



# CITY OF NAPA

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

## MEETING MINUTES - Final

### CITY COUNCIL

*Mayor Jill Techel*  
*Vice Mayor Peter Mott*  
*Councilmember Doris Gentry*  
*Councilmember Jim Krider*  
*Councilmember Scott Sedgley*

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Tuesday, June 19, 2018

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

### **3:30 P.M. AFTERNOON SESSION**

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

##### **1.A. Roll Call:**

**Present:** 5 - Councilmember Gentry, Councilmember Krider, Councilmember Sedgley, Vice Mayor Mott, and Mayor Techel

#### **2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

Deputy City Clerk Carranza reported the following supplemental items:

Item 5.S.:

- Attachment 1 - Exhibit "A" to the resolution.

Item 6.A.:

- PowerPoint presentation by city staff.

- PDF Presentation by the developer Catellus.-

- Staff Report - redline version (correcting reference of west side of the railroad tracks to east side of railroad tracks).

- Staff Report - final version.

Item 8.A.:

- PowerPoint presentation by city staff.

#### **3. SPECIAL PRESENTATIONS:**

**3.A. [1447-2018](#)** Recognition of Napa Methodist Church, Hope Resource Center

Mayor Techel acknowledged the congregation for being a part of the homelessness solution and thanked them for their work in the community. Mark Anderson accepted the proclamation on behalf of the Napa Methodist Church and stated the congregation looks forward to partnering with the City on other social justice type issues in the future.

**4. PUBLIC COMMENT:**

James Hinton, resident - voiced concern regarding the costs associated with the Civic Center Project.

**5. CONSENT CALENDAR:**

Item 5.K. was pulled by Councilmember Sedgley and item 5.S. was pulled by Mayor Techel for further discussion.

Vice Mayor Mott commented on Item 5.O. and reminded residents that the City has an agreement with the School District for the maintenance of sports fields; he asked residents to inform City Council if they feel the fields are not kept to the standards as outlined in the agreement.

Approval of the Consent Agenda

**A motion was made by Vice Mayor Mott, seconded by Councilmember Sedgley, to approve the Consent Agenda with items 5K and 5S pulled for discussion. The motion carried by the following vote:**

**Aye:** 5 - Gentry, Krider, Sedgley, Mott, and Techel

**5.A. [1450-2018](#)** Regular City Council Meeting Minutes

**Approved the June 5, 2018 Regular City Council Meeting Minutes.**

**5.B. [1449-2018](#)** Medicinal and Adult-Use Cannabis Ordinance Amendment

**Approved the second reading and final passage, and adopted Ordinance O2018-008 amending Napa Municipal Code Section 17.52.275 to modify the distance separation standards for medicinal cannabis retailers and small cannabis manufacturers from youth oriented property and the visibility requirements of cannabis-related uses from a public street; and determining that the actions authorized by this Ordinance are exempt from CEQA.**

Enactment No: O2018-008

- 5.C.**     [1442-2018](#)     Tentative Agreement between the City of Napa and the Napa City Firefighters Association
- Approved and adopted the Tentative Agreement between the City of Napa and the Napa City Firefighters Association (NCFA) for the term July 1, 2018 through June 30, 2021, and authorized the City Manager to finalize a successor Memorandum of Understanding.**
- 5.D.**     [1439-2018](#)     The Reserve at Napa Senior Housing Project; a 117-unit affordable senior rental project located at 710-714 Trancas Street
- Adopted Resolution R2018-070 authorizing execution of Subordination Agreements for the Regulatory Agreements for The Reserve at Napa Senior Housing Project.**
- Enactment No: R2018-070
- 5.E.**     [1424-2018](#)     Monthly Budget and Investment Statement
- Received and filed the Monthly Budget and Investment Statement as of April 30, 2018.**
- 5.F.**     [1412-2018](#)     Lake Park and River Park Estates Maintenance Districts Assessment Rates
- Adopted Resolution R2018-071 authorizing the Lake Park and River Park Maintenance Districts' assessment rates for Fiscal Year 2018/19.**
- Enactment No: R2018-071
- 5.G.**     [1444-2018](#)     Microsoft Enterprise License Agreement (EA)
- Authorized the Finance Director to execute a three (3) year Microsoft Enterprise License Agreement with CDW Government, LLC., for a total cost not to exceed \$750,000.**
- 5.H.**     [1413-2018](#)     Paramedic Tax Rate
- Adopted Resolution R2018-072 authorizing the Paramedic tax rate for Fiscal Year 2018/19.**
- Enactment No: R2018-072
- 5.I.**     [1414-2018](#)     Classification Specification and Salary Range for Senior Accountant
- Adopted Resolution R2018-073 amending the City Classification Plan by adopting the new classification and salary range for Senior Accountant.**
- Enactment No: R2018-073
- 5.J.**     [1415-2018](#)     Classification Specifications for Firefighter and Firefighter/Paramedic
- Adopted Resolution R2018-074 amending the City Classification Plan by adopting the updated Classification Specifications for the Flexibly Staffed Classifications of Firefighter and Firefighter/Paramedic.**

Enactment No: R2018-074

**5.K.**     [1416-2018](#)     Classification Specifications and Salary Ranges for Positions Within the Public Works, Utilities, and Parks and Recreation Services Departments

Councilmember Sedgley pulled the item and asked staff for clarification regarding the Maintenance Superintendent position. He stated that he supported incumbents being reclassified into the new job descriptions.

Director of Human Resources Jennifer Brizel responded to Councilmember Sedgley's questions and clarified the process. She stated that the Human Resource Department is working closely with bargaining groups to offer a competitive process; there is no intention to lay off any employees.

Additional discussion ensued.

**A motion was made by Vice Mayor Mott, seconded by Councilmember Krider, to adopt Resolution R2018-075 amending the City Classification Plan by adopting and amending classification specifications and salary ranges for the positions of Utilities Director, Deputy Utilities Director, Public Works Director, Public Works Maintenance Manager, Parks and Urban Forestry Manager, and Maintenance Superintendent. The motion carried by the following vote:**

**Aye:** 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-075

**5.L.**     [1417-2018](#)     Classification Specifications and Salary Ranges for Human Resources Manager, Safety Analyst and the Classification Revision for Human Resources Coordinator

**Adopted resolution R2018-076 amending the City classification plan by adopting new classification specifications and salary ranges for Human Resources Manager, Safety Analyst and the classification revision for Human Resources Coordinator.**

Enactment No: R2018-076

**5.M.**     [1418-2018](#)     Classification Specifications and Salary Ranges for the Fleet Shop

**Adopted Resolution R2018-077 amending the City Classification Plan by adopting the new classification specification and salary range for Senior Equipment Mechanic, and revising the classification specification and salary range for Fleet Shop Supervisor.**

Enactment No: R2018-077

**5.N.**     [1448-2018](#)     Playground Equipment Replacement Capital Improvement Program Project

**Adopted Resolution R2018-078 authorizing the Finance Director to transfer \$195,000 appropriated for the Master Agreement for Joint Use of City and School District Facilities to the Playground Equipment Replacement project to finance the replacement of playground equipment at Playground Fantastico and \$50,619 from the Playground Equipment Replacement project to the Sutherland Park Play Area project to account for additional funding that was required to install ADA improvements at Sutherland Park; authorized the City Manager to execute an amendment to Agreement No. C2016-187 with Landscape Structures, Inc. for park improvements in the increased amount of \$588,000, for a total contract amount not to exceed \$1,500,000; and determined that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2018-078

- 5.O.**     [1443-2018](#)     Maintenance of School Sports Fields for School and Community Use
- Authorized the City Manager to execute Amendment No 1 to City Agreement No. 6718, Addendum 5 for the Joint Agreement for Maintenance of School Sports Fields for school and community use.**
- 5.P.**     [1434-2018](#)     Parking Citation Processing Services Agreement
- Adopted Resolution R2018-079 authorizing the Police Chief to execute Amendment 3 to Agreement C2013 11 extending the term of agreement with Data Ticket, Inc. for parking citation processing through June 30, 2021.**
- Enactment No: R2018-079
- 5.Q.**     [1353-2018](#)     Public Safety Dispatching Services provided to the County of Napa
- Adopted Resolution R2018-080 authorizing the City Manager to execute a one-year contract amendment for Public Safety Dispatching Services between the City of Napa and the County of Napa.**
- Enactment No: R2018-080
- 5.R.**     [1440-2018](#)     Downtown Public Restrooms Budget Appropriation
- Adopted Resolution R2018-081 authorizing a budget appropriation in the amount of \$30,000 for the Downtown Restrooms Project and determining that the actions authorized by this resolution are exempt from CEQA.**
- Enactment No: R2018-081
- 5.S.**     [1441-2018](#)     Trower Avenue Rehabilitation - Dry Creek Road to Linda Vista Avenue and Jefferson Street to SR 29
- Mayor Techel pulled the item and asked staff for an update and clarification regarding the supplemental material provided. Public Works Director Jack LaRochelle and Senior Civil Engineer John Ferons responded.
- Vice-Mayor Mott asked for clarification regarding the budget and funding of the project; City Manager Parness responded.
- A motion was made by Vice Mayor Mott, seconded by Councilmember Gentry, to adopt Resolution R2018-082 authorizing the Public Works Director to award and execute a construction contract to the lowest and best bidder for the Trower Avenue Rehabilitation Dry Creek Road to Linda Vista Avenue and Jefferson Street to SR 29 project (ST19PW08); authorizing amendments to the existing total project budget of \$1,817,040; authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed the project budget amount as shown in the Public Works Director's report to City Council; and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:**
- Aye:** 5 - Gentry, Krider, Sedgley, Mott, and Techel
- Enactment No: R2018-082

## 6. ADMINISTRATIVE REPORTS:

### 6.A. [1300-2018](#) Napa Pipe Project Update

Erin Morris, Planning and Code Enforcement Manager, provided report which included the background of the project and an update on the progress made since 2015.

Ms. Morris introduced Tom Marshall, Executive Vice President of Development at Catellus. Mr. Marshall reviewed Catellus' prior development experience and provided an update on the Napa Pipe project to include the environmental remediation that was completed in March of 2018, the proposed plan changes, and the next steps.

Mr. Marshall introduced Michael Okuma, Director of Real Estate for Costco, who spoke in support of the proposed plan, which included a reconfiguration of the Costco site. Mr. Okuma also provided an update on Costco's progress on the project.

Council Discussion ensued.

Councilmember Gentry posed questions relating to Costco's success; Mr. Okuma responded.

Vice Mayor Mott asked for clarification on the review process and next steps; Ms. Morris responded.

Councilmember Sedgley asked for clarification on the proposed changes; Ms. Morris responded.

Mayor Techel stated she was excited about the experience of the Developer and agreed that the next steps were reasonable.

Additional discussion ensued. Mr. Marshall provided clarification regarding the timeline of residential development and the Costco build. He also clarified the public versus private street use options.

Councilmember Sedgley asked that the future staff report include analysis of the City taking over public streets, landscape and lighting.

**Received a status report regarding the Napa Pipe project, and provided direction to staff regarding possible next steps.**

## 7. CONSENT HEARINGS:

### Approval of the Consent Agenda

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

**A motion was made by Vice Mayor Mott, seconded by Councilmember Krider to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Gentry, Krider, Sedgley, Mott, and Techel

- 7.A.**     [1400-2018](#)     Oxbow Business Promotions Assessment Area - 2019 Levy of Assessments
- Adopted Resolution R201-083** levying assessments in the Oxbow Business Promotions Assessment Area for 2019 in accordance with Napa Municipal Code Chapter 3.29, and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2018-083
- 7.B.**     [1401-2018](#)     Downtown Business Promotions Tax Area - 2019 Levy of Taxes
- Adopted Resolution R2018-084** levying taxes in the Downtown Business Promotions Tax Area (DBPTA) for 2019 in accordance with Napa Municipal Code Chapter 3.28; and determining that the actions authorized by this resolution are exempt from CEQA
- Enactment No: R2018-084
- 7.C.**     [1419-2018](#)     Request from League of California Cities for Opinions Related to Veterans and Affordable Housing Bond Ballot Measure
- Adopted Resolution R2018-085** supporting the Veterans and Affordable Housing Bond Act on the ballot for the election of November 6, 2018.
- Enactment No: R2018-085
- 7.D.**     [1438-2018](#)     Establishment of Department Head Position for Utilities Director
- Approved the first reading and introduction of an ordinance amending Napa Municipal Code Title 2 by enacting a new Chapter 2.42 to establish a new appointive officer and department head position for the Utilities Director; and by amending Chapters 2.12, 2.40, 2.46, 2.48, and 2.52 to update the list of appointive officers and department heads.**

### 8. PUBLIC HEARINGS/APPEALS:



**8.A.**     [1422-2018](#)     Transient Occupancy Special Tax for Affordable and Workforce Housing - Proposed for Voter Approval at the November 6, 2018 General Municipal Election

Lark Ferrell, Housing Manager, provided staff report. She provided an overview of the proposed Special Tax, reviewed how the funds may be used, and what projects could be funded, and she reviewed the next steps between the July 17, 2018 City Council meeting and the November 6, 2018 election. The proposed ballot question was reviewed and Ms. Ferrell provided options for preparing the Ballot Measure.

Mayor Techel called for public comment.

James Hinton, resident - voiced concern with regard to Visit Napa Valley's response a public record request he submitted and improper use of funding they receive under the current TOT tax, and stated he would rather see all TOT funding go back to the City.

Mayor Techel closed public testimony.

City Council discussion ensued; Mayor Techel asked if the language provided in the Ballot Measure is similar to what the other cities would be using; Ms. Ferrell responded affirmatively.

Councilmember Gentry asked for clarification regarding the definition of "preserve" and "improve" as stated on the ballot measure. Ms. Ferrell responded that the intent was to keep it broad to allow Council the full ability to provide direction in the future.

Councilmember Sedgley posed various questions and Mayor Techel responded.

Molly Rattigan, Deputy County Executive Officer with Napa County, stated it was the County's understanding that all five jurisdictions within the County would be moving forward with the 1% special tax for affordable housing pending further action from American Canyon the same evening.

Vice Mayor Mott recognized the importance of getting both the City and County measures passed; and expressed support.

Council discussion ensued regarding how to approach the ballot arguments.

City Attorney Barrett provided additional clarification on the process and the timeline for when the ballot arguments were due.

Council came to a consensus to designate Mayor Techel and Councilmember Sedgley as the authors of the ballot argument.

**A motion was made by Vice Mayor Mott, seconded by Councilmember Krider, to approve first reading and introduction of an ordinance amending Napa Municipal Code Title 3 by enacting a new Chapter 3.22 to establish a one percent Transient Occupancy Special Tax for Affordable and Workforce Housing; and designate Mayor Techel and Councilmember Sedgley as the authors of the Ballot Argument. The motion carried by the following vote:**

**Aye:** 5 - Gentry, Krider, Sedgley, Mott, and Techel

#### **9. COMMENTS BY COUNCIL OR CITY MANAGER:**

Councilmember Sedgley asked for clarification regarding the encroachment permit process for small cell sites due to concern voiced from residents.

Council discussion and comments ensued.

Council requested that City Manager Parness direct staff not to issue encroachment permits until a Community Workshop is scheduled. The workshop would be used to further discuss the City's full authority on the matter, review alternative designs, receive a status update from other cities and to discuss the future of technology and Council's priorities moving forward.

#### **10. CLOSED SESSION:**

City Attorney Barrett announced the Closed Session items.

**10.A.** [1453-2018](#)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8): City Negotiators: Mike Parness, Peter Pirnejad, Jack LaRochelle, Jeff Freitas, Heather Maloney, Rick Tooker, Brian Cochran, and Michael Barrett. Under Negotiation: price and terms of payment regarding the following properties:

- 2344 Old Sonoma Road (APN 004-291-015). Approximately 8.59 acres. Negotiating Parties: County of Napa; and Plenary Properties Napa, LLC.
  
- 860 LaTour Court (APN 046-600-024). Approximately 35,000 s.f. commercial building on 2.20 acres. Negotiating Parties: LaTour 1, LLC and the Michael Joseph Carini Trust.
  
- 25 Executive Court (APN 057-230-013). Approximately 24,000 s.f. commercial building on 1.56 acres. Negotiating Party: Sequoia Investments, L.P.
  
- 1556 First Street (APN 003-198-017). Approximately 8,200 s.f. commercial building on a 0.15 acre parcel. Negotiating Party: Napa Chamber of Commerce.
  
- 1546 First Street (003-198-016). Approximately 9,600 s.f. building on a 0.13 acre parcel. Negotiating Party Aldea, Inc.

**CITY COUNCIL RECESS: 5:15 P.M.**

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

**11. CALL TO ORDER: 6:30 P.M.**

**11.A. Roll Call:**

**12. PLEDGE OF ALLEGIANCE:**

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

Deputy City Clerk Carranza reported the following supplemental items:

Item 16.A:

- PowerPoint presentation by City staff.
- PowerPoint presentation by the applicant Steve Abbs, Davidon Homes.
- Letter from Kevin Teague, Holman Teague, on behalf of his client Davidon Homes, dated June 18, 2018, clarifying their offer to pre-pay housing fees to be directed by the City.
- 69 written communications of support.
- 22 written communications of opposition with one PowerPoint presentation.
- Petition containing 2,040 names of online signatures of opposition. These petitions are on file at the City Clerk's Department for inspection.
- Petitions containing 421 signatures of opposition. These petitions are on file at the City Clerk's Department for inspection.
- 43 signed letters of opposition. These signed letters are on file at the City Clerk's Department for inspection.

**14. REPORT ACTION TAKEN IN CLOSED SESSION:**

City Attorney Barrett stated there was no reportable action from Closed Session.

**15. PUBLIC COMMENT:**

With the support of the Council, Mayor Techel announced that, due to the large number of residents in attendance, public comment would be limited to 2 minutes per speaker so that everyone can be heard.

Mayor Techel also announced that at the afternoon session Council agreed to create a workshop to bring all parties together to discuss and gather information regarding small cell antennas.

James Hinton, resident - spoke regarding outdoor cannabis cultivation, thanked Councilmember Sedgley for encouraging further discussion regarding cell towers, and suggested an audit of Visit Napa Valley.

Susan, resident - addressed council on various items to include the General Plan, living wage, and concern over future developments.

Nancy LaFortune, resident - asked Council to take a stand on immigration policies.

Lin Marie Devincent, resident - spoke regarding cell towers; quoted City of Yountville Municipal Code that addressed use of cell towers.

Valerie Wolf, resident - voiced concern regarding cell towers and exposure to electromagnetic microwave radio frequencies.

**16. PUBLIC HEARINGS/APPEALS:**

**16.A.** [1155-2017](#) Napa Oaks II Project, Proposed Development of 51 Single Family Homes on an 80.63-Acre Site Located at 3095 and 3027 Old Sonoma Road and 211 Casswall Street

The Mayor and Council announced any applicable disclosures. Mayor Techel introduced the hearing.

Mike Allen, Associate Planner, reviewed the project location and requested entitlements. Rebecca Auld of Lamphier-Gregory, the City's environmental consultant, reviewed the Environmental Impact Report (EIR). Ms. Auld reviewed the purpose of the EIR, the impact assessment and findings, proposed mitigation measures, alternatives assessment and the environmental next steps.

Planner Allen reported that in January of 2018 new Alquist Priolo fault maps were released by the State, which put the property within a fault zone. Additional fault analysis was required. Supplemental evaluations were conducted by the applicant's geologist, and the City hired a peer to conduct a review; it was determined there were no new significant impacts found.

Planner Allen provided additional project details to include: proposed general plan and zoning amendments, the tentative subdivision map, proposed use permits, and zoning analysis. Determinations made at previous Planning Commission meetings were reviewed as well as next steps.

Mayor Techel called for the applicant's testimony.

Applicant, Steve Abbs of Davidon Homes, highlighted the modifications to the project, provided an overview of the public benefits, and reviewed the project's architecture.

Applicant's Attorney, Kevin Teague of HolmanTeague, reviewed general plan amendments and voiced his support of the project.

Mayor opened public testimony.

1. Lou Kaplan, resident, and speaking on behalf of Stop Napa Oaks - opposed - zoning, traffic, and safety concerns.
2. Mark Thomas, representing a local union contractor and local 180 Napa-Solano Electricians - supports - housing need, employment opportunities
3. Emily Stanton, resident - supports the project

4. Scott Whitlock, resident - supports - additional housing.
5. Anton Council, resident - supports - water pipeline and additional hiking trails.
6. Kevin Coleman, Business Manager of the International Brotherhood of Electrical Workers Local 180 - supports - additional housing
7. Ken Schwarz, on behalf of Truchard Vineyards - opposed - watershed and water runoff.
8. David Mendelsonn, resident - supports - additional housing.
9. Michael Galloway, resident - supports - additional housing.
10. Steve McCall, resident - supports - multiple benefits
11. Debra Dommen, resident - supports - additional housing, ag preserve.
12. Ken Rands, resident - opposed - zoning.
13. Andrew Healy, resident - opposed - safety concerns.
14. Dan Torres, Business Agent for Sprinkler Fitters Local 483 - supports - Developer is building responsibly.
15. Andrew Lester - supports - quality, additional housing.
16. Carol Barge, resident - opposed - zoning, safety concerns.
17. Dr. Justin Newberry, resident - opposed - costs, zoning, traffic, watershed.
18. Karen Scriven, resident - opposed - read 2002 article from the Napa Valley Register. Voiced concerned for wildlife.
19. Bruce Barge, resident - opposed - general plan amendment, Planning Commission recommendations.
20. Robert Devlin, resident - supports - land preservation, additional housing, public space
21. Anthony Truchard, resident - opposed - watershed, view shed, and agricultural concerns.

22. Suzanne Truchard, resident - opposed - watershed, general plan amendment.
23. Allison & Lucas, residents - supports - Ag for Youth and hiking trails.
24. Eve Kahn, resident, Realtor and member of Napa Housing Coalition - opposed - zoning.
25. Sarah Torney, Realtor - supports - housing.
26. Cindy Worthington, resident - opposed - concerned with open space
27. Katherine Phillipakis, Attorney with Farella Braun + Martel - opposed - zoning concerns and general plan consistency.
28. Kirsty Shelton, Local Land Use Planner - spoke regarding housing
29. Brett Risley, resident - supports- supports Davidon on behalf of Sheet Metal Workers.
30. Jim Braden, resident - opposed - water runoff and zoning.
31. Neil Watter, resident - opposed - costs and roundabout
32. James Dugan, resident - opposed - zoning.
33. C. Turner-Cherry, resident - opposed - shared PowerPoint presentation; concern with fault zones.
34. Robert Cherry, resident - opposed - shared PowerPoint presentation; concern with fault zones and emergency exits.
35. Frank Varni, resident - opposed - zoning, roundabout.
36. Tony Truchard, resident - opposed - zoning and watershed.
37. JoAnn Truchard, resident - opposed - water.
38. Christian Honings, resident - support - recreational trails, safety improvements.
39. Sienna Scott, resident and Vintage High Student - opposed - concerned with impact on hillside from the development and the



valley's ecosystem.

**Mayor Techel called a break at 8:37 p.m.**

**The meeting reconvened at 8:48 p.m.**

40. Unidentified resident - opposed - concerned with traffic, roundabout and housing costs.
41. Myra Snell, resident - opposed - roundabout, traffic, public safety, general plan amendment.
42. Elizabeth McKinne, resident - opposed - earthquake faults, traffic concerns, roundabout and public safety.
43. Robert Ross, resident - opposed - various reasons.
44. Brooke Boyer, resident - opposed - water, wildlife, landslides.
45. Keith Lindstrom, resident - opposed - planning commission recommendation, rezoning
46. Diane Pogue, resident - opposed - watershed and flooding concerns.
47. Linda Kerr, resident - opposed - zoning, general plan amendment.
48. Kristin Belair, resident - opposed - public safety, fires.
49. Chris Benz, resident - opposed - rezoning, fault lines and flooding.
50. Tom Harp, resident - opposed - shared PDF document; concerned with flooding of the holding pond.
51. Steve Weaver, resident - opposed - mitigation concerns, roundabout, traffic.
52. David Graves, resident - opposed - EIR.
53. Jim Wilson, resident and climate literacy advocate - opposed - ecosystem concerns.
54. Randy Gularte, resident - supports - housing.
55. Keith Dias, Sheet Metal Workers Local 14 - supports - housing, wages, quality project.

56. Kevin Ryan, resident and Geologist that conducted fault study for Davidon Homes in 2014 - supports - proposed mitigations.
57. Jenny Gass, resident - supports - housing, benefits to community .
58. John Truchard, resident - opposed - concerns with zoning.
59. Liz Alessio, resident - opposed - high costs, rezoning, uphold Planning Commission recommendation.
60. Kimberly Kimbel, resident and local realtor - opposed - land use, not a good fit.
61. Eve Ryser, resident - opposed - general plan, fire risk, roundabout, traffic.
62. Wayne O'Connell, resident - spoke regarding Napa's housing supply.
63. Tony Norris, resident - opposed - viewshed, water resources, uphold Planning Commission recommendation, wetlands.
64. Eduardo Dingler, resident - opposed - land preservation, roundabouts not feasible
65. Mary Luros, housing advocate and a member of Napa Housing Coalition - opposed - housing costs, limiting open space, fault zones, emergency routes, housing costs are too high.
66. Orion Hill, resident - opposed - wrong location, protect the land.
67. Ken Frank, resident - supports - additional housing.
68. Mark Van Gorder, resident - supports - additional housing.
69. Taylor R., on behalf of resident Misty Wolking - supports - roundabouts, trails, community park.
70. Katherine Newberry, resident - opposed - zoning changes, would like to know if there is a plan for General Tax Fund.
71. Chris Robbins, resident - opposed - various reasons.
72. Joe S., resident and Business Representative for the Sheet Metal

Workers Union - supports - quality project, additional housing.

73. Nancy McCloy-Blotzke, resident - opposed - housing, costs.

74. CB Buller, resident - opposed - zoning.

There were no additional requests to speak.

**Mayor Techel called a break at 10:00 p.m.**

**The meeting reconvened at 10:07 p.m.**

Mayor Techel called for the applicant's rebuttal.

Mr. Teague provided the rebuttal and stated the Developer would like to build community, not divide it. He reviewed comments made by Planning Commissioners, responded to concerns regarding visibility, hillside slopes, pricing, alternate options and tree clearing; and asked Council to support the project to provide much needed additional housing in Napa.

**A motion was made by Vice Mayor Mott, seconded by Councilmember Sedgley to close the public testimony. The motion carried unanimously.**

City Council discussion and questions ensued.

Vice Mayor Mott asked if the project had a Project Labor Agreement (PLA); Mr. Abbs responded affirmatively. Additional discussion ensued regarding labor.

Vice Mayor Mott asked staff to clarify the Planning Commission recommendations; Planner Allen responded that the commission determined this specific project did not warrant rezoning.

Vice Mayor Mott asked staff to address concerns made by the Truchard's regarding water rights. Dan Deporto, Special CEQA Counsel for the City, responded. Additional questions and discussion regarding water ensued. Andrew Palffy, Principal Engineer with DK Consulting, the civil engineers on the project, provided additional clarification.

Councilmember Gentry posed various questions regarding the Accessory Dwelling Units, the Ag for Youth program, and home floor plans; Mr. Abbs responded.

Kevin Ryan, Berlogar Stevens & Associates project geolist, responded to questions regarding fault lines.

Fire Chief Steve Brassfield reviewed Shelter in Place and confirmed it would be used as a last resort.

Councilmember Gentry stated after tallying comments received, she found 87 people opposed the project and 91 supported it; this surprised her.

Councilmember Krider requested clarification on various items.

Carol Rice, Wildlife Fire Protection Planner, responded to questions regarding egress and emergency access.

Frank Berlogar, Berlogar Stevens & Associates project geologist, responded to questions regarding earthquakes.

The applicant team's traffic engineer (unidentified), responded to questions regarding the roundabout.

Ms. Rice confirmed the houses will be built as ignition resistant to fire, and reviewed design components that will be built into the homes to help with protection.

Mr. Palffy responded to concerns regarding potential flooding and reviewed the basin design.

Mayor Techel shared her thoughts and provided background of the project, including previous litigation between the developer and the City. She voiced frustration that the Council was hearing this item again. She stated the City litigated before and won; residents deserved to have this settled.

Vice Mayor Mott asked Mr. Abbs why he was bringing this forward now, just before the General Plan update; Mr. Abbs responded. Mr. Teague provided additional clarification. Discussion ensued.

Vice Mayor Mott stated he did not support the project at this time; the site is not zoned for it. He encouraged residents to participate in the General Plan update process.

Councilmember Gentry commented on various components of the project, and stated the City needed housing and she would like to give Davidon the opportunity to build and sell the homes.

Councilmember Sedgley shared his thoughts on the project and stated that while he believed the project was a good one, the majority of Napans did not support it and therefore he would vote to deny it. He also proposed a

future parcel tax measure to let the voters decide, with the willingness of the owner, to purchase the property with a vision to turn the land into a park.

**A motion was made by Councilmember Sedgley, seconded by Vice Mayor Mott, to adopt Resolution R218-086 denying an application to Amend the General Plan Designation for the Property at 3095 Old Sonoma Road from "Resource Area" (RA-123) to "Single-Family Residential" (SFR-121) (APN 043-040-008 & 025); based on a recommendation from the Planning Commission which would result in a denial of the proposed "Napa Oaks II Project" Development. The motion carried by the following vote:**

**Aye:** 3 - Sedgley, Mott, and Techel

**No:** 2 - Gentry, and Krider

Enactment No: R2018-086

**17. COMMENTS BY COUNCIL OR CITY MANAGER: None**

**18. ADJOURNMENT: 11:11 P.M.**

Submitted by:

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Tiffany Carranza, Deputy City Clerk