



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

Tuesday, July 15, 2025

**3:30 PM Afternoon Session
No Evening Session**

City Hall Council Chambers

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

CITY COUNCIL OF THE CITY OF NAPA

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

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

3:30 P.M. AFTERNOON SESSION**1. CALL TO ORDER:****1.A. Roll Call:****2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****3. SPECIAL PRESENTATIONS:**

- 3.A. [077-2025](#) Proclamation for Parks and Recreation Month**
Recommendation: Proclaim July 2025 as Parks and Recreation Month.
Attachments: [ATCH 1 - Proclamation](#)

4. PUBLIC COMMENT ON NON-AGENDA ITEMS:**5. CONSENT CALENDAR:**

- 5.A. [269-2025](#) City Council Meeting Minutes**
Recommendation: Approve the minutes from the June 17, 2025 Regular Meeting and the June 24, 2025 Special Meeting of the City Council.
Attachments: [ATCH 1 - June 17, 2025 Draft Regular Meeting Minutes](#)
[ATCH 2 - June 24, 2025 Draft Special Meeting Minutes](#)
- 5.B. [260-2025](#) Mixed Use Designations**
Recommendation: Approve the second reading and final adoption of an Uncodified Ordinance implementing the City of Napa 2040 General Plan by amending Title 17 of the Napa Municipal Code to (1) add zoning districts and associated zoning regulations, (2) amend the zoning map to rezone certain properties to the new zoning districts, and (3) establish procedures for review of permit applications pending the adoption of a comprehensive update to the Zoning Code.
Attachments: [ATCH 1 - Draft Ordinance](#)
[EX A - Zoning Map](#)
[EX B - Zoning Consistency Table](#)

5.C. [267-2025](#)**First Street Napa Phase II****Recommendation:**

(1) Approve the second reading and final adoption of Ordinance O2025-008 approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, a Development Agreement pursuant to Government Code Section 65864 et seq. by and between the City of Napa and Coombs Street LLC, and authorizing the City Manager to execute and the City Clerk to record the Agreement; and

(2) Approve the second reading and final adoption of Ordinance O2025-009 approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, a Planned Development Overlay (PD-39) to establish use provisions, development standards, and design guidelines for First Street Napa Phase II Project located at 1106, 1116, 1118 First Street (APNs: 003-166-010, 003-166-013, 003-166-015, and 003-166-016) and 1151 and 1199 Pearl Street (APNs: 003-166-008, and 003-166-011) (PL20-0135), and Dwight Murray Plaza (APN: 003-166-017) (PL20-0135); and

(3) Approve the second reading and final adoption Ordinance O2025-010 extending, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043), and alternatively, to the CEQA Guidelines Section 15332 categorical exemption, the Entertainment Overlay District described in Chapter 17.37 of the Napa Municipal Code and amending the Downtown Napa Specific Plan pertaining to the property located at 1106, 1116, 1118 First Street (APNs: 003-166-010, 003-166-013, 003-166-015, and 003-166-016) and 1151 and 1199 Pearl Street (APNs: 003-166-008, and 003-166-011) and Dwight Murray Plaza (APN: 003-166-017).

Attachments:

[ATCH 1 - Ordinance \(DA\)](#)
[EX A - Development Agreement \(including Exhibits A-L\)](#)
[ATCH 2 - Ordinance \(PD\)](#)
[EX A - Development Standards](#)
[EX B – Design Guidelines](#)
[EX C - Planned Development Overlay District Boundary](#)
[ATCH 3 - Ordinance \(Ent. Over.\)](#)

5.D. [281-2025](#)**Bicycle and Pedestrian Advisory Commission Membership****Recommendation:**

Appoint new member James Rosen to serve a term beginning immediately and ending on September 30, 2026.

Attachments:

[ATCH 1 - Applications](#)
[ATCH 2 - 06 26 Draft Nomination Committee Minutes](#)

- 5.E. [282-2025](#) **Napa Public Access Cable TV Board Membership**
- Recommendation:** Reappoint incumbent, Ralph DeAmicis, to the Napa Public Access Cable TV Board, with a two-year term expiring June 30, 2027.
- Attachments:** [ATCH 1 - Application](#)
- 5.F. [283-2025](#) **Napa Valley Transportation Authority (NVTA) Active Transportation Advisory Committee (ATAC) Membership**
- Recommendation:** Direct the City Clerk to transmit a letter to the Napa Valley Transportation Authority (NVTA) Board of Directors recommending the nomination of incumbent Jonathan Schellin to serve as the City of Napa representative to the Active Transportation Advisory Committee (ATAC) for a two-year term following the NVTA Board appointment.
- Attachments:** [ATCH 1 - Application](#)
- 5.G. [060-2025](#) **Emergency Declaration for 36-inch Asbestos Cement Water Transmission Main Replacement**
- Recommendation:** Determine there is a need to continue the emergency action to execute and implement contracts for the construction to replace up to 8,200 linear feet of 36-inch asbestos cement water transmission main.
- 5.H. [102-2025](#) **Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge**
- Recommendation:** Determine there is a need to continue the emergency action to execute and implement a contract for the design, permitting, and construction to stabilize the creek bank and adjacent roadway for Browns Valley Creek at Tall Grass Drive, and determine that the actions authorized by this item are exempt from CEQA.
- 5.I. [263-2025](#) **Sale of State Water Project Carryover Water**
- Recommendation:** Authorize the Utilities Director to execute the sale of State Water Project Article 56 (c) water (carryover water) to Westside Districts for a total sale of up to 4,550 acre feet (AF) and determine that this action is exempt from CEQA.
- Attachments:** [ATCH 1 - Draft Term Sheet for water purchase](#)
- 5.J. [233-2025](#) **Overtime Emergency Pay for Employees in the Fire Department**
- Recommendation:** Adopt a Resolution authorizing overtime portal to portal pay for non-exempt employees in the Fire Department, and overtime rate for exempt employees in the Fire Department, as reimbursed by the State of California Governor's Office of Emergency Services.
- Attachments:** [ATCH 1 - Resolution](#)

- 5.K. [256-2025](#) **Acceptance of California Highway Patrol Cannabis Tax Fund Grant Program for 2025-2026**
- Recommendation:** Adopt a Resolution (1) accepting a grant from the California Highway Patrol in the amount of \$352,962.55; (2) authorizing the Chief of Police to execute the Grant Agreement with the California Highway Patrol; and (3) approving revenue and expenditure budget increases of \$352,962.55 in the Police Department's Grants Fund for the CHP Cannabis Tax Fund Grant Program for Fiscal Year 2025-2026 as documented in Budget Amendment No. 149P1.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - CTFGP Grant Agreement](#)
[EX B - Budget Amendment](#)
- 5.L. [258-2025](#) **Correcting the Gann Appropriation Limits for Fiscal Year 2024/25**
- Recommendation:** Adopt a resolution approving the correction to the Gann appropriations limit for Fiscal Year 2024/25.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Fiscal Year 2024/25 Corrected Tax Appropriations Limit](#)
- 5.M. [259-2025](#) **Gann Appropriation Limits for Fiscal Year 2025/26**
- Recommendation:** Adopt a resolution establishing the Gann appropriations limit for Fiscal Year 2025/26.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Fiscal Year 2025/26 Tax Appropriations Limit](#)
- 5.N. [265-2025](#) **Community Development Block Grant (CDBG) Consolidated Plan and Annual Plan**
- Recommendation:** Adopt a resolution adopting the Community Development Block Grant (CDBG) Program 2025-2030 Consolidated Plan and the Fiscal Year 2025-2026 Annual Action Plan and Program Budget, approving program certifications and authorizing the City Manager to execute all documents.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Draft Consolidated Plan and Annual Action Plan](#)
[EX B - CDBG Certifications](#)
[EX C - SF424](#)
[EX D - HUD-424B](#)
[ATCH 2 - CDBG Funding Chart](#)

6. COMMISSION INTERVIEWS AND APPOINTMENTS:**6.A. [243-2025](#) Cultural Heritage Commission Membership**

Recommendation: Interview applicants and appoint two individuals to the Cultural Heritage Commission as follows:

- 1) Appoint two individuals to serve a term beginning July 1, 2025 and ending on June 30, 2027; and
- 2) Designate one of the members to serve as a Preservation Professional.

Attachments: [ATCH 1 - Applications](#)

7. ADMINISTRATIVE REPORTS:**7.A. [257-2025](#) Overview of the Municipal Bond Financing Process**

Recommendation: Receive presentation on the municipal financing process and the disclosure obligations of elected officials and staff under federal securities law.

8. CONSENT HEARINGS:**8.A. [255-2025](#) Mayor and Council Compensation**

Recommendation: Approve the first reading and introduction of an ordinance amending Section 2.04.110 of the Napa Municipal Code relating to the compensation of the Mayor and Council.

Attachments: [ATCH 1 - Ordinance](#)
[ATCH 2 - CA Government Code Section 36516](#)
[ATCH 3 - NMC Sections 2.04.110 and 2.04.111](#)

8.B. [261-2025](#) City Manager's Office Staffing Plan Updates

Recommendation:

1. Adopt a resolution amending the City Classification Plan by adopting the new classification specification, salary range, and benefits for Community Relations and Media Analyst.
2. Approve the first reading and introduction of an ordinance amending Napa Municipal Code Section 2.08.090(A) regarding the designation of appointive officers in the City Manager's Office.

Attachments: [ATCH 1 - Resolution](#)
[EX A - Class Spec for Community Relations and Media Analyst](#)
[ATCH 2 - Ordinance](#)

9. COMMENTS BY COUNCIL OR CITY MANAGER:

10. CLOSED SESSION:

- 10.A. [298-2025](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):
City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, and Christopher Diaz.
Employee organization: Police Management Unit (PMU).
- 10.B. [301-2025](#) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Hagstrom Properties, LLC v. Napa Sanitation District, City of Napa, et al.
United States District Court, Northern District of California, Case No. 3:25-cv-4369
- 10.C. [302-2025](#) CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION
Pursuant to Government Code Section 54956.9(d)(4)
Two Potential Cases

11. ADJOURNMENT:

The next regularly scheduled meeting for the City Council of the City of Napa is Tuesday, August 5, 2025.

I hereby certify that the agenda for the above stated meeting was posted at a location freely accessible to members of the public at City Hall, 955 School Street, on Thursday, July 10, 2025 at 5:00 PM.

Tiffany Carranza, City Clerk

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

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

PROVIDING SUPPLEMENTAL WRITTEN COMMENTS

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

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

VIEWING THE MEETING LIVE

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

VIEWING ARCHIVED WEBCASTS OF PAST MEETINGS

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

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

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

INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:

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

CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:

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

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

TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:

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

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

RULES OF ORDER FOR THE CONDUCT OF CITY COUNCIL MEETINGS:

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

PROCEDURES TO DIRECTLY ADDRESS THE CITY COUNCIL:

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

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

PUBLIC COMMENT:

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

CONSENT CALENDAR:

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

ADMINISTRATIVE REPORTS:

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

CONSENT HEARINGS:

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

PUBLIC HEARINGS:

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

CLOSED SESSION:

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

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

CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:

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