



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

Tuesday, July 17, 2018

3:30 PM Afternoon Session

6:30 PM Evening Session

City Hall Council Chambers

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

CITY COUNCIL

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

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

1. CALL TO ORDER:**1.A. Roll Call:****2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****3. SPECIAL PRESENTATIONS:****3.A. [1465-2018](#) Recognition of Mike Parness, City Manager**

Recommendation: Proclaim the City Council's recognition of Mike Parness, City Manager, for his many positive contributions to the City, on the occasion of his retirement.

4. PUBLIC COMMENT:**5. CONSENT CALENDAR:****5.A. [1485-2018](#) Appointment of Interim City Manager**

Recommendation: Adopt a resolution appointing Steve Potter as Interim City Manager effective July 28, 2018.

Attachments: [ATCH 1 - Resolution](#)
[EX A - Executive Staff Compensation and Benefits](#)

5.B. [1486-2018](#) Special City Council Meeting Minutes

Recommendation: Approve the June 22, 2018 and the July 6, 2018 Special City Council Meeting Minutes.

Attachments: [ATCH 1 - June 22, 2018 Special CC Meeting Minutes DRAFT](#)
[ATCH 2 - July 6, 2018 Special CC Meeting Minutes DRAFT](#)

5.C. [1454-2018](#) Napa Valley Transportation Authority (NVTa) Citizen Advisory Committee (CAC) Membership

Recommendation: Approve the recommended appointment of Gary Woodruff as the City of Napa representative to the Napa Valley Transportation Authority (NVTa) Citizen Advisory Committee (CAC) for a two-year term to begin the date of the approval by the Napa Valley Transportation Authority Board of Directors.

Attachments: [ATCH 1 - Applications](#)
[ATCH 2 - Nomination Committee Draft Minutes](#)

- 5.D. [1462-2018](#) **Environmental Review Services for the Napa Oaks II Subdivision**
- Recommendation:** Adopt a resolution authorizing the City Manager to execute Amendment No. 2 to Agreement No. C2013 22, in the amount of \$4,850, for services performed by Lamphier-Gregory for the environmental impact report for the denied Napa Oaks II Subdivision, and authorize the associated budget adjustment.
- Attachments:** [ATCH 1 - Resolution](#)
[ATCH 2 - Contract Amendment No. 2](#)
[EX A - Contract Amendment 2 Scope](#)
- 5.E. [1468-2018](#) **Senior Activity Center - Phase 1 Renovation; Architectural and Engineering Design Services**
- Recommendation:** Approve Amendment No. 1 to Agreement No. C2017 112 with Napa Design Partners, LLC, for architectural and engineering design services for the Senior Activity Center - Phase 1 Renovation (FC16PR01) in the increased amount of \$71,200 for a total contract amount not to exceed \$213,650, authorize the Public Works Director to execute the amendment on behalf of the City, and determine that the actions authorized by this item are exempt from CEQA.
- Attachments:** [ATCH 1 - Amendment No. 1](#)
- 5.F. [1471-2018](#) **Monthly Budget and Investment Statement**
- Recommendation:** Receive and file the Monthly Budget and Investment Statement as of May 31, 2018.
- Attachments:** [ATCH 1 - May Budget Inv Statement](#)
- 5.G. [1473-2018](#) **Public Safety Dispatching Services Provided to the American Canyon Fire Protection District**
- Recommendation:** Adopt a resolution authorizing the City Manager to execute a one-year contract amendment for Public Safety Dispatching Services between the City of Napa and the American Canyon Fire Protection District (ACFPD).
- Attachments:** [ATCH 1 - Resolution](#)
[ATCH 2 - Amendment 4 to C2013-298](#)
[ATCH 3 - Agreement C2013 298](#)
- 5.H. [1481-2018](#) **Parking Citation Processing Services Agreement.**
- Recommendation:** Authorize the Police Chief to execute Amendment 4 to Agreement C2013 11 with Data Ticket, Inc., to process requests from indigent persons for payment plans for parking violations, in compliance with recent changes to the California Vehicle Code.
- Attachments:** [ATCH 1 - Amendment 4 to Agreement C2013 011](#)
[ATCH 2 - Assembly Bill No. 503](#)

- 5.I. [1477-2018](#) **Grant from California Fire Foundation**
- Recommendation:** Adopt a resolution authorizing the Fire Chief to accept a grant from the California Fire Foundation, via Pacific Gas & Electric Company (PG&E) in the amount of \$15,000, and authorizing an additional appropriation to the Fire Department Budget.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.J. [1475-2018](#) **Establishment of Department Head Position for Utilities Director**
- Recommendation:** Approve the second reading and final passage, and adopt 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.
- Attachments:** [ATCH 1 - Ordinance](#)
- 5.K. [1483-2018](#) **Compensation and Benefits for New Utilities Director Position as a Member of the City Executive Staff**
- Recommendation:** Adopt a resolution approving revisions to the Executive Compensation and Terms of Employment Summary, to add the Utilities Director Position as a Member of the City Executive Staff.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Executive Staff Compensation and Benefit Summary](#)
- 5.L. [1476-2018](#) **HOME Funding Application**
- Recommendation:** Adopt a resolution authorizing the submittal of an application to the California State Department of Housing and Community Development for funding in an amount up to \$1,000,000 under the HOME Investment Partnership Program.
- Attachments:** [ATCH 1 - Resolution](#)
- 5.M. [1484-2018](#) **Vacation and Abandonment of Easement and Right of Way for Pipe Line Purposes Within Silverado Country Club; Located Northwest of Hillcrest Drive**
- Recommendation:** Adopt a resolution authorizing Summary Vacation and Abandonment of a Pipe Line Easement and Right of Way on property owned by Silverado Resort Investment Group, LLC (APNs 060-010-001 and 061-131-003), and determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
[EX A - Legal Description and Plat Map](#)

6. ADMINISTRATIVE REPORTS:

- 6.A. [1426-2018](#) **League of California Cities Voting Delegate**
- Recommendation:** Appoint a City Council Voting Delegate and Alternate to the League of California Cities Annual Business Meeting.
- Attachments:** [ATCH 1 - League of California Cities Memorandum](#)
- 6.B. [1436-2018](#) **Homeless System Update**
- Recommendation:** Receive report providing an update on the homeless system redesign.
- 6.C. [1488-2018](#) **State Route 29 Northbound First Street Ramps and California Boulevard Roundabouts Project; Budget Appropriation to Support Amendment to the Cooperative Agreement between City and Caltrans (City Agreement No. C2015 157)**
- Recommendation:** Adopt a resolution authorizing a budget appropriation in the amount of \$2,300,000 for the State Route 29 Northbound First Street Ramps and California Boulevard Roundabouts Project (ST14PW02), and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- Attachments:** [ATCH 1 - Resolution](#)
[ATCH 2 - Amendment No. 1 to Cooperative Agreement](#)
[ATCH 3 - Cooperative Agreement](#)

7. CONSENT HEARINGS:

- 7.A. [1451-2018](#) **Community Development Block Grant (CDBG) Program Annual Action Plan**
- Recommendation:** Adopt a resolution adopting the Community Development Block Grant (CDBG) Fiscal Year 2018-2019 Annual Action Plan (the "Annual Action Plan") and program budget, approving program certifications, and authorizing the City Manager to execute all documents.
- Attachments:** [ATCH 1 - CDBG Resolution](#)
[EX A - Draft Annual Action Plan](#)
[EX B - Funding Chart](#)
[EX C - Certifications](#)
[EX D - SF424 Redacted](#)
[EX E - SF424D](#)

7.B. [1461-2018](#)**Designation of 4036 Browns Valley Road as Listed Resource on the City's Historic Resources Inventory (HRI)****Recommendation:**

Adopt a resolution approving the designation of the property located at 4036 Browns Valley Road as a Listed Resource on the City's Historic Resources Inventory; and determining that the action is exempt from the requirements of CEQA.

Attachments:

[ATCH 1 - Resolution](#)
[ATCH 2 - Historic Analysis PB](#)

8. PUBLIC HEARINGS/APPEALS:8.A. [1423-2018](#)**Transient Occupancy Special Tax for Affordable and Workforce Housing Ballot Measure; and Calling, Giving Notice, and requesting consolidation of the November 6, 2018 General Municipal Election.****Recommendation:**

- 1) Approve the second reading and final passage, and adopt 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.
- 2) Adopt a resolution ordering the submission of a Ballot Measure to the Qualified Electors of the City of Napa at the November 6, 2018 General Municipal Election regarding the proposed Ballot Measure F, 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 authorizing related actions including the City Council's authorization of ballot arguments, and directing the City Attorney to prepare the impartial analysis.
- 3) Adopt a resolution Calling and Giving Notice of a General Municipal Election to be held on Tuesday, November 6, 2018, for the purpose of electing two members of City Council; and submitting one ballot measure to the voters to consider an amendment to Napa Municipal Code Title 3 relating to the establishment of a one percent Transient Occupancy Special Tax for the purpose of providing affordable and workforce housing; requesting the Napa County Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election; and requesting the Napa County Registrar of Voters render specified services to the City relating to the conduct of the General Municipal Election.

Attachments:

[ATCH 1 - Ordinance with EX A](#)
[ATCH 2 - Resolution Submitting Measure EX A to ATCH 2 - Full Text Measure](#)
[ATCH 3 - Resolution Calling Election EX A to ATCH 3 - City Precincts](#)
[ATCH 4 - Link May 15 Report](#)
[ATCH 5 -Link June 19 Report](#)
[ATCH 6 - PR 32 Submitting Arguments](#)

8.B. [1474-2018](#)**Affordable Housing Impact Fees Ordinance Amendment
Regarding Residential Units 500 Square Feet or Less****Recommendation:**

Approve first reading and introduction of an Ordinance amending Napa Municipal Code Chapter 15.94 ("Affordable Housing Impact Fees") to include units that are 500 square feet or less within the definition of "affordable units" and to make minor clarifications; and determining that the actions authorized by this Ordinance were adequately analyzed by a previous CEQA action.

Attachments:

[ATCH 1 - Ordinance with EX A](#)

[ATCH 2 - Proposed Revisions to Chapter 15.94](#)

9. COMMENTS BY COUNCIL OR CITY MANAGER:**10. CLOSED SESSION:****10.A. [1493-2018](#)**

- **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Government Code section 54956.8): Property:
Approximately 8.59 acre property located at 2344 Old Sonoma Road (APN 004-291-015). City Negotiators: Mike Parness, Steve Potter, Peter Pirnejad, Jack LaRochelle, Jeff Freitas, Heather Maloney, Rick Tooker, Brian Cochran, and Michael Barrett. Negotiating Parties: City of Napa, County of Napa, and Plenary Properties Napa, LLC. Under Negotiation: price and terms of payment.
- **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
(Government Code section 54956.8): Property:
Approximately 2.20 acre property located at 860 LaTour Court (APN 046-600-024). City Negotiators: Mike Parness, Steve Potter, Peter Pirnejad, Jack LaRochelle, Jeff Freitas, Heather Maloney, Rick Tooker, Brian Cochran, and Michael Barrett. Negotiating Parties: City of Napa, LaTour 1, LLC, and the Michael Joseph Carini Trust. Under Negotiation: price and terms of payment.

CITY COUNCIL RECESS

6:30 P.M. EVENING SESSION

11. CALL TO ORDER:

11.A. Roll Call:

12. PLEDGE OF ALLEGIANCE:

13. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

14. REPORT ACTION TAKEN IN CLOSED SESSION:

15. PUBLIC COMMENT:

16. CONSENT HEARINGS:

16.A. [1340-2018](#) Extension of Entitlements for the Los Robles Subdivision, a Proposed Five Lot Residential Subdivision of a 5.9 Acre Property

Recommendation: Adopt a resolution approving a two-year extension of the Use Permit, Design Review Permit, and Tentative Map for the previously approved Los Robles Subdivision at 21 Los Robles Drive and determining that the action is exempt from the requirements of the California Environmental Quality Act.

[illegible]

17. PUBLIC HEARINGS/APPEALS:**17.A. [1466-2018](#)****Trinitas Mixed Use Project, Proposed Development of a Dual Branded Hotel, Winery and Office Building on a 11.55 acre site located at 2650 Napa Valley Corporate Drive****Recommendation:**

- (1) Adopt a resolution certifying the Environmental Impact Report for the Trinitas Mixed Use Project at 2650 Napa Valley Corporate Drive (APNS 046-640-009, 019, 020), adopting certain Findings of Fact and a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program ;
- (2) Deny the application for an ordinance approving a Planned Development (PD) Overlay District to establish development standards for the Trintas Mixed Use Project at 2650 Napa Valley Corporate Drive (APNS 046-640-009, 019, 020) and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and
- (3) Adopt a resolution approving Use Permits for the proposed hotel and winery uses and a Design Review Permit for the mixed use project at 2650 Napa Valley Corporate Drive (APNS 046-610-009, 019, 020) and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Attachments:[ATCH 1 - Resolution Certifying FEIR](#)[EX A - DEIR](#)[EX B - FEIR](#)[EX C - CEQA Findings of Fact](#)[EX D - MMRP](#)[ATCH 2 - Ordinance regarding PD Overlay](#)[ATCH 3 - Resolution regarding UP and DR Permit](#)[ATCH 4 - Planning Commission Report 05-17-18](#)[ATCH 5 - Planning Commission Report 05-31-18](#)[ATCH 6 - Public Correspondence to EIR](#)[ATCH 7 - Response to 05-17-18 Comment Letter](#)[ATCH 8 - Response to 05-31-18 Comment Letter](#)[ATCH 9 - Project Plans](#)[ATCH 10 - Supplemental Visual Simulation and Landscape Plan](#)**18. COMMENTS BY COUNCIL OR CITY MANAGER:****19. ADJOURNMENT:**

The next regularly scheduled meeting for the City Council of the City of Napa is August 7, 2018.

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 Friday, July 13, 2018 at 3:30 p.m.

Dorothy Roberts, City Clerk

MEETING DATES:

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

INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:

Information and documents related to items on this agenda are available on the City's website at www.cityofnapa.org; you may also contact the City Clerk for information 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 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), 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 advance notice of at least three business days prior to the meeting.

TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:

Esta agenda identifica los asuntos que serán considerados en una junta del poder legislativo. Todas las juntas del poder legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el poder legislativo. Si usted desea recibir una copia de esta agenda o información relacionada en español, por favor póngase en contacto con la Secretaria de la Ciudad al 707-257-9503 o por correo electrónico a Clerk@cityofnapa.org.

CONDUCT OF CITY COUNCIL MEETINGS:

Meetings are conducted 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).

Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Mayor and City Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three minutes per person, with the exception of certain hearings and appeals, or at the discretion of the Mayor or City Council.

PUBLIC COMMENT (INCLUDING CONSENT CALENDAR AND ADMINISTRATIVE REPORTS):

The public may directly address the City Council on any subject within the Council's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, unless modified at the discretion of the Mayor or City Council.

If the matter is not on the agenda, or if the matter is on the Consent Calendar, or is an Administrative Report, submit a speaker card or request to speak during the Public Comment portion of the meeting.

Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Council, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act.

CONSENT CALENDAR:

These items are considered routine and may be approved by a single vote. Only the Mayor or a majority of the City

Council may authorize public input after the consent calendar is introduced.

ADMINISTRATIVE REPORTS

Only the Mayor or a majority of the City Council may authorize public input after an administrative report item is introduced.

CONSENT HEARINGS:

These items are considered routine and may be approved by a single vote; 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/APEALS

During any public hearing or appeal, 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 hearing. All other speakers will be limited to 3 minutes.

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.