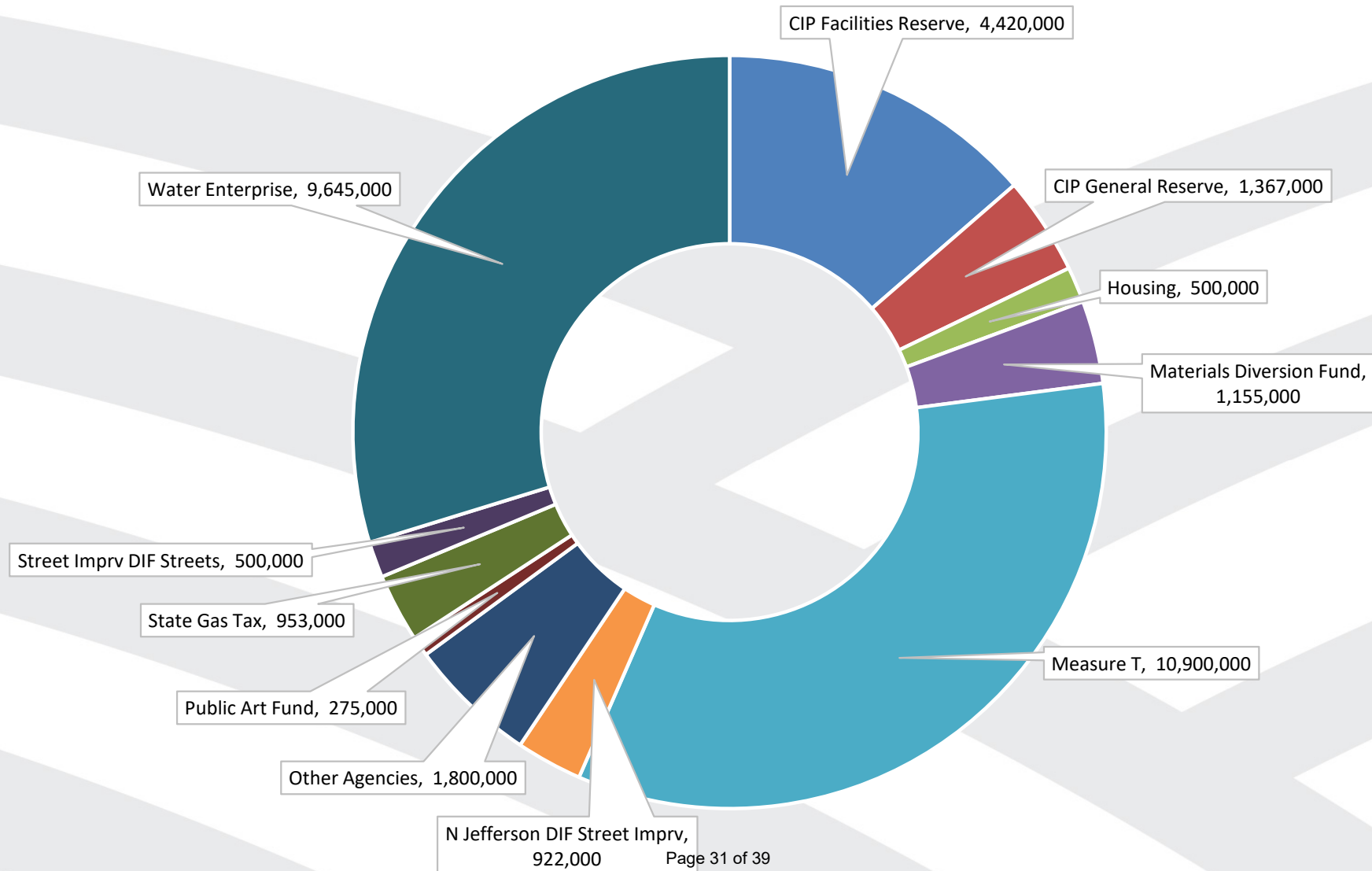
Proposed CIP FY24 by Category

Total Budget: \$32,437,000



Proposed CIP FY24 by Funding Source

Total Budget: \$32,437,000



Special Revenue Funds

- Special Revenue Funds: Legally restricted funding, total of \$26.0M in FY 2023/24; \$19.1M in FY 2024/25
- Includes Development Impact Fees, Assessment Districts, Measure T, and other restricted funding

Internal Service Funds

- Goods/Services provided by one City department to another
- Total of \$17.0M in FY 2023/24 and \$19.1 in FY 2024/25

Enterprise Funds

- Solid Waste and Recycling Funds
 - FY24 Expenditure Budget: \$47.8M
 - FY25 Expenditure Budget: \$49.1M
 - Includes budgeted CIP projects
- Water Funds
 - FY24 Expenditure Budget: \$55.6M
 - FY25 Expenditure Budget: \$51.5M
 - Includes budget for decision packages and CIP projects

Staffing Changes

- 1 FTE deleted and replaced with different classifications in FY 2023/24
- 8 Regular FTE added in FY 2023/24
 - 4 General Fund, 1 General Liability Internal Service Fund, 3 Water Enterprise Fund
- 1 Regular FTE added in FY 2024/25
 - 1 General Fund

Conclusion

Next Steps:

June 20th Adoption

- FY 2023/24 Operating Budget
- FY 2024/25 Operating Budget
- Five-Year Capital Improvement Program (CIP)
- Staffing Plan



Conclusion of Budget Presentation

Recommended Action:

Provide Comments / Direction



Council Questions or Comments?

June 5, 2023

The Honorable Scott Sedgley, Mayor City of Napa 955 School Street, Napa, California

Via email: clerk@cityofnapa.org

Supplemental written comments on item 7.A of June 6 City Council meeting: City of Napa FY 2023/24 and FY 2024/25 Proposed Budget

Dear Mayor Sedgley,

On behalf of Slow Down Napa we request that funding specifically for implementation of Traffic Calming be included in the City of Napa budget for FY 2023/24 and FY 2024/25. A distinct budget line for Traffic Calming implementation will make clear the City's decision to advance beyond decades of good intentions and elaborate guidelines to begin making this reform the reality on our residential streets.

Since Slow Down Napa has participated in every community meeting for composing new Traffic Calming guidelines, we realize that the process is not complete, indeed the final set of meetings has not yet been scheduled. It may therefore seem premature to allocate funds for a process that is still being defined. But the Public Works department can estimate the costs of one or a few implementations, and budgeting this will eliminate one cause for delay after guidelines and plans have been approved.

Last year's transfer of \$400,000 from the red light camera fund to support increased enforcement and traffic safety equipment is appreciated, but is not enough to address the problem of speeding in residential neighborhoods. We need to invest in Traffic Calming measures, such as speed cushions and narrower lanes.

Traffic Calming measures can be integrated into routine street paving and improvement work. Most residential neighborhood measures are small-scale and relatively inexpensive. For example, Calistoga is spending \$10,000 on a pilot project with three speed cushions. When the City recently approved an advance of \$500,000 for street paving that was ahead of schedule, the idea of including a few Traffic Calming pilot projects was quickly dismissed. There is no apparent intention to do this additional work.

The Key Initiative for FY 2023/24 and FY 2024/25 also lacks clear intentions about Traffic Calming implementation. The Initiative states that the City will complete the update to the Napa Traffic Calming Program and solicit and evaluate applications for the NTCP. However, reviewing applications is not implementation work. While it is encouraging that a Senior Traffic Engineer has been proposed in the budget, this is bundled with vague mention of traffic studies for \$570,000 over two years. These expenses should be listed distinctly: how much for salary of Senior Traffic Engineer, for traffic studies, for implementation.

Our request for a specific budget line arises from a similar concern that bundled funding could mask inaction on Traffic Calming implementation. As citizen volunteers we want to see our advocacy become reality, and not end up as another chapter in a history of futile good intentions.

Sincere thanks from Slow Down Napa,

Katrina Cho, Daniel Harder, Genji Schmeder, Joyce Stavert, Mauren Trippe

ATTACHMENT 2

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

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

June 6, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

EVENING SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

15.A PUBLIC HEARINGS:

15.A Redwood Road Subdivision

- PowerPoint Presentation from City Staff.
- 1) Email from Leroy W. Moore received on June 1, 2023 (sent directly to Council and staff)
- 2) Email from Paul Hicks received on June 5, 2023
- 3) Email from Cass Walker received on June 5, 2023.



Redwood Road Subdivision

PL22-0128

June 6, 2023

Entitlements

- Tentative Subdivision Map
 - Subdivide 1.56-acre property into 6 residential lots
- Design Review
 - Tentative Subdivision Map
 - 6 Single-family residential units

- 

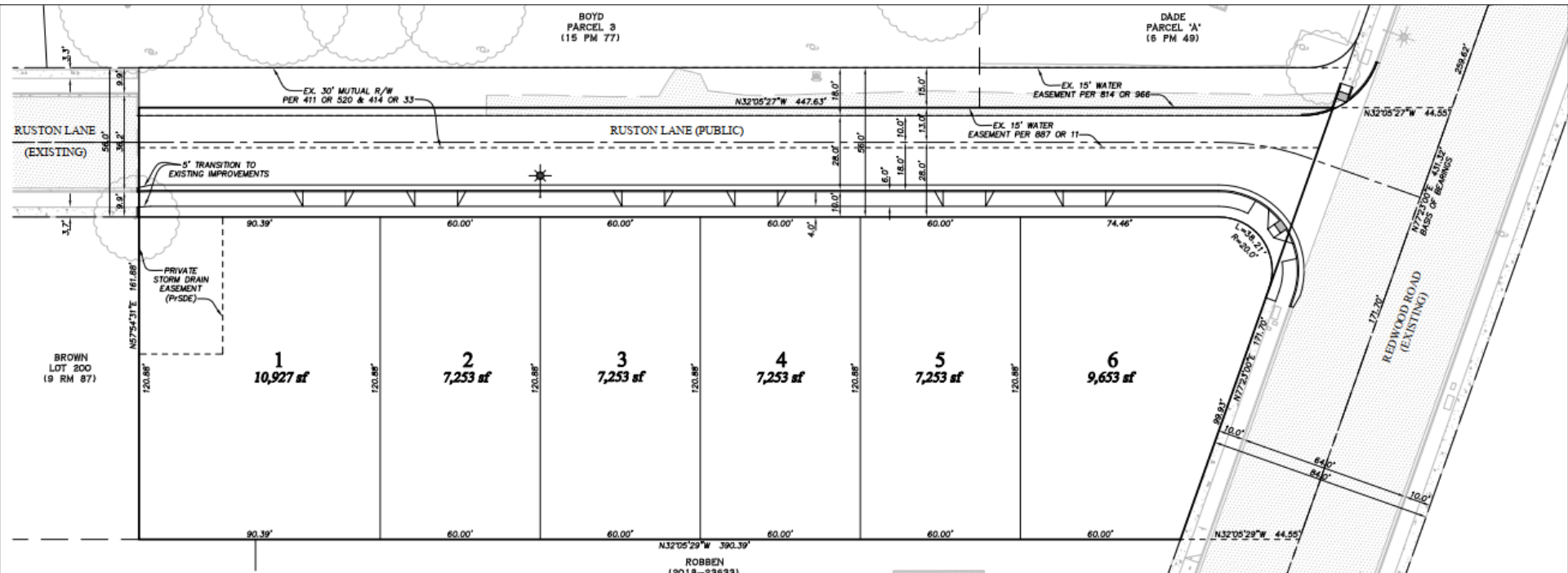


Property Designation

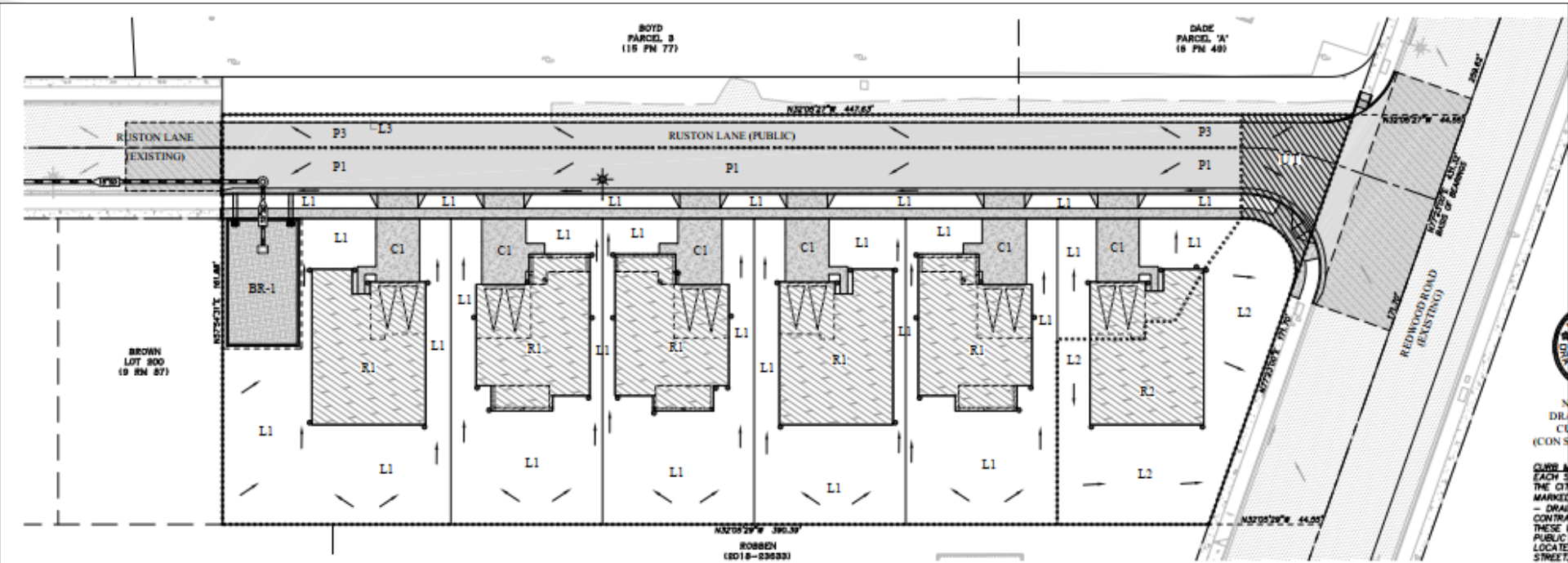
- **General Plan**
 - Low Density Residential (3-8 du/acre)
 - 1.56-acre lot
 - min 4 – max 12 units
- **Zoning**
 - RS-7 - Single-Family Res (Min. 7,000 sq. ft. lot size)



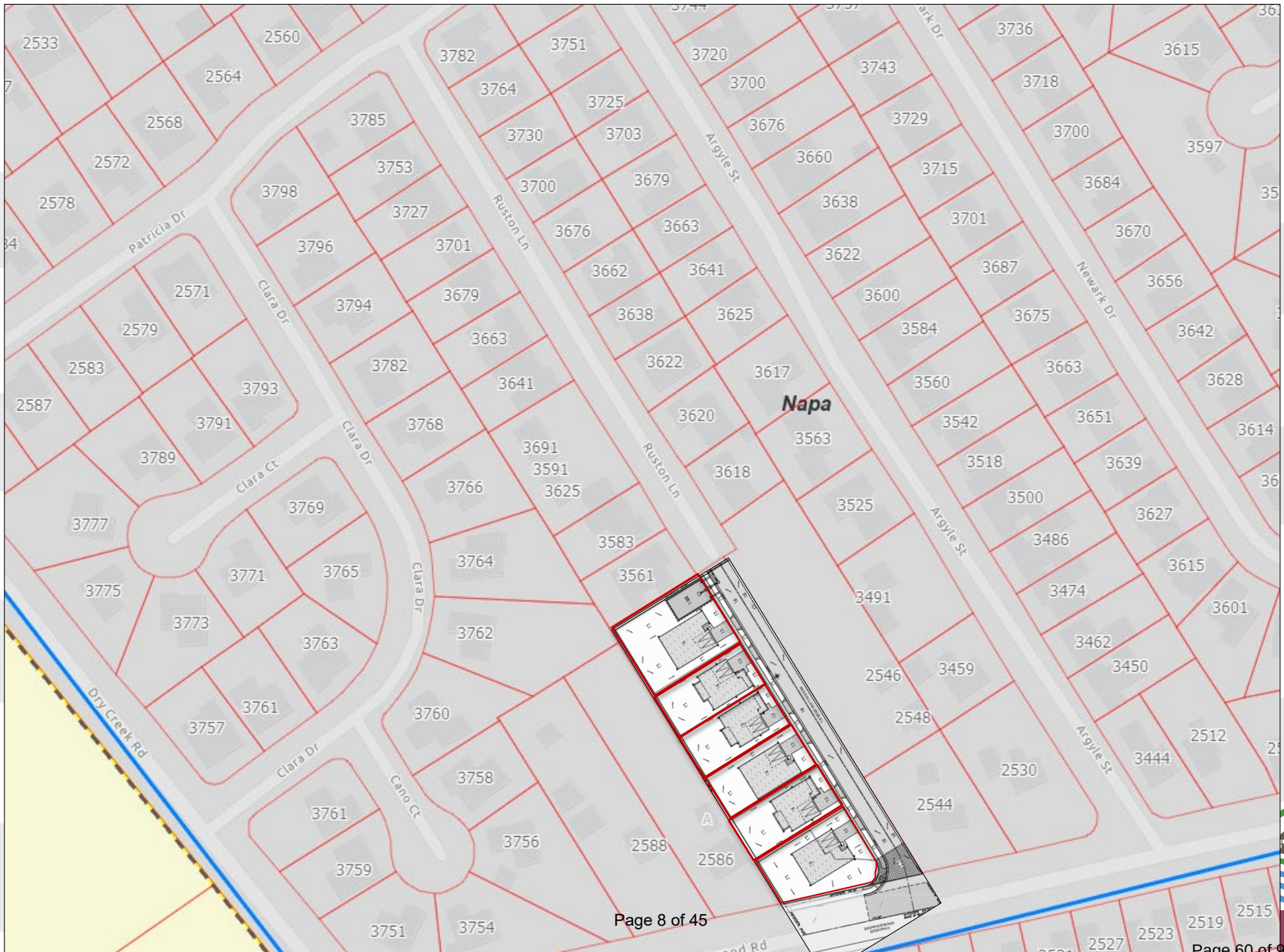
Tentative Map



Site Plan



Neighborhood Lot Configuration



Ruston Lane Extension

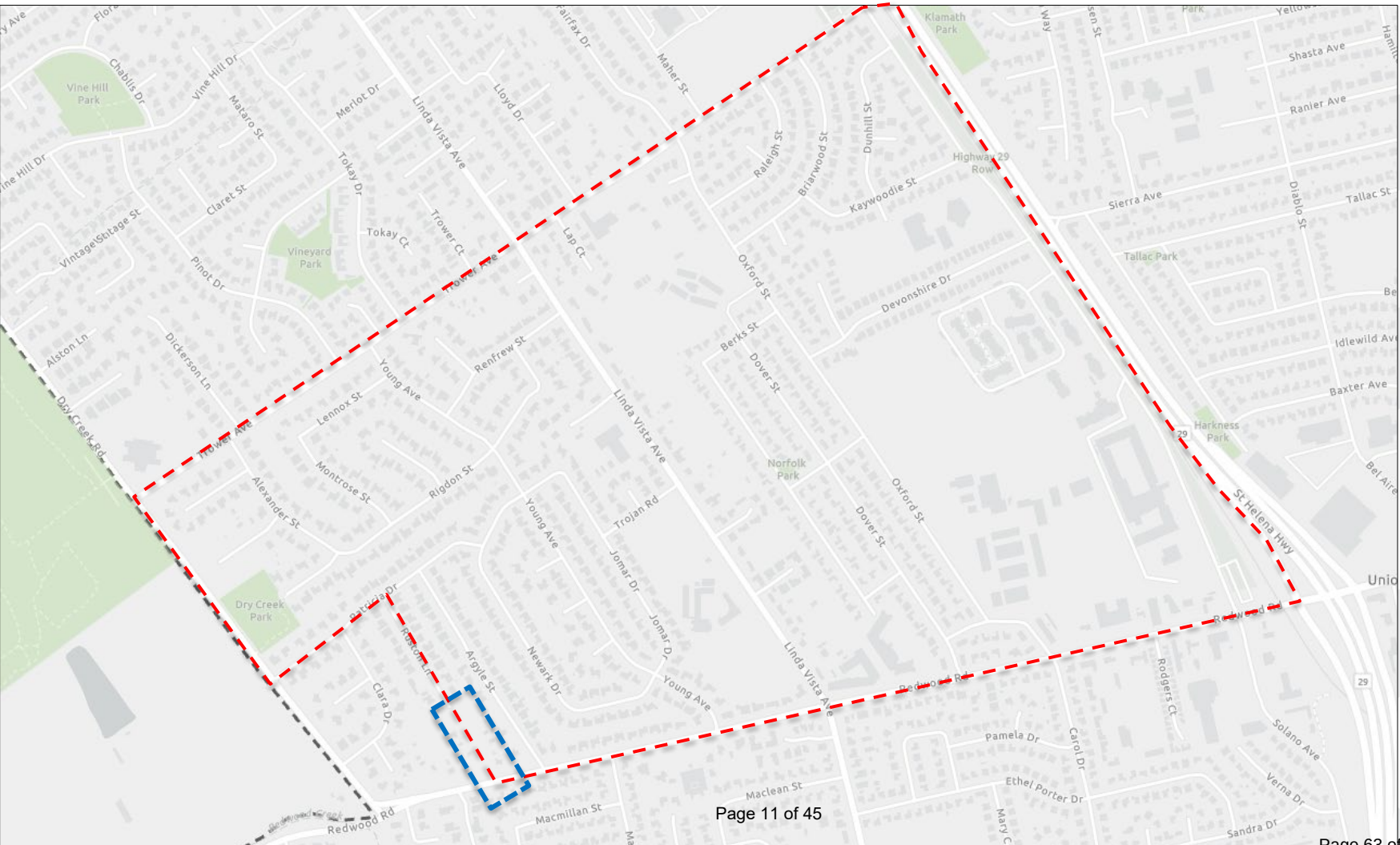


Ruston Lane Extension

- **General Plan Policies – Re: Street Thru Connections:**
 - **LUCD 3-6:** Where feasible, incorporate the following design strategies into new development to support multimodal transportation, community cohesion and connectivity: **Provide greater street, pedestrian, and bicycle connectivity with connections to adjacent developments,** trails, bicycle and pedestrian paths, and transit stops. **Avoid exclusive development typologies such as gated, walled, or fenced-off developments which do not support a cohesive neighborhood environment.**
 - **LUCD 3-1:** Promote development that fosters a sense of community by **providing safe, pedestrian friendly, tree-lined streets; walkways to everyday destinations such as schools, bikeways, trails, parks, and stores;** buildings that exhibit visual diversity, pedestrian-scale, and street orientation; central gathering places; and recreational amenities for a variety of age groups.
 - **Goal LUCD-3:** Enhance Napa’s community character by **promoting** walkability, inclusivity, and **connections between neighborhoods,** key centers, and the Napa River.

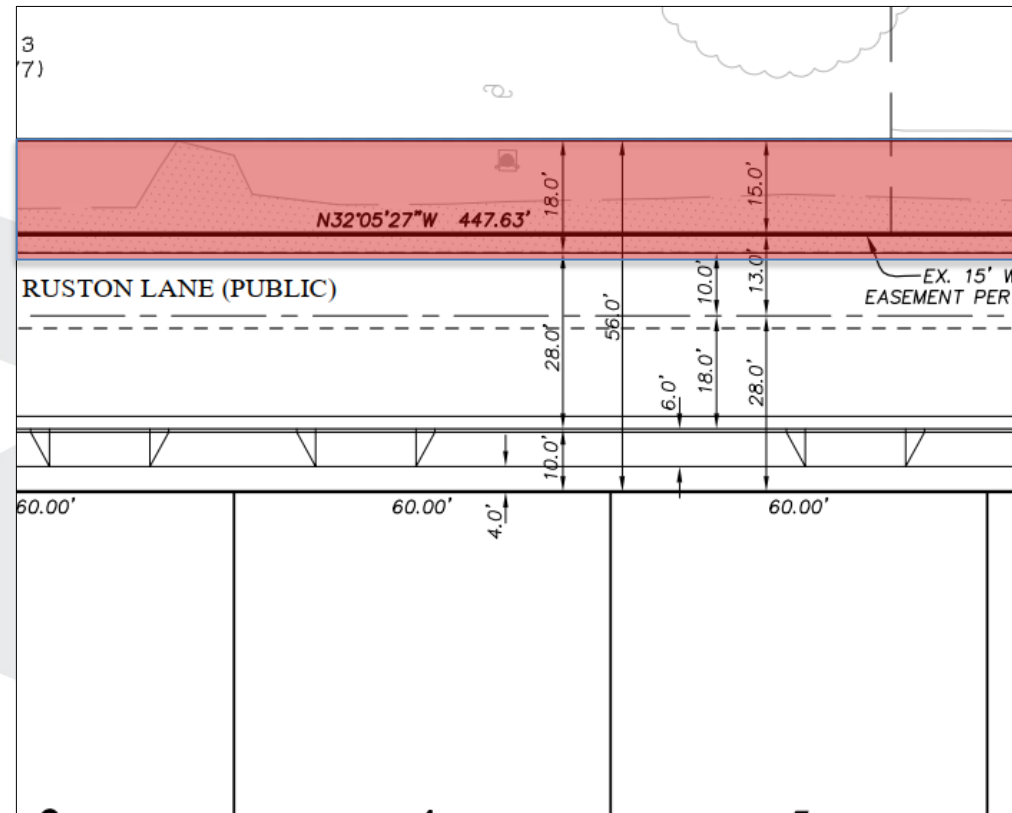
Ruston Lane Extension

- Provides better fire safety access – Fire Station No. 3 – 2000 Trower Avenue

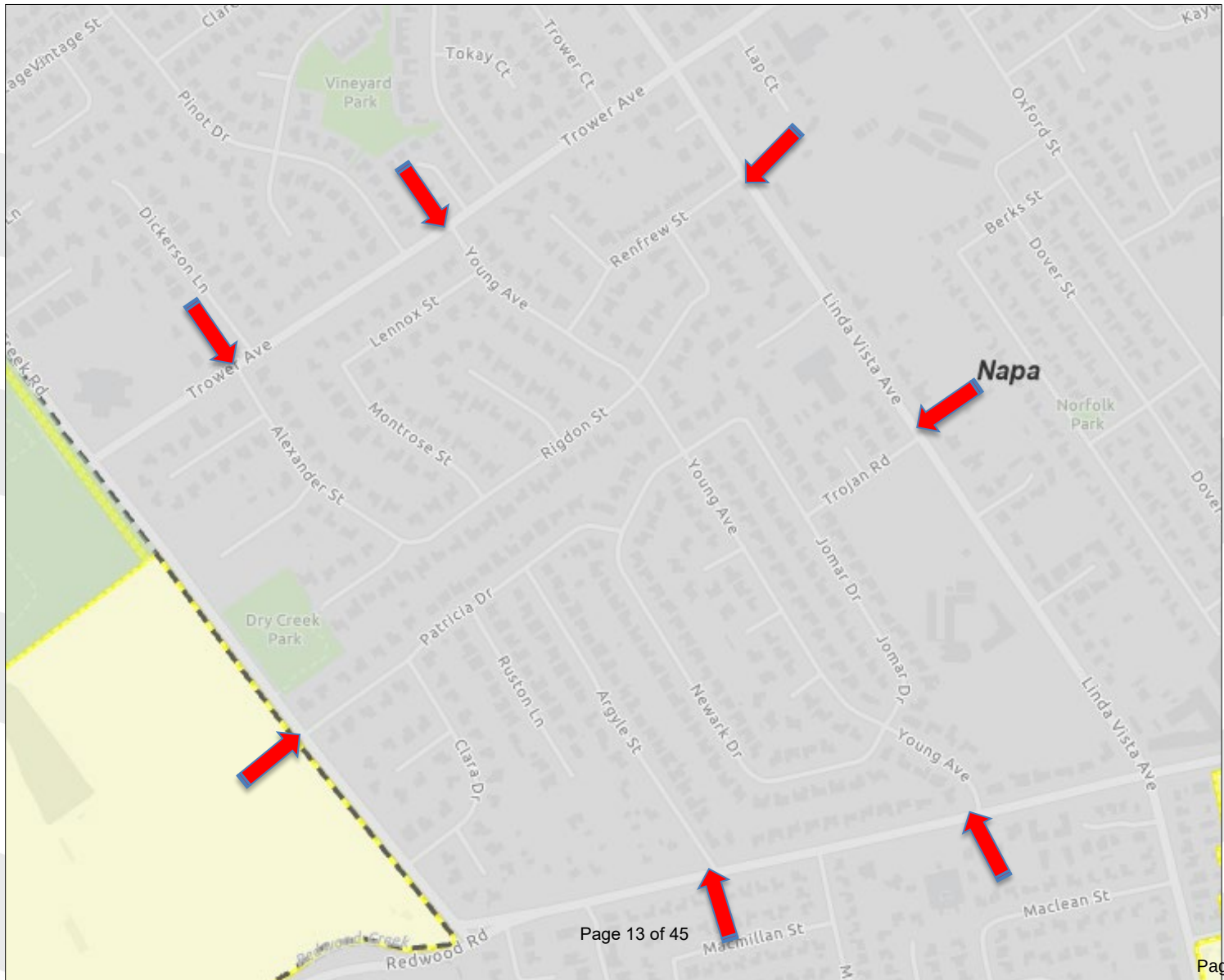


Site Limitations

- **Typical Road Width:**
 - 56 Feet Right-of-Way:
 - 10 ft. sidewalk/planter x 2
 - 36 ft. roadway: (10-foot travel lane x 2; 8-foot parking bays x 2)
- **Project:**
 - 41 Feet Right-of-Way:
 - 10 ft. sidewalk/planter x 1
 - 28 ft. roadway: (10-foot travel lane x 2; 8-foot parking bay x 1)



Neighborhood Access



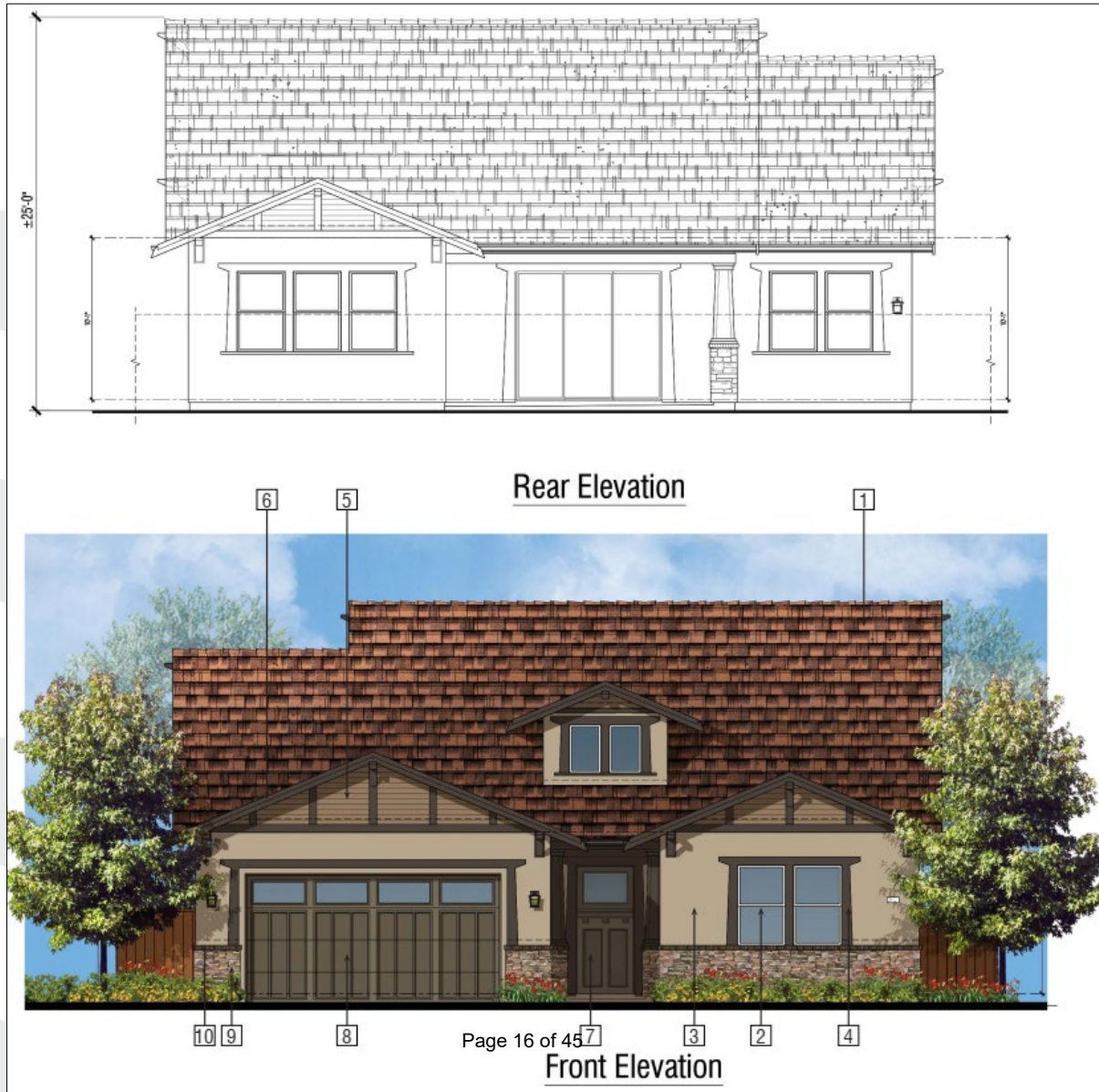
Project Architecture



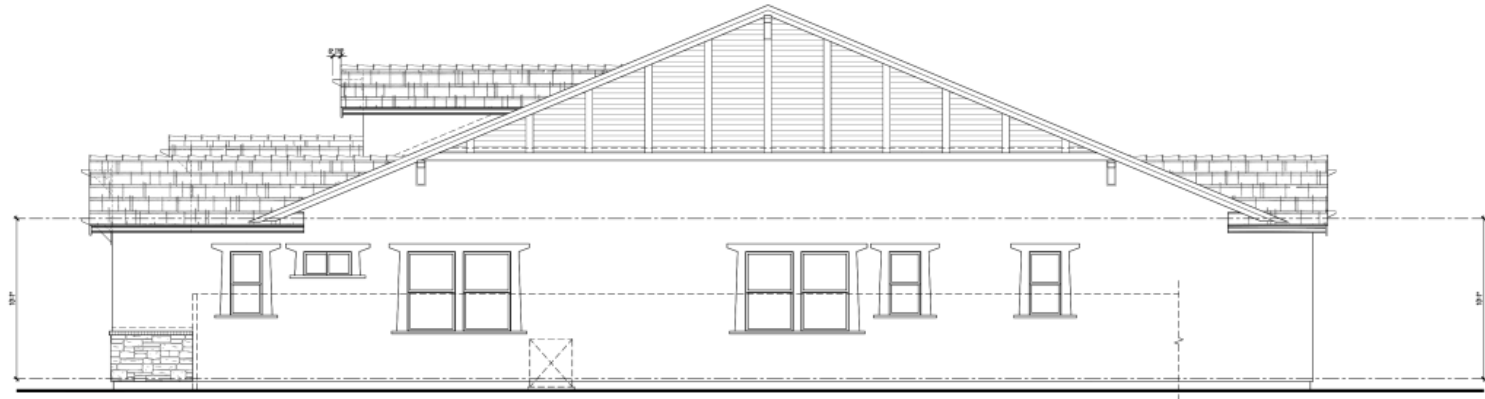
Plan Matrix



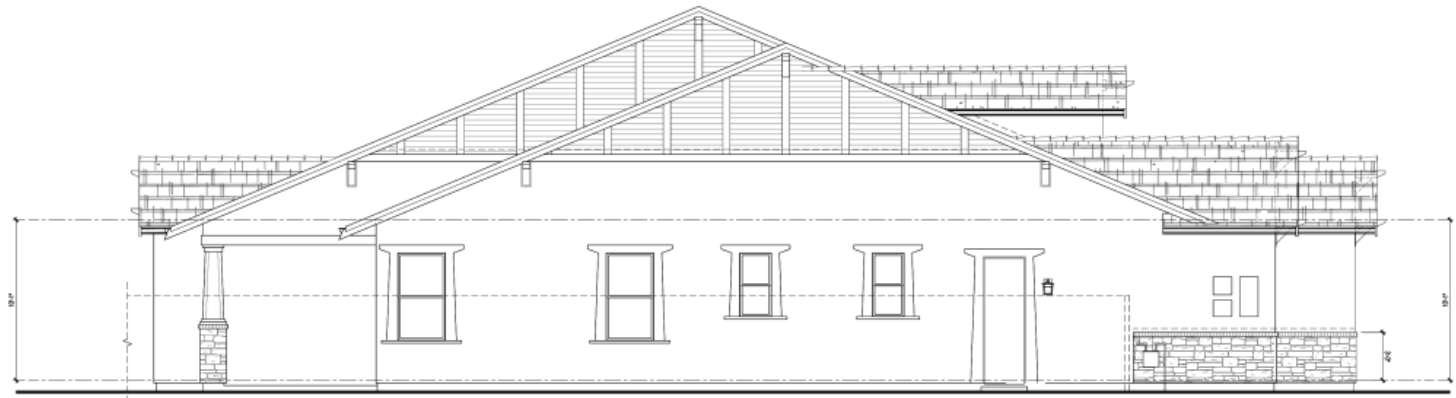
Lot 1 & 4: Plan 1-A – Traditional Elevation



Lot 1 & 4: Plan 1-A – Traditional Elevation



Right Elevation

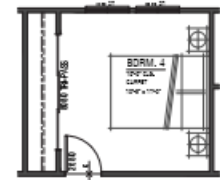
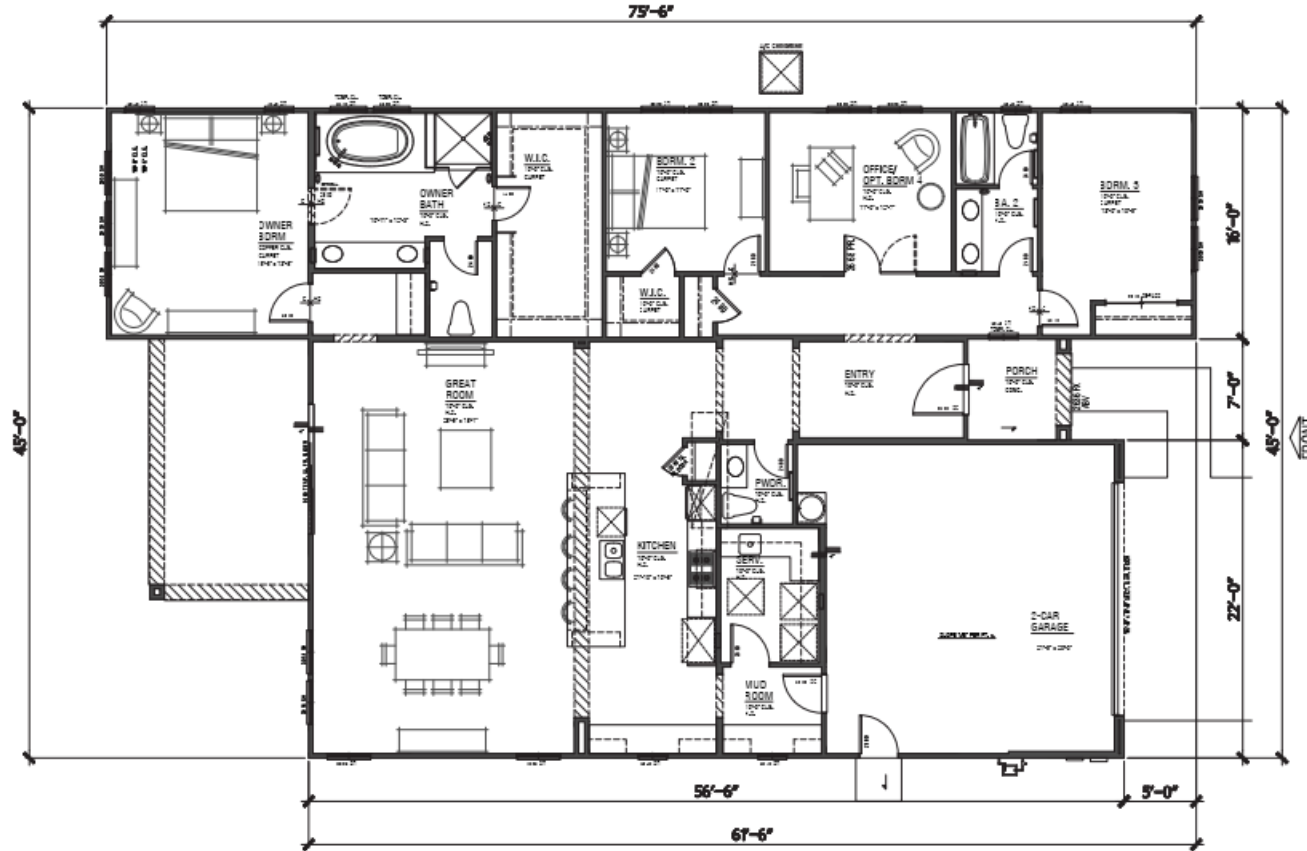


Left Elevation

Plan 1

Exterior Elevations
A - Traditional

Lot 1 & 4: Plan 1-A – Traditional Floor Plan



OPT. BEDROOM 4

Plan 1

2,308 SF
 Garage: 449 SF
 Porch: 43 SF
 California Rm. 198 SF
 Total Coverage: 2998 SF
 4 Bedroom / 2.5 Bath / 2-Car Garage

Lots 2 & 5: Plan 2-A – Traditional Elevation



Rear Elevation



12 4 11 2 3 9 10

Front Elevation

Page 19 of 45

Lots 2 & 5: Plan 2-A – Traditional Elevation



Lots 3: Plan 2-B – Agrarian Elevation



Rear Elevation



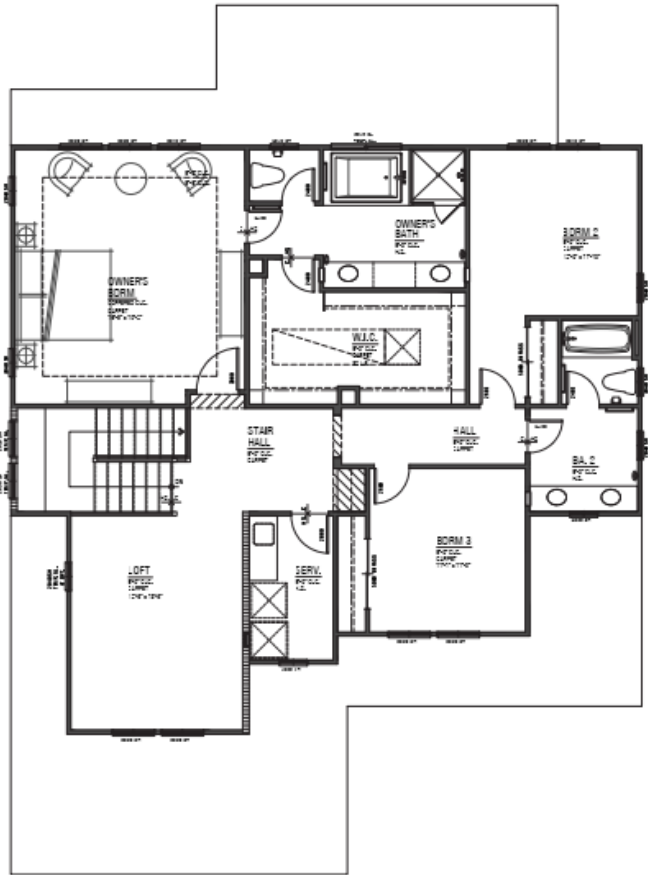
Page 21 of 45

Front Elevation

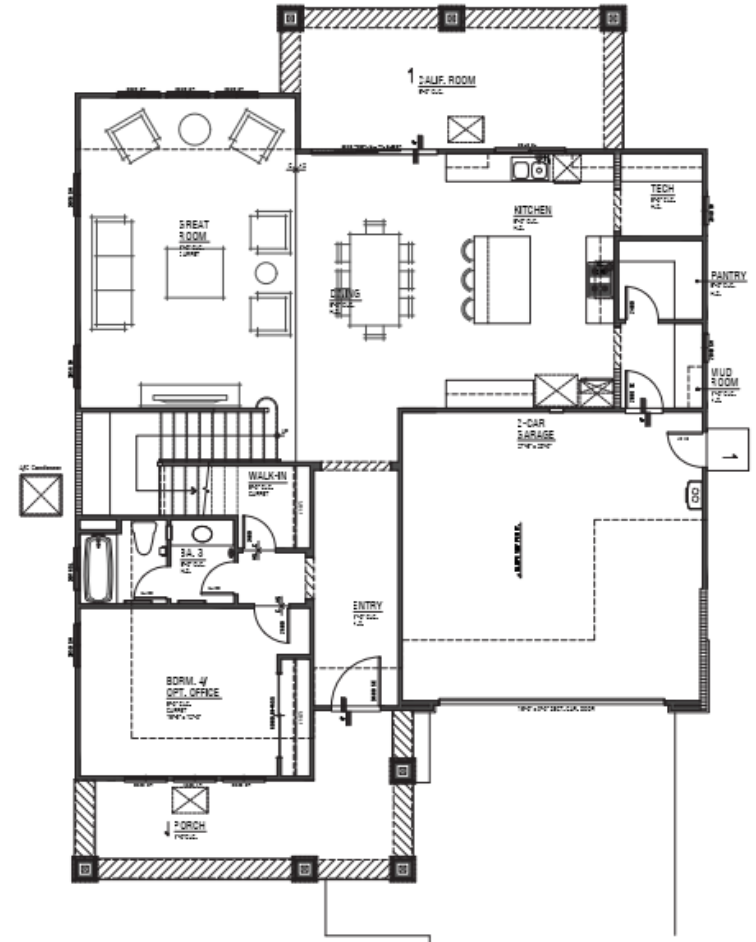
Lots 3: Plan 2-B – Agrarian Elevation



Lots 2, 3 & 5: Plans 2-A & 2-B – Traditional & Agrarian Floor Plans



Second Floor
1456 SF



First Floor
1487 SF

Plan 2

2,943 SF

Garage: 461 SF

Front Porch: 203 SF

California Room: 236 SF

Total Coverage: 2,387 SF

3 Bedroom / 3 Bath / Loft/ Office (Opt. Bdrm. 4) / 2-Car Garage

Lot 6: Plan 1-B – Farmhouse Elevation



Rear Elevation

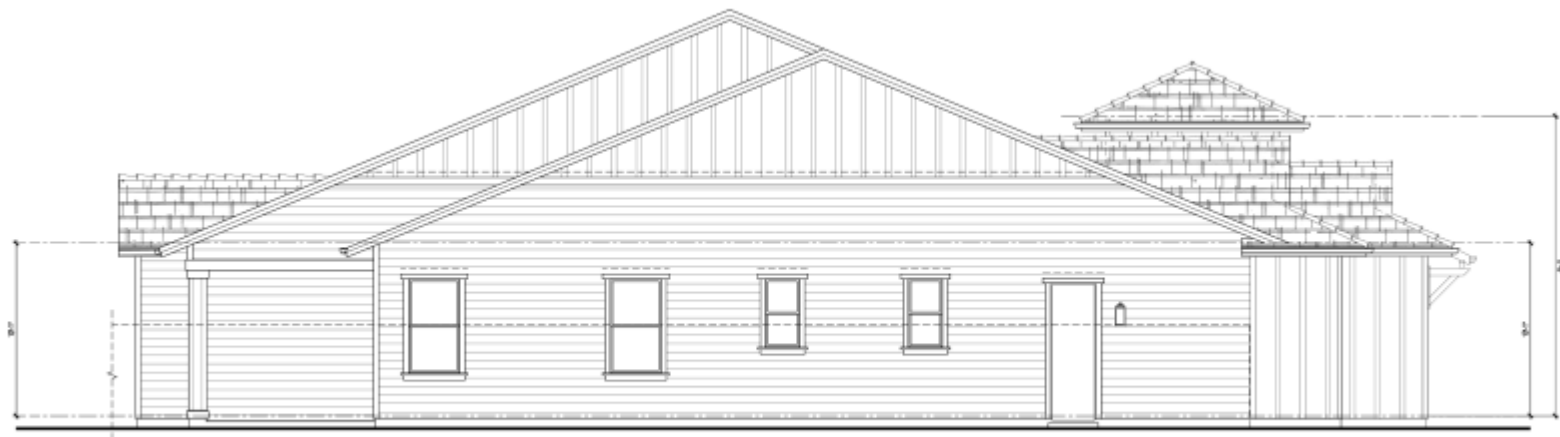


Front Elevation

Lot 6: Plan 1-B – Farmhouse Elevation

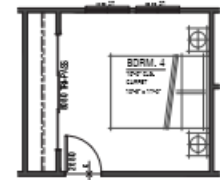
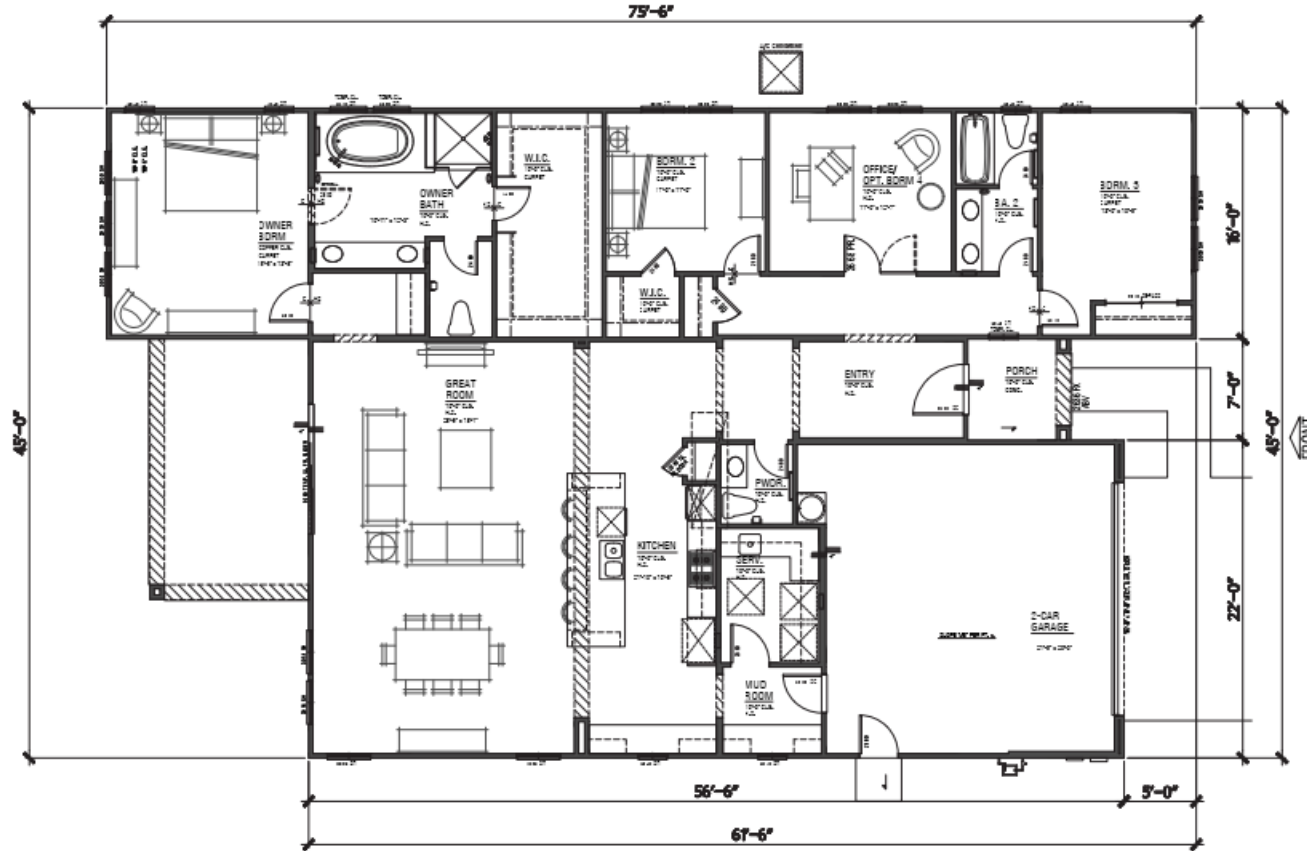


Right Elevation



Page 25 of 45
Left Elevation

Lot 6: Plan 1-B – Agrarian Floor Plan

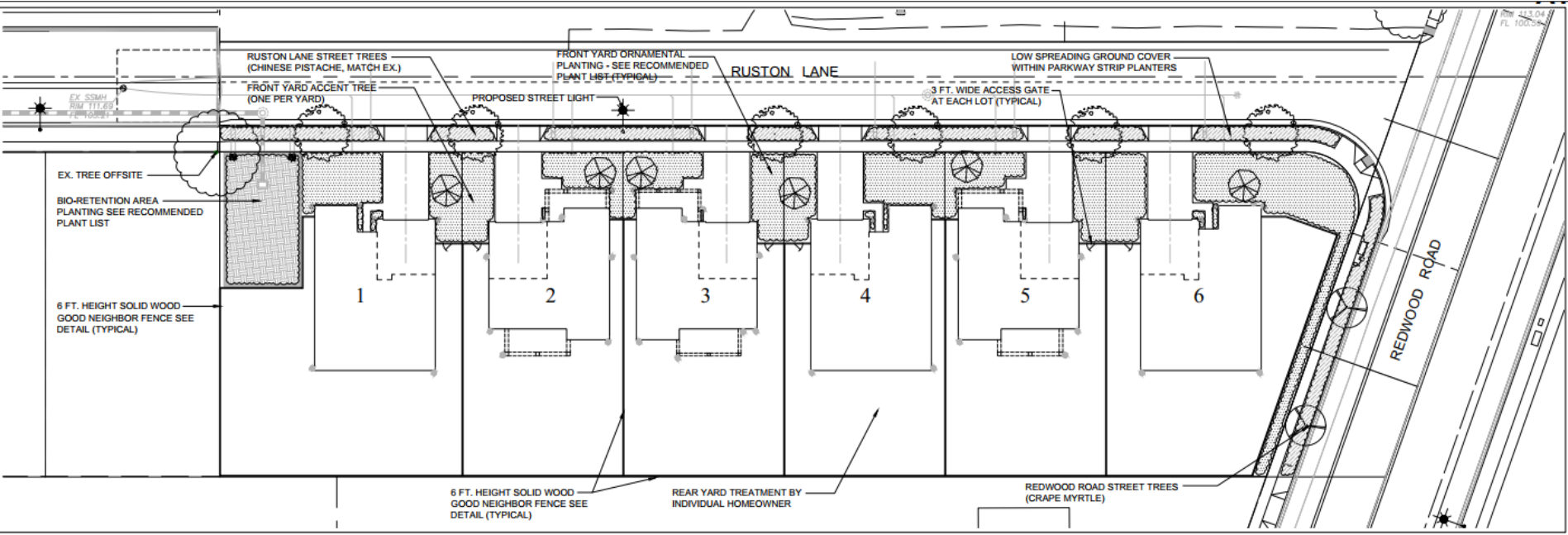


OPT. BEDROOM 4

Plan 1

2,308 SF
 Garage: 449 SF
 Porch: 43 SF
 California Rm. 198 SF
 Total Coverage: 2998 SF
 4 Bedroom / 2.5 Bath / 2-Car Garage

Landscape Plan



SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MAJORS	SIZE	MATURE SIZE
TREES:						
	REDWOOD ROAD STREET TREE	LAGERSTROEMIA 'NATCHIEZ' (STANDARD)	WHITE CRAPE MYRTLE	LOW	15 GA	28'x42'W
	RUSTON LANE STREET TREE	PISTACHIA CHINENSIS	CHINESE PISTACHE	LOW	15 GA	28'x42'W
FRONT YARD ACCENT TREES:						
	FRONT YARD ACCENT TREES	ARBUZUS NANSUK (STANDARD)	MARINA ARBUZUS	LOW	15 GA	20'x42'W
		CERCIS OCCIDENTALIS (STANDARD)	WESTERN REDBUD	LOW	15 GA	18'x42'W
		LAGERSTROEMIA SPECIES (STANDARD)	CRAPE MYRTLE	LOW	15 GA	20'x42'W
BIORETENTION AREA PLANTING:						
	BIORETENTION AREA PLANTING					
	SHRUBS	DWARF COYOTE BUSH		LOW	1 GA	3'x4'W
		CARPENTERIA CALIFORNICA	BUSH ANEMONE	LOW	5 GA	3'x4'W
		FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	LOW	5 GA	4'x4'W
		HEPATICAELE ARBUTIFOLIA	TOYON	LOW	5 GA	8'x4'W
		ROSA CALIFORNICA	WILD ROSE	LOW	5 GA	3'x4'W
	PERENNIALS AND GRASSES	ACHILLEA MILLEFOLIUM	COMMON SEDGE	LOW	1 GA	2'x4'W
		CAREX OXYURA	SEDGE	LOW	1 GA	2'x4'W
		JUNCUS PATENS	BLUE RUSH	LOW	1 GA	2'x4'W
		MAHONIA ROBINSONII	DEER GRASS	LOW	1 GA	4'x4'W
FRONT YARD ORNAMENTAL PLANTING:						
	MAJOR BACKGROUND SHRUBS	MOJAVE MANZANITA		LOW	5 GA	3'x4'W
		ELAEAGNUS PARVIFLORA		LOW	5 GA	8'x4'W
		FRANGULA CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	LOW	5 GA	4'x4'W
	MEDIUM SIZE SHRUBS	ROCKROSE		LOW	5 GA	3'x4'W
		CITRUS SPECIES	DWARF MYRTLE	LOW	5 GA	3'x4'W
		MYRTUS COMMUNIS 'COMPACTA'		LOW	5 GA	3'x4'W
		NANDINA DOMESTICA	QUAIL BUSH	LOW	5 GA	3'x4'W
		SALVIA SPECIES	SAGE	LOW	5 GA	3'x4'W
		TEUCARIUM FRUTICOSUM 'COMPACTA'	DWARF GERANIUM	LOW	5 GA	3'x4'W
	SMALL ACCENT PLANTING/GRASSES	KANGAROO PAW		LOW	1 GA	2'x4'W
		ERIGERON KARVINSKYANUS 'VORONHEIM'	SANTA BARBARA DASY	LOW	1 GA	12'x4'W
		LOXANDRA LONGIFOLIA	DWARF MAT RUSH	LOW	1 GA	3'x4'W
		PENSTEMON 'SUNNY TALE'	DWARF FOXTAIL GRASS	LOW	1 GA	3'x4'W
		PENSTEMON HETEROPHYLLUS	FOOTBALL PENSTEMON	LOW	1 GA	3'x4'W
PARKWAY STRIP GROUND COVER PLANTING:						
	PARKWAY STRIP GROUND COVER PLANTING	ARCTOSTAPHYLOS POINT REVER	PROSTRATE MANZANITA	LOW	1 GA	2'x4'W
		COPROSMA YANUF	CREEPING COPROSMA	LOW	1 GA	2'x4'W
		ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY	LOW	1 GA	2'x4'W

Planning Commission Meeting

April 20, 2023:

- Commission discussion focused on –
 - Project's compatibility with existing neighborhood which they felt the project did;
 - Questioned ability to add Accessory Dwelling Units (ADU's) – Applicant agreed to a condition requiring ADU utility stub-outs for future ADU's;
 - Extension of Ruston Lane.
- Five members of the public spoke in opposition to the Ruston Ln. extension.
- Planning Commission recommended approval (4 – 1).

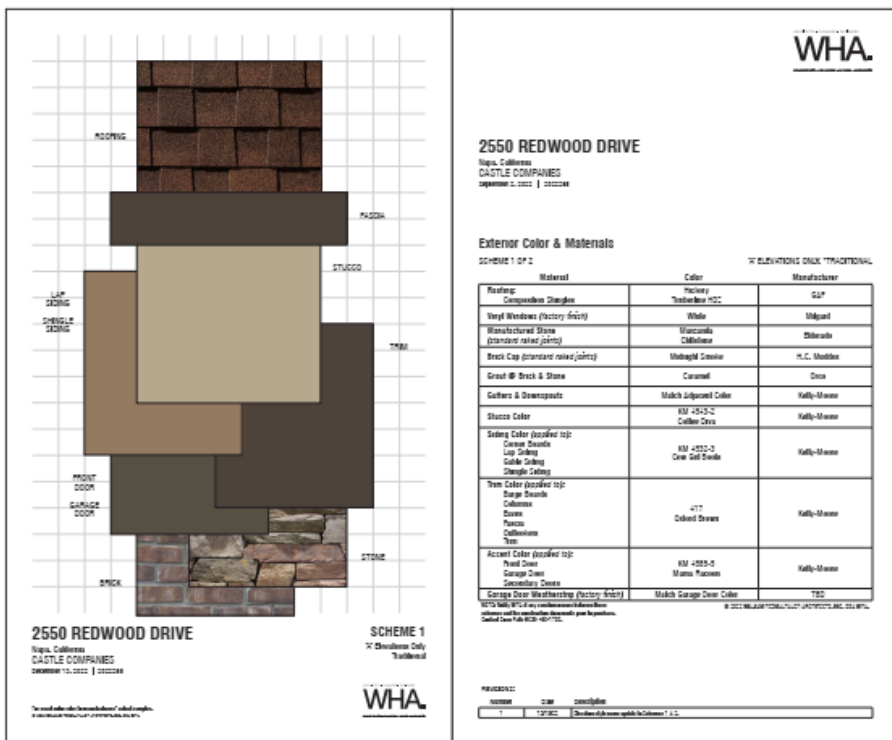
Final Council Action:

Approve a Design Review Permit and Tentative Subdivision Map for the Redwood Road Subdivision, a subdivision of a 1.56-acre property into 6 single-family lots at 250, 2552 & 2554 Redwood Road and determine the actions authorized by this resolution are exempt from CEQA.

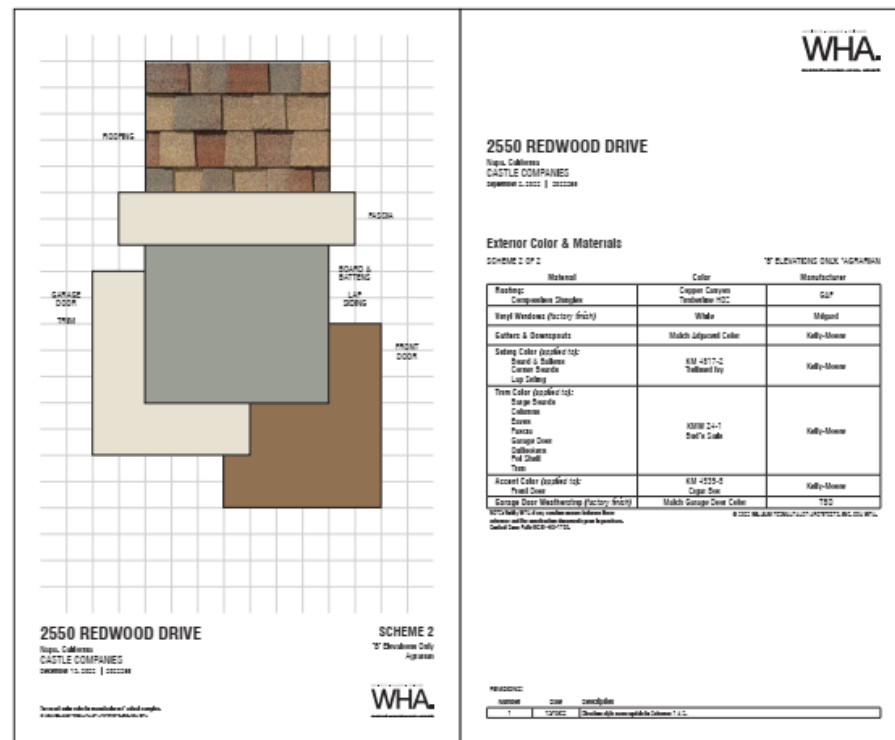


End of Presentation

Materials



Color Scheme #1
A - Traditional



Color Scheme #2
B - Agrarian



From: [Samantha Pascoe](#)
To: [Samantha Pascoe](#)
Subject: Fw: Redwood Road Subdivision – 2550, 2552, & 2554 Redwood Road (File PL22-0128)
Date: Thursday, June 1, 2023 4:22:32 PM
Attachments: [Ruston Lane Petition - 001.pdf](#)

From: Leroy Moore 

Sent: Wednesday, May 31, 2023 6:31 PM

To: Scott Sedgley <ssedgley@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Beth Painter <bpainter@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Bernie Narvaez <bnarvaez@cityofnapa.org>

Cc: Michael Allen <mallen@cityofnapa.org>

Subject: Redwood Road Subdivision – 2550, 2552, & 2554 Redwood Road (File PL22-0128)

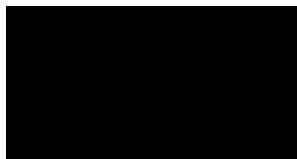
[EXTERNAL]

Dear Napa City Council,

Attached you will find a petition from the residents of Argyle Street regarding the Redwood Road Subdivision – 2550, 2552, & 2554 Redwood Road (File PL22-0128) which you are reviewing and hopefully approving at your June 6th council meeting. Argyle Street runs adjacent to Ruston Lane.

The residents of Argyle urge you to vote YES on the development plans. We will formally submit the original signed petition at your June 6, 2023 meeting.

Respectfully submitted,
Leroy W. Moore



CC: Michael Allen, City of Napa Senior Planner

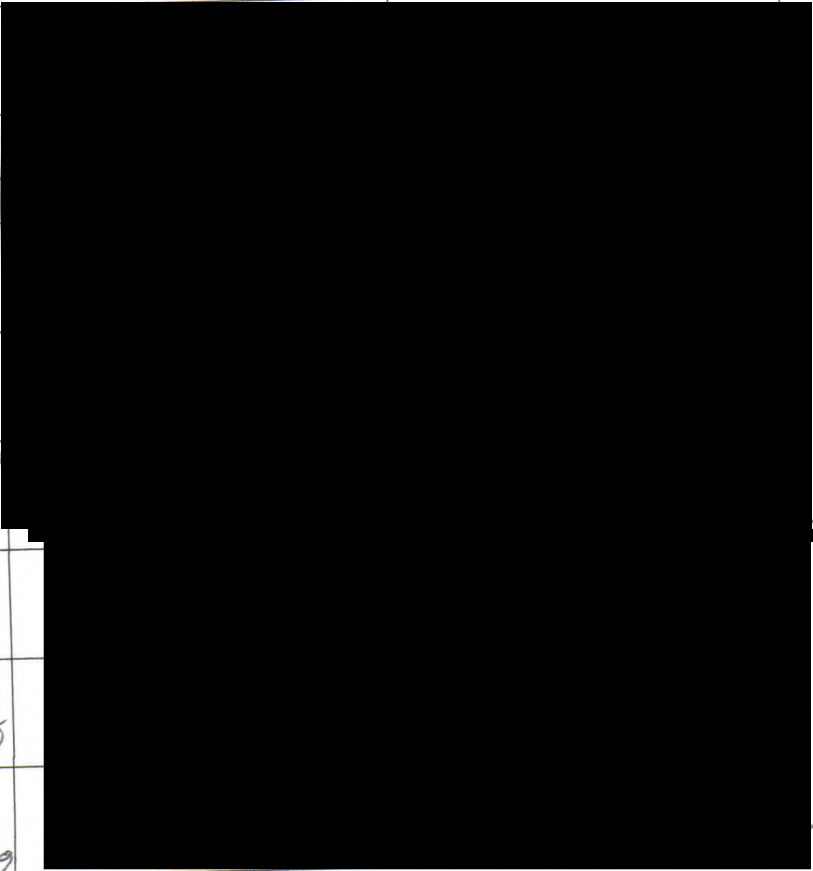
**Notice of Petition Presented to
The City Council of the City of Napa**

This petition is presented to The City Council of the City of Napa on June 6, 2023 regarding the Redwood Road Subdivision – 2550, 2552, & 2554 Redwood Road (File PL22-0128)

The following residents of Argyle Street (located adjacent to the proposed project) request the City Council to APPROVE the project application which subdivides an existing 1.56 acre lot into six single family homes on individual lots and extends Ruston Lane to Redwood Road.

In addition to the new homes providing many benefits to the City, the extension of Ruston Lane will reduce the traffic endured by the residents on Argyle Street. Currently Ruston Lane residents returning home via Redwood Road must travel the full length of Argyle Street or make a slightly longer trip using Dry Creek Road. Most choose to travel on Argyle Street. Your approval of this project will allow Ruston residents direct access to their homes from Redwood Road AND, to the benefit and desire of Argyle residents, will reduce traffic on Argyle Street.

YOUR APPROVAL OF THIS PROJECT IS REQUESTED BY THE RESIDENTS OF ARGYLE STREET BY THEIR SIGNATURE BELOW:

	DATE	NAME (Print)	ADDRESS/ PHONE	SIGNATURE
1	5/30/23	LEROY W MOORE		
2	5/30/23	Bernadette Moore		
3	5/30/23	JOAN C PIEPER Joan C Pieper		
4	5/30/23	KEITH J. PIEPER Keith J Pieper		
5	5/30/23	RICHARD P EGGLESTON		
6	5/30/23	Mary Eggleston		
7	5/30/23	Dawn San Filippo		
8		Linda San Filippo		

Notice of Petition Presented to
The City Council of the City of Napa

	DATE	NAME (Print)	ADDRESS/ PHONE	SIGNATURE
9	5/30/2023	PAULETTE BOYCE		
10	5/31/2023	DENNIS BOYCE		
11	5/30/23	John Fernandez		
12	5/30/23	Pam Fernandez		
13	5/30/23	Karen Albrecht		
14	5/30/23	JACK PETERSON		
15	5/30/23	HENRY HUGAN		
16	5-30-23	PAT MAZZINAW		
17	5-30-23	Susan Marrinan		
18	5-30-23	RICHARD BRANNING		
19	5-30-23	PATRICIA FRIEST		
20	5/30/23	PETER FRIEST		
21	5/30/23	Richard Aye		
22	5/30/23	Nancy Aye		
23				

Notice of Petition Presented to
The City Council of the City of Napa

	DATE	NAME (Print)	ADDRESS/ PHONE	SIGNATURE
24	5/30/23	SUSAN BARLOW		
25	5/30/23	Angela Stockwell		
26	5/30/23	W. H. HAWKINS		
27	5/30/23	Brett Rushing		
28	5/30/23	Chris Hartley		
29	5/30/23	Shelley Hartley		
30	5/30/23	Arlene Mitchell		
31	5/30/23	CARDIFF SCOTT-ROBINSON		
32	5/30/23	Jennifer Scott-Robinson		
33	5/30/23	Wilce Sprengel		
34	5/30/23	Amy Jullien		
35	5/30/23			
36	5/30/23	Brian Page		

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YOUR APPROVAL OF THIS PROJECT IS REQUESTED BY THE RESIDENTS OF ARGYLE STREET BY THEIR SIGNATURE BELOW:

	DATE	NAME (Print)	ADDRESS/ PHONE	SIGNATURE
1	5/30	Arlene Christensen		
2	5/30	Richard Leland		
3	5/30	Sheena Giovanni		
4	5/30	Michael Joseph Giovanni M. Joseph Giovanni		
5				
6				
7				
8				

**Notice of Petition Presented to
The City Council of the City of Napa**

	DATE	NAME (Print)	ADDRESS/ PHONE	SIGNATURE
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**Notice of Petition Presented to
The City Council of the City of Napa**

	DATE	NAME (Print)	ADDRESS/ PHONE	SIGNATURE
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34				
35				
36				

From: Paul Hicks <[REDACTED]>
Date: June 5, 2023 at 6:25:39 PM PDT
Subject: Ruston Lane



[EXTERNAL]

Hi All,

Bcc'd everyone for propriety since I've sent this to City Council and a few neighbors.

This is about the item on the agenda regarding Ruston Lane.

The pictures are for a sense of how the applicant is doing business in the city and how they're treating their neighbors. This is what the property looks like today. It's been a couple of months since Planning Commission voted to approve and I thought you might to know what our new neighbors think about us as a community and a city. It's a pretty clear example of their commitment. The boarded up houses are not horribly unexpected but someone should be responsible for maintaining the property. You would think they would at least mow the lawn.

Not to be petty but the applicant has been cavalier with their conversations with the neighborhood and the City. Since many have tried and failed, here's hoping that you'll at least look the reasons why no-one in 50 years has successfully pulled this off.

How is this suddenly acceptable to the city? What exactly changed, who decided that it was appropriate, and how did they get there without any input other than that from the developer. It seems to me that City Council should at least take a long look at what this would mean for the neighborhood.

Thank you for your time.

Paul

Paul Hicks.
Rustin Lane.









From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: Ruston Lane Extension - Redwood Rd Subdivision
Date: Monday, June 05, 2023 9:32:19 PM

Mary Lueros

Councilmember, District 3

City of Napa

PO Box 660 / 955 School Street, Napa, CA 94559

Phone (707) 258-7800 x5284

Email MLueros@cityofnapa.org

Website www.cityofnapa.org

Social www.facebook.com/CityOfNapa · @CityOfNapa

Begin forwarded message:

From: cass walker <[REDACTED]>
Date: June 5, 2023 at 8:14:50 PM PDT
To: Scott Sedgley <ssedgley@cityofnapa.org>, Mary Lueros
<mlueros@cityofnapa.org>, Bernie Narvaez <bnarvaez@cityofnapa.org>, Beth
Painter <bpainter@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>
Cc: Steve Potter <spotter@cityofnapa.org>, Julie Lucido
<jlucido@cityofnapa.org>
Subject: Ruston Lane Extension - Redwood Rd Subdivision

[EXTERNAL]

Good Evening

Several neighbors on Ruston Lane reached out to me because I used to live on this street. I understand that the City Council will be considering a residential infill project on Redwood Road that backs up to Ruston Lane tomorrow night. There has been a long term City policy regarding "connectivity" to allow public safety to quickly get to different locations and different parts of the City. In this past this has been focused on major streets.

However, in this case that policy does not seem to make sense what is "connectivity". Ruston Lane is a cul-de-sac street that is part of a larger subdivision that has been in place for over 50 years. There is direct access into and out of this neighborhood from 2 streets that connect directly to Redwood (Argyle and Young) and 2 streets that intersect Dry Creek Road (Particia and Clara). The connectivity to other areas of the City is via Dry Creek Road and Pueblo. This "punch through" does not provide direct access through the subdivision. Putting Ruston through to Redwood does not gain any direct connectivity into other parts of the subdivision that are not already in place. It only provides access to Ruston Lane which has 18 residents.

I think that it is important for the City to have policies in place such as "connectivity". But there are times when the goals of the policy are not achieved and only provide unintended impacts on a quiet neighborhood with low public safety service calls. I hope you will take this into consideration when you are reviewing the proposed projects traffic impacts.

Sincerley,
Cass

--

Cassandra Walker

Mobile: [REDACTED]

Email: [REDACTED]