

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

July 17, 2018

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

AFTERNOON SESSION:

6. ADMINISTRATIVE REPORTS:

Item 6.B. Homeless System Update.

- PowerPoint presentation by city staff.

8. PUBLIC HEARINGS/APPEALS:

Item 8.A. 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.

- PowerPoint presentation by city staff.

Item 8.B. Affordable Housing Impact Fee Ordinance Amendment Regarding Residential Units 500 Square Feet or Less.

- PowerPoint presentation by city staff.

10. CLOSED SESSION:

- Written communication from John F. Salmon dated July 17, 2018.

EVENING SESSION:

17. PUBLIC HEARINGS/APPEALS:

Item 17.A. 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.

- PowerPoint presentation by city staff.
- PowerPoint presentation by applicant Pacific Hospitality Group.
- Written communication from Eric Christen, Coalition for Fair Employment in Construction, dated July 16, 2018.
- Written communication from Yusuf Topal, Tarla Medeterranean Grill, dated July 17, 2018.
- Written communication from Charles Shinnamon, P. E. dated July 16, 2018.

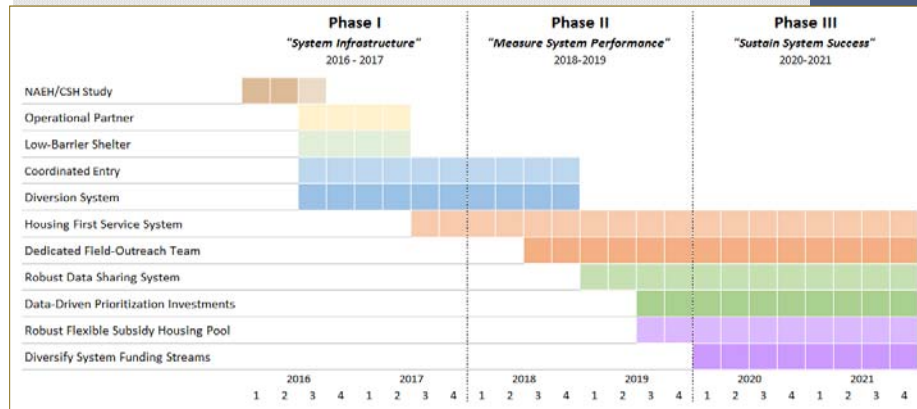


City/County Joint System Redesign

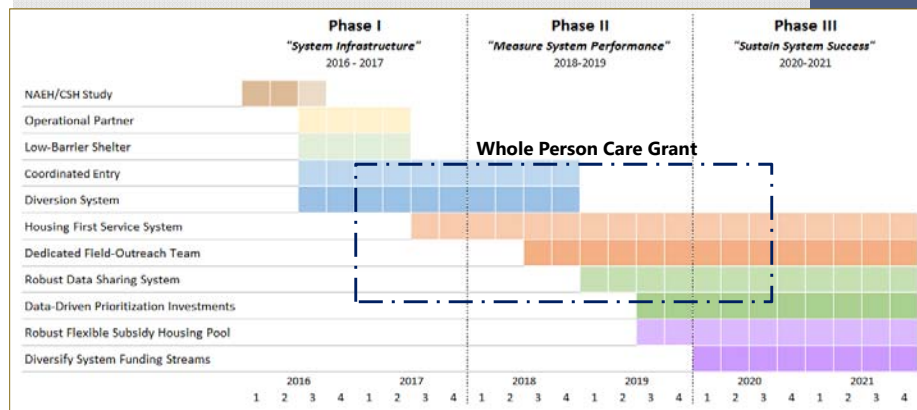
- Leveraging strong partnerships
- Aligning system to best practices
- Enhancing service delivery
- Increasing access to housing resources



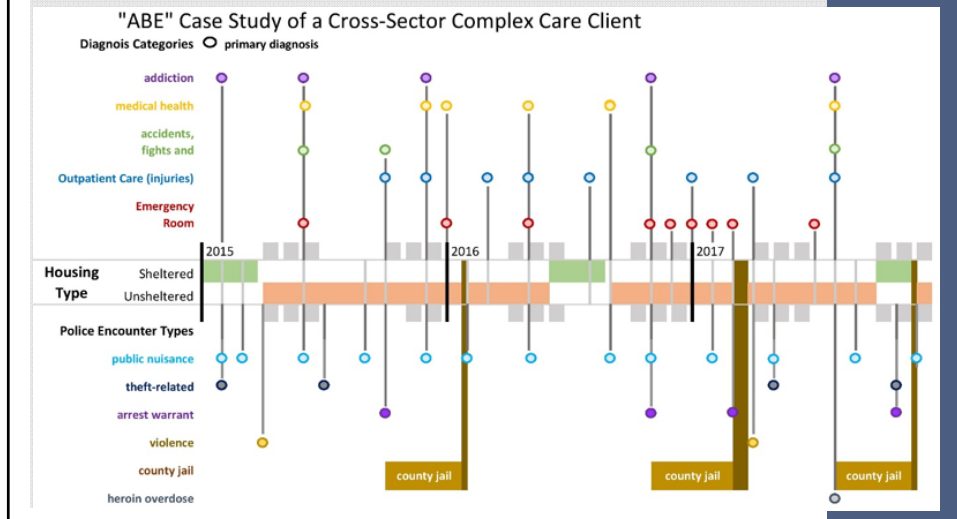
System Workplan



System Workplan



Improving Data & Data Integration

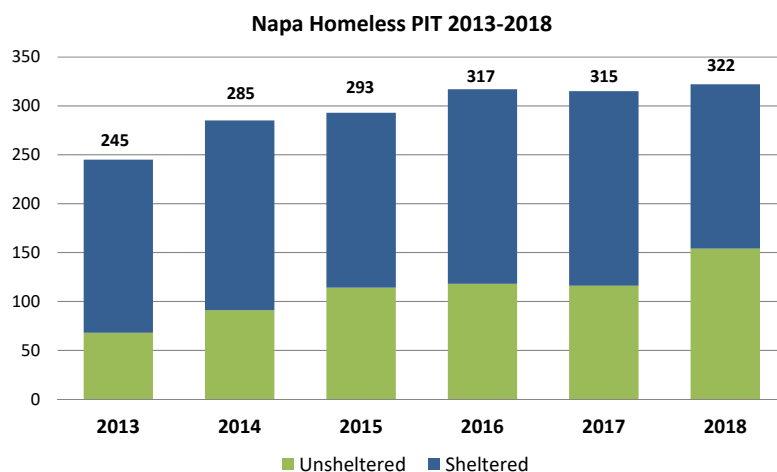


Operational Areas of Focus

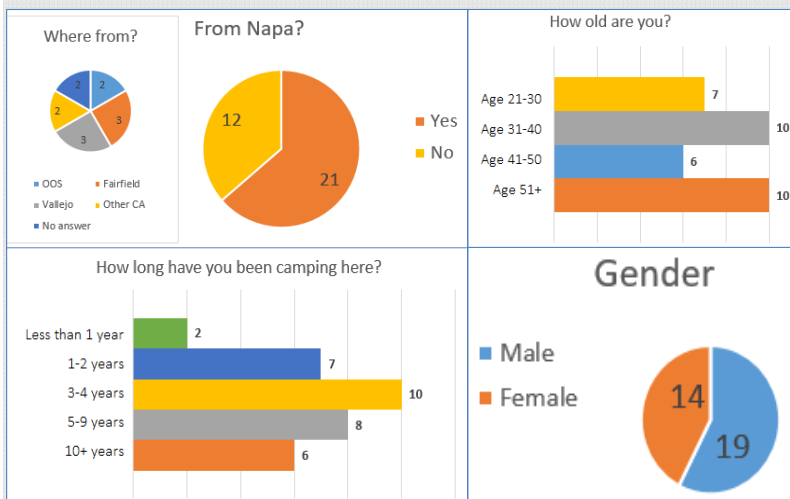
- Unsheltered homelessness
- Transition of drop-in services
- Family shelter



Napa Point in Time Count



Unsheltered Homeless



2018 survey of encampment residents



Strategies

- **Larger outreach team with more reach**
 - Saturday outreach hours
 - Possible expanded weekday hours
- **Increase shelter capacity**
 - 10 additional beds in the short term
 - Possible opportunity for additional beds



Transition of Drop-In Services

- **Hope Center services relocating to South Napa Shelter**
 - Fridays and Saturdays at South Napa Shelter
 - Full transition starts this Friday 7/20
- **Enhancing services**
 - Higher staff to client ratio
 - Centralized place for community partner services
 - Improving food provision



Family Shelter

- **Short-term solutions**

- Interim Family Housing for 3 families
- Shelter staff support families through outreach

- **Long-term solutions**

- Rainbow House transition to family shelter
- Interim family housing becomes permanent housing for families



Accomplishments Since January Meeting

- Outreach team up and running
 - More staff resources, including a manager
 - Close collaboration with City PD
- Consolidating shelter/drop-in resources
- Volunteer program
- Shelter diversion program in development
- Expanding housing inventory



Expanding Housing Inventory

- Dedicated vouchers for homeless clients
- Set-aside units in upcoming housing projects
 - Valley View
 - Napa Courtyards
 - Stoddard West
- Heritage House – 100% Permanent Supportive Housing
- Increased landlord engagement efforts
 - Section 8 Landlord Mitigation/Incentives Program
 - Whole Person Care
 - Napa RENTS led by Abode



Housing Outcomes: Abode Services

102 Clients exited to permanent housing

(Jul 1, 2017 – Jun 30, 2018)

- **27** Clients housed from Hope Center & Street Outreach
- **75** Clients housed from Shelters



Next Steps

- Continue to expand supply of permanent housing
- Partners to seek out new funding opportunities for housing and support
- Implement shelter diversion program
- Operate family shelter
- Better data integration and standardized system metrics



And a Quick Update from Abode...





TOT Special
Tax Ballot
Measure &
General
Municipal
Election

July 17, 2018

Agenda Item:

- 2nd reading & adoption of ordinance for 1% TOT for workforce & affordable housing
- Adopt resolution for submission of ballot measure & authorize related actions
- Adopt resolution calling for 11/6/18 election
 - Election of two councilmembers
 - TOT ballot measure



Ballot Measure

- Measure F
- 1% TOT tax on visitors
- Restricted for affordable & workforce housing
 - Estimated \$2.1M per year for Napa
- Requires 2/3 voter approval in November
- If approved, tax is effective January 1, 2019
- Each jurisdiction in Napa County proceeding with similar ballot measures



How TOT Funding Could Be Used

- Flexible
 - Up to 120% of area median
 - Affordable housing
 - Workforce housing
 - Rental or ownership
 - New construction
 - Rehab
 - Conversion of existing housing
 - Mobile home assistance
- Council decides specific uses



City of Napa Measure F

- To increase, improve and preserve affordable and workforce housing in the City of Napa, shall an ordinance be adopted to levy an ongoing transient occupancy tax (hotel tax) of 1% on hotel charges to visitors of 30 days or less, increasing the maximum hotel tax rate from 12% to 13% with all revenue from the new tax (estimated: \$2,100,000 annually) to be restricted to providing programs and services for affordable & workforce housing?



1st Resolution

- Intent to submit ballot measure to voters
- Authorization of ballot arguments
 - Designated authors = Mayor Techel & Councilmember Sedgley
 - Arguments for measure due by July 31
 - No more than five signatures
- Directs City attorney to prepare impartial analysis



Argument Deadlines

- July 18-31: Clerk posts notice and accepts Ballot Arguments (For and Against) /max 300words
 - Authors must complete applicable Form of Statement provided by City Clerk
 - Argument must indicate it is opinion of authors
- If both an argument for and an argument against are filed, the Clerk sends to both authors the opposing argument after the deadline.
- Policy Resolution 32 provides further guidelines.



Rebuttal Deadlines

- If the City receives an Argument Against:
 - Mayor Techel and Councilmember Sedgley may submit rebuttal to argument against
 - Authors of argument against may submit rebuttal to argument in favor.
- August 1-10 Clerk posts notice and accepts Rebuttals /max 250 words
- Authors must again sign the Form of Statement provided by the City Clerk



Impartial Analysis

- City Clerk must transmit measure to the City Attorney to write the Impartial Analysis.
- The Impartial Analysis (limited to 500 words) is printed in the voter information pamphlet immediately preceding the arguments for and against the measure and is a true and impartial statement of purpose of the measure.



Public Examination

- City Clerk must allow public examination for a ten day period a copy of the arguments immediately following the filing deadline to submit those materials.
- Any person may request a copy of the written arguments and impartial analysis.



2nd Resolution

- Calls for General Municipal Election
 - Election of two City Council members
 - Submit proposed ballot measure
- Requests County consolidate Municipal Election with statewide election



Next Steps

- July 31: Board of Supervisors meeting
 - County take action
- July-November: City will provide impartial factual information regarding the pros and cons of the proposed TOT
- November 6: election
- If 2/3 voters approve, TOT goes into effect January 1, 2019



Three Actions Requested Today:

1. Approve 2nd reading & final passage, and adopt an ordinance amending Napa Municipal Code Title 3 by enacting a new Chapter 3.22 to establish a 1% Transient Occupancy Special Tax for Affordable & 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 1% Transient Occupancy Special Tax for Affordable & Workforce Housing; and authorizing related actions including the City Council's authorization of ballot arguments, and directing City Attorney to prepare the impartial analysis.



3. Adopt a resolution Calling & 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; & submitting one ballot measure to the voters to consider an amendment to Napa Municipal Code Title 3 relating to the establishment of a 1% Transient Occupancy Special Tax for the purpose of providing affordable & workforce housing; requesting the Napa County Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election; & requesting the Napa County Registrar of Voters render specified services to the City relating to the conduct of the General Municipal Election.





Agenda Item

- Amend Affordable Housing Impact Fee Ordinance
 - Include units 500 SF or less as “affordable”
 - Other minor clarifications



Introduction

- Housing is a top priority
- Shortage of housing attributed to many factors
 - Post-recession market recovery
 - Sharp increase in land value
 - Extremely low vacancy rates
 - Escalating market rents



Part of Larger Housing Strategy

- Completed to date:
 - Infusion of funding for affordable housing
 - Impact Fee rates adjusted
 - General Fund
 - CDBG
 - ADU Ordinance revisions
 - Junior Unit Pilot Program launched
 - Streamlined approval process
 - Use of surplus land
 - Home sharing program



Ongoing City Action

- Provide for an infusion of more funding for affordable housing
 - Impact fee rates adjusted
 - General fund contribution
 - CDBG program funds
- Approve ADU/JADU Standards
 - Launch Junior Unit Initiative Program
- Use of surplus land
- Home sharing program
- Streamlined housing reviews



Ongoing City Actions (con't)

- In Progress
 - ADU impact fee elimination
 - Amnesty program
 - Inclusionary housing ordinance
 - Etc.



Housing Under Construction

Project Name	Affordable Units	Market Rate / Unrestricted Units	Total Units
Stoddard West	50	1	51
Napa Courtyards	19	1	20
Napa Creek Village	8	40	48
Habitat House	1	0	1
Register Square	0	51	51
Accessory Dwelling Units	0	34	34
Total	78	127	205



Housing Coming Soon

Project Name	Affordable Units	Market Rate/ Unrestricted Units	Total Units
Redwood Grove	34	0	34
Tulocay Village	0	282	282
Bridgeview Expansion	11	5	16
Creekside East	30	170	200
Manzanita	50	1	51
Pietro Place	11	160	171
Heritage House	65	1	66
Valle Verde	23	1	24
Emanuel Eco Village	15 (est.)	0	15
Foster Road Townhomes	0	14	14
Accessory Dwelling Units	4	26	30
Total	243	660	903



Proposed Amendment

- Excludes small units (500 SF or less) from paying Affordable Housing Impact fees
 - ADUs
 - Efficiency units
 - \$2,375 reduction in fees
- Similar to Napa Sanitation & NVUSD actions



Proposed Amendment (con't)

- Separate action required for remaining impact fees
 - Street Improvement fee
 - Park Dedication fee
 - Total of \$5K in fees
- Other minor clarifications



Action Requested

- Approve 1st reading & introduction of an Ordinance amending Napa Municipal Code Chapter 15.94 (“Affordable Housing Impact Fees”) to include units that are 500 SF or less within the definition of “affordable units” & to make other minor clarifications.



TO: NAPA CITY COUNCIL
CC: MIKE PARNES, CITY MANAGER
PETER PIRNEJAD, ASSISTANT CITY MANAGER
JACK LAROCHELLE, PUBLIC WORKS DIRECTOR
RICK TOOKER, COMMUNITY DEVELOPMENT DIRECTOR
DOROTHY ROBERTS, CITY CLERK
FROM: JOHN F. SALMON
SUBJECT: ITEM 10A – JULY 17, 2018 REGULAR COUNCIL MEETING AGENDA
CLOSED SESSION
CIVIC CENTER PROJECT
DATE: JULY 17, 2018

I continue to fully support the development of a new City Hall and new Police facilities. However, as I asserted in my June 23, 2018 Letter to the Editor of the Napa Valley Register (copy attached), the \$120+ Million strategy currently proposed and being pursued by City Staff is overly complicated; interdependent on multiple moving parts; will produce significant redundant and unnecessary costs; and will lead to at least four years of interim dislocations for City Administrative and Public Safety functions to the detriment of City operations and to the confusion and frustration of Napa's citizens and businesses.

While Item 10A, Closed Session, on Today's Agenda does not reference the Civic Center project, it is reasonable to assume that the closed session conversations about one or both of the real properties described in the Agenda may be connected to the Civic Center Project.

If these closed session conversations are related to the Civic Center project, the Council should not commit additional funds or move the Civic Center project forward until it has answers to the following questions that are repeated from my May 1 Memo to the Council:

- When will the Council receive a complete project budget including both the Term Sheet Costs for the work to be done by Plenary Group and a complete summary of all of the other project costs incurred by the City to date and to be incurred by staff toward an uncertain goal?
- Has Council already been taken so far down the road by staff that a "Point of No Return" has already been reached?
- If a "Point of No Return" has been reached, is the Council prepared to support the project should rising construction costs explode the \$120+ Million cost (already publicly admitted by the retiring City Manager) by many, maybe tens, of millions of dollars?

It is the City Council, not the staff, that will be accountable when total project costs are finalized and many constituencies in Napa challenge and ultimately force the project to be stopped.

In writing these many memos, my hope has been to find a way to proceed with the project in the best manner possible rather than have it stopped all together. For that

reason, I plan to continue to raise these issues in the community and to advocate for:

- A pause in the Civic Center process to allow for the creation of a two by two between the City and the County to take some time to explore how the ideas I have offered can be implemented, by:

- o Inviting a small "blue ribbon" group of citizens to participate in their non-public meetings, and

- o Involve the Plenary Group to participate in order to utilize all of the good work completed to date.

In the meantime, I request that the Council make public a full and complete accounting of the funds, staff time and commitments that they have made to date to advance this project as it is currently constituted.

A handwritten signature in black ink, appearing to read "J. F. Slu". The signature is fluid and cursive, with a large loop at the end.

OPINION&LETTERS

Napa Valley
Register

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napavalleyregister.com/app/pages/vn/opinion

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COMMENTARY

Kudos to the Supreme Court for thinking small

In 2006, Chief Justice John Roberts said that he favored deciding cases on “the narrowest possible grounds.” He argued that modest, narrow rulings would be more likely to command a consensus within

CASS SUNSTEIN

the Supreme Court—and perhaps within the country as well.

Roberts was embracing an approach to legal reasoning known as “judicial minimalism.” Unlike those who promote big, ambitious rulings, minimalists like to avoid the most controversial issues.

Often disappointing both the left and the right, they display what Yale law professor Alexander Bickel called more than half a century ago “the passive virtues” of silence and restraint. When minimalists are required to resolve cases, they adopt cautious, incremental approaches that do not take sides on great controversies involving guns, abortion, affirmative action, gay rights and religious liberty.

In two of the most important cases this term, the Supreme Court chose unexpectedly minimalist routes. In one of those cases, involving a conflict between gay rights and religious liberty, minimalism deserves enthusiastic applause. In the other, involving partisan gerrymandering, well—maybe not.

In the gay-rights case, *Masterpiece Cakeshop v. Colorado Civil Rights Commission*, Jack Philipps, a baker, told a same-sex couple that he would not make a cake for their wedding. He claimed that he opposed same-sex marriage and was exercising his constitutional right to act in accordance with his religious conviction.

The Colorado Civil Rights Commission rejected his constitutional objection, ruling that he could not discriminate against same-sex couples.

If we put Philipps’ claim in its strongest form, the legal issues are technical and complex. Reasonable people disagree about how to resolve them. Almost everyone agrees that if a landlord has a religious objection to racial intermarriage, he cannot refuse to rent his property to a mixed-race couple. Is Philipps’ claim any different?

The high court refused to answer that question. Writing for a 7-2 majority, Justice Anthony Kennedy spoke in minimalist terms.

As he saw it, the Colorado Civil Rights Commission’s members showed unacceptable hostility toward Philipps’ religious convictions. In his view, that hostility was displayed by a commissioner who said:

“Freedom of religion and religion has been used to justify all kinds of discrimination throughout history, whether it be slavery, whether it be the holocaust whether it be—I mean, we—we can list hundreds of situations where freedom of religion has been used to justify discrimination.”

In the court’s view, the Constitution does not allow public officials to act on that basis.

That ruling left the fundamental issues unresolved. Kennedy left open the possibility that public officials could con-

clude that the guarantee of equal treatment barred discrimination against same-sex couples, even if it was motivated by religious convictions—as long as the officials weren’t hostile to religion in general.

Minimalism made a lot of sense in the *Masterpiece Cakeshop* case. Americans are divided about the relationship between religious liberty and gay rights. In the face of that division, federal judges should be humble. They should refrain from resolving the most controversial questions when they do not need to do so.

There is also a practical point, stressed by Roberts in 2006: If the court rules narrowly, its opinion might win broad agreement—not only among the justices, but perhaps within the country as well.

That’s a good argument for judicial decisions that allow the political system to have some space for resolving the most divisive social issues. But when democracy itself is at stake, the argument for judicial silence is weakened.

Gill v. Whitford, a case from Wisconsin, posed an issue that is central to the future of American democracy: Does the Constitution impose judicially enforceable limits on efforts by Democrats or Republicans to try to entrench their own power through the design of voting districts?

Writing the court’s unanimous opinion, Roberts refused to say. He concluded that the plaintiffs had not shown an “injury in fact,” required by the Constitution for the invocation of judicial power.

Roberts emphasized that individual voters might be able to establish the requisite injury if they could show that their votes were diluted because they lived in a gerrymandered district. Suppose, for example, Democratic voters live in a district that had been specifically designed to ensure a strong majority of Republican voters. The problem in the Wisconsin case is that the plaintiffs did not demonstrate that they lived in any such district.

Nonetheless, the court refused to terminate the proceedings. Instead, it sent the case back to the trial court to give the plaintiffs a chance to make the required demonstration.

That means that before long, partisan gerrymandering will come back to the Supreme Court. As of now, we don’t know whether the justices are prepared to strike down the most egregious instances.

Under longstanding law, the court was probably right to insist that Wisconsin’s voters must show concrete harm. But in the context of voting rights, the argument for minimalism is much less compelling.

It’s one thing to say that in democracy’s name, judges should proceed cautiously on the largest social issues. It’s quite another to suggest that judges should abstain when democratic self-government is itself on the line.

If one political party is entrenching itself, judicial silence is not exactly golden.

Cass Sunstein is a Bloomberg Opinion columnist. He is the editor of “Can It Happen Here? Authoritarianism in America” and a co-author of “Nudge: Improving Decisions About Health, Wealth and Happiness.”

Um... Secretary Nielsen Has Stepped Away from Her Desk



June 20 2018 (8820)
DANZIGER
The Rutland Herald
Washington Post Writers Group

LETTERS

Thanks for your service

Public service is a rewarding job. And it is often a thankless one. As a public servant, you’re navigating competing interests, sometimes politics, but always remembering who you serve: your community.

For four years, Napa County allowed me the honor of serving as the public information officer. In that role, I observed compassion, thoughtfulness, fiscal responsibility, and hope for the future.

I watched staff with finite resources tirelessly work together to support the vulnerable and strengthen Napa County’s voice statewide and nationally.

Staff did so for no other reason than to improve the quality of life for the community. While headlines and social media posts share only snapshots of the story, I saw you give of yourself every day and exemplify true leadership.

I’m proud to have worked alongside you, and thankful there are people in this world who do the work you do.

Thank you for your service.
Kristi (Jourdan) Blasky, Former Napa County employee and Leadership Napa Valley board member

Thanks for great response, NapaSan

I want to extend thanks and appreciation to the Napa Sanitation District. I had a recent issue in that I wrote to the district my concern.

Stephanie Turnipseed, Pollution Prevention and Outreach Coordinator responded the next day with suggestions to my concern.

Part of her response was to contact Nick Becker, Collections System Manager. I called him and discussed my concern, which he was already aware of. He responded by coming to my home that same afternoon.

He checked out my home and said he would have someone come in the next two days to two weeks. Well his men were there the next day. These men checked out my home with their video/sound-equipped truck. Then made a quick assessment of what was needed. The next day the next serviceman showed up at 9 a.m. and installed the needed equipment in about 20 minutes.

I was very impressed with the service and response from everyone at NapaSan. Everyone was professional and their response was fast.

I also must add that they did all this at no cost to me. My hat is off to all those who responded or communicated with me on this issue.

I, for one, don’t thank those enough who do such a good job. Thanks Stephanie, Nick and those who worked on my sewer issue.

Bob Amoroso Napa

Who’s the real abuser?

It seems that the separation of children from their parents on our southern border has sparked heated debate. Some saying it’s U.S. government supported child abuse.

But according to U.S. government reports, 6,319 were separated from their parents willingly in the last seven months before they even reached our border.

(U.S. Customs and Border Protection Agency-Southwest Border Inadmissibles by Field Office FY2018) In other words they came across unaccompanied by their parents by their parent’s choice.

Let’s take this apart shall we? Say a parent, or parents, pay a human trafficker, know as “coyotes,” to take their child, or children, to the border with the intention of smuggling them across with hopes they may be eligible for something like DACA and possible amnesty and citizenship.

Could chain migration be far behind?

The coyote then stuffs them in the trunk of his car or jams them into a van with 15-20 other “kids” or puts them on top of a railroad car to cross the northern Mexican desert in brutal heat, some being sexually abused and others actually dying in the desert, eternally being separated from their parents.

After the coyotes get to the border they take them across more desert and leave them on the U.S. side to be picked up by our Border Patrol who then takes them to a clean facility where they have showers, food, clothing and care amounting to \$159 (National Immigration Forum) a day per minor.

OK. In this case, who is the child abuser? The U.S. government? The coyotes? Or the parents? You decide.

Kent Cohea Napa

Take a hard look at new City Hall proposal

With the June election behind us, we now look forward to our decisions in November’s election. An issue not currently on most folks’ radar is the ongoing drive by the city manager to build his legacy City Hall at a cost that he has publicly estimated at more than \$121 million. In a town of 76,915 residents, that’s \$1,560 from every man, woman and child.

In August 2015 the City Council approved the start of a process to explore building a new City Hall at an initial estimated cost of about \$54 million.

Today the project has morphed and bloated into a complex series of projects that will require the relocation of all city administrative and police services to multiple locations outside of downtown for at least two years, and more likely four years, while the current City Hall, police headquarters, Fire Station #1 and Community Services Building city blocks are demolished.

With the buildings vacated and demolished, construction would then begin on a new 129,600-square-foot combined City Hall and police headquarters; a new Fire Station #1 a couple of blocks away; a new eight-level garage located on Clay Street; and the SuperBlock bounded by School, First, Second and Seminary Streets would be the site of private construction of a hotel, housing and retail.

Over the years since the initial City Council authorization, staff returned to council with progress reports. The council listened to each presentation and offered comments. By inference, staff was allowed to continue its information-gathering process, since the council did not have enough information to stop them. There was little definitive or detailed comprehensive public information or involvement until late

2017. The time has come for the council (and all November council candidates) to take a very hard look at the proposed project and to decide whether it is going where it needs to go. Staff will argue it is too late to stop it, but it is not too late to redirect it to a far better result.

During my tenure as the Director of Asset Management in the Office of Gov. Pete Wilson, we started or completed more than 6 million square feet of state office building consolidations, each of which produced significant reductions from prior office space and costs. In Napa, the proposed project will cause an increase to cost, not a reduction.

Over the past year, I have written the council with what I intended to be constructive criticism. My memos are detailed and public. While some changes have been made to the edges of the project as a result, staff continues to pursue the same fundamentally flawed strategy.

The strategy being pursued by City Staff is overly complicated; interdependent on multiple moving parts; will produce significant redundant and unnecessary costs (which I estimate to potentially be \$15 million or more); and will likely lead to four years of interim dislocations for city administrative and public safety functions to the detriment of city operations and to the confusion and frustration of Napa’s citizens and businesses.

All one needs to do is to attend a staff presentation about City Hall and watch them try to explain the project. The confusion and length of the presentation is good evidence of its complexity — complexity created by double moves of administrative, police and fire activities and forced simultaneous construction to accommodate artificial funding requirements, all of which would be avoided if the new buildings were constructed on other sites.

The 800 words allowed by the Register or three minutes of public comment at a City Council meeting are completely insufficient on a project this complex. Past Register articles have focused on design issues or the excitement of a new iconic building for Napa. The community needs to understand the details. Even the unions representing city staff have publicly expressed their concerns that they have not been adequately consulted in the process.

A current council member’s Letter to the Editor on May 15 indicating that he plans to call on “the City Council to implement a moratorium on all new hotel development until we have the opportunity to fully look at what needs to be done, and how to fund mitigation for the housing and traffic impacts that development brings with it.” That council member should let us know if he proposes that the moratorium should begin before or after the hotel on the SuperBlock is approved by the council.

Equally important, what message should the private sector take if the city approves a hotel for its financial benefit (as currently proposed) and then prevents the private sector from competing with it?

If you have a family of four in Napa, please let your City Council know if you would like them to spend your family’s \$6,260 on new offices for themselves or for something else.

John Salmon Napa

JOIN THE DISCUSSION

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Trinitas Mixed Use Project

City Council Meeting
July 17, 2018

Proposed Site Layout



Project Description

- **Hotel:** 4 story, 57 foot tall 253 room “dual branded” hotel, consists of 100 room Marriott Residence Inn and 153 Marriott AC Hotel.
- **Winery:** 1 story, 26,214 sq. ft., 38 foot tall building linked with plaza to hotel building.
- **Office:** 2 story, 29,878 sq.ft., 32 foot tall office building.
- **Parking:** A total of 441 parking spaces to serve uses.
- **Site Access:** Primary project access from Napa Valley Corporate Way, secondary “right in/right out” access off of Napa Valley Corporate Drive.



Overview of Proposed Project Architecture



Proposed Hotel Architecture



Proposed Winery Architecture



Proposed Office Architecture



Hwy 221 Frontage: Without powerline undergrounding



Hwy 221 Frontage: With powerline undergrounding



9



Project Background

- **April 2016:** Trinitas application submitted to City.
- **February 2017:** Revised Trinitas plans submitted.
- **June 2017:** Planning Commission conducted a Preliminary Review of the project.
- **July 2017:** Work on Trinitas Draft EIR initiated.
- **January 2018:** Draft EIR completed and released for 45 day comment period.



Project Background

- **February 2018:** 45 day comment period closed.
- **April 2018:** Final EIR was released in April 2018.
- **May 17, 2018:** Initial Planning Commission hearing.
- **May 31, 2018:** Planning Commission recommendation to City Council.
- **June 6, 2018:** Airport Land Use Commission determined Trinitas to be compatible with airport requirements.



Requested Actions

- **EIR/ MMRP:** Certification of the Final Environmental Impact Report prepared for the project, and approval of related Mitigation Monitoring and Reporting Program (MMRP).
- **PD Zoning:** Adoption of Planned Development (PD) Overlay District to allow increased building height for the winery and office buildings, and to accommodate a slight reduction in required parking.



Requested Actions

- **Use Permit and Design Review:** Use Permit approval for the hotel and winery, and Design Review approval for the hotel, winery and office buildings, with conditions.



Key Issues Raised During Trinitas Public Hearing Process

1. **Housing for Hotel Employees:** The Planning Commission directed the applicant to be proactive in addressing housing needs for hotel employees, beyond paying the housing impact fee.
2. **Floor Area Ratio (FAR) Averaging:** The Commission recommended not to support FAR averaging across non adjacent parcels for precedent and practical reasons.
3. **Use of PD Overlay Zoning:** The Commission did not support the proposed use of PD overlay zoning based on its limited intended use, coupled with lack of a perceived benefit.



Key Issues Raised During Trinitas Public Hearing Process

4. **Airport Compatibility:** Both the Planning Commission and the ALUC determined the project to be compatible with the applicable airport requirements.
5. **Treatment of Hwy 221 Frontage:** The Commission included conditions to landscape the Hwy 221 frontage and underground the existing power lines.



Recommendation

- Adopt a resolution certifying the Final Environmental Impact Report (EIR) for the Trinitas Mixed Use Project, adopting findings of fact including a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program (MMRP);



Recommendation

- Deny the proposed Planned Development (PD) Overlay District that would allow flexibility in development standards in order to permit a reduction in required parking, and to increase the maximum building height allowed in the Industrial Park IP-B Zoning district; and



Recommendation

- Adopt a resolution approving a Use Permit and Design Review application subject to the conditions contained in the attached Resolution.



**Project EIR Presentation
by the City's Environmental
Consultant**



Trinitas Mixed-Use Project



PHG

PACIFIC HOSPITALITY GROUP®



Site Plan





Hotel Program

- One Building, Two Brands, 253 Rooms
- Shared Amenities, Staff, and Back of House
- Select-Service Property Catering to Business Travelers and Day Trippers
- Complimentary Downtown Shuttle Service



Hotel Program

- Affordable Room Rates
- Does Not Compete with Downtown Full Service Resorts
- Shuttle Service Projected to Remove 27 PM Peak Hour Trips and 180 ADT



Winery Program

Operation

- Tasting Room open daily from 10:00 am – 8:00 pm
- Public and private tastings
- Custom crush facility with Trinitas Cellars as anchor tenant

Production

- Availability for smaller winery crush operations
- Capacity tied to on-site waste water treatment
- Treated water recycled for site landscaping



Winery Program



Components

- Public Area, Tasting, Sales, and Conference (3,000 SF)
- Wine Production and Storage (15,000 SF)
- Administrative (7,000 SF)
- Exterior Lawn (5,500 SF)

Special Events

- Events limited to 150 people
- Two annual events, e.g., “harvest party” with up to 250 people
- Additional special events subject to City Special Event Permit



Office Program

- Highly Modular Two Story Office Space (30,000 SF)
- Potential Corporate Headquarters and/or Flex Space
- Outdoor Courtyard Area and Bike Storage



Building Materials

- Premium quality
- Agrarian theme
- Modern touch
- Distinctly tailored



Enhanced Landscaping



- 430 new trees and shrubs
- Installation of berm, ground cover and trees to screen parking lot from vehicles on Highway 221
- Reclaimed water for landscape irrigation

Planned Development Overlay

- No longer proposed per Planning Commission Recommendation
- Winery and Office height reduced to comply with Zoning Code



PHG
PLANNING & HOUSING CONSULTANTS

Floor Area Ratio

- Averaging with Meritage no longer proposed per Planning Commission Recommendation
- 0.4 FAR will be met



PHG
PLANNING & HOUSING CONSULTANTS

Project Impact Fees

Type	Cost
Traffic Mitigation	\$1,603,827
Street/Utility Improvement	\$639,253
Soscol Ave Powerline Undergrounding (3 of 80+)	\$500,000
Water Connection Fees	\$2,000,000
Public Art	\$500,000
Affordable Housing	\$1,130,000
Total	\$6,373,080



Affordable Housing Alternative

Municipal Code 15.94.070 Permits Alternative Equivalent Proposals

- Code allows for alternative to fee payment
- Fee obligation may be satisfied by providing documentation that the applicant can further affordable housing opportunities within the city to an equal or greater extent than payment of the fees through the performance of an alternative equivalent proposal
- Propose to place affordable housing covenant or deed restriction



Affordable Housing

Outreach and meetings with:

- Napa Valley Housing Foundation
- Napa Valley Community Foundation
- Napa Valley Housing Coalition
- Napa Pipe
- Gasser Foundation
- City and County Officials

Proposal:

- Partner with non-profit group Caritas (“caring for others”) to deliver brand new affordable housing units
- Caritas has developed and manages over 3000 affordable units in CA
- Currently entitled affordable housing projects cost approx. \$550,000 per unit and are not being built



Affordable Housing Alternative

Old Sonoma Road

- Property in contract
- Multi-Family Residential Zoning
- .74 acre parcel, zoned for 9.75-15 units
- Eligible for Density Bonus
- Working with City Staff to identify optimal unit count
- Will deed restrict property for affordable housing



Affordable Housing Alternative

Caritas Mission Statement

- Caritas Communities is a non-profit organization whose goal is to provide and maintain quality, affordable housing. With the increasing number of households on fixed or limited incomes and with the scarcity of reliable, long-term, reasonably priced housing, Caritas endeavors to create vibrant communities where quality of life, resident involvement, and caring are priorities.



2008 Lodging Policy Recommendations R2008-76

Policies to Guide Lodging Development

1. Priority on full-service resort hotels in downtown. Does not preclude full range of additional lodging products in appropriate locations throughout the City.
2. Limited service hotels with meeting room space and close proximity to surrounding support services.
3. New hotels should provide meeting space depending on type of hotel and location to facilitate group meeting demand.



2008 Lodging Policy Recommendations R2008-76

Policy Recommendations

- A. Mass transport activities that reduce congestion such as shuttle services, linkages with other hotels, etc.
- B. Link with Napa Valley College Hospitality Institute or in-house training programs
- C. Sustainability Practices LEED or future Green Ordinances or initiatives
- D. Commitment to cultural arts – “art in public places” ordinance
- E. Independent Report on Hotel Employment



Commitment to Napa

- Since 2006 shown unwavering economic support to Napa, contributing over \$43 million dollars in bed tax (\$27M) and property tax (\$16M)
- Our latest endeavor provides an affordable hotel product that does not presently exist in Napa
- The Hotel Program is designed to encourage guests to utilize the shuttle service to explore Napa's robust food and entertainment offerings (while also taking cars off the road)
- Concierge facilitates hundreds of restaurant reservations and the shuttles transport hundreds of visitors downtown every week
- Approx. 65% of 606 team members live in Napa County
- Cover 80% of the cost of employee benefits (medical/dental)
- All team members are eligible for tuition reimbursement at Napa Valley College
- Provide paid internships/externships to Napa School District students and teachers



Projected 5-Year TOT and TID

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Transient Occupancy Tax (12%)	\$1,982,604	\$2,209,408	\$2,276,596	\$2,343,616	\$2,415,495	\$11,227,719
Tourism Improvement District Tax (2%)	\$330,434	\$368,235	\$379,433	\$390,603	\$402,589	\$1,871,294
Total	\$2,313,038	\$2,57,643	\$2,656,029	\$2,734,219	\$2,818,084	\$13,099,013



PLANNING COMMISSION CITY OF BIRMINGHAM

Request City Council Approval

- Planning Commission Recommendation for Approval: 5-31-18
- Airport Land Use Commission Consistency Determination: 6-6-18
- Request Approval of City Council
 - Certify Environmental Impact Report
 - Use Permit for Hotel in IP Zoning Designation
 - Use Permit for Winery in IP Zoning Designation
 - Allow for Affordable Housing Alternative Equivalency



PLANNING COMMISSION CITY OF BIRMINGHAM

Morris, Erin

From: ericchristen [REDACTED]
Sent: Monday, July 16, 2018 1:18 PM
To: Clerk; Krider, Jim; Gentry, Doris; Mott, Peter; Sedgley, Scott; Techel, Jill
Cc: Parness, Mike; hyune@napanews.com; vcarniglia@solutions-mrg.com; Morris, Erin
Subject: Re: Union CEQA Abuse Against Trinitas Mixed Use Project - Agenda Item #17 - July 17, 2018 City Council Meeting

Importance: High

Re: CEQA Abuse Against Trinitas Mixed Use Project - Agenda Item #17 - July 17, 2018 City Council Meeting

Dear Napa City Council Members:

Unless the applicant has surrendered to construction trade unions and agreed to sign a Project Labor Agreement, tomorrow night you will hear from a fake environmental group called Napa Residents for Responsible Development objecting to the environmental review of the Trinitas Mixed Use Project.


Please make it clear to the public that Napa Residents for Responsible Development doesn't really care about the risk to the Fairy Shrimp. They want a Project Labor Agreement.

For your convenience, here is a chart showing what Napa Residents for Responsible Development has done.

Date	Law Firm	Link to Comment	Project	Type of Comment	Lead Agency
January 23, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development (Document Not Yet Obtained)	Trinitas Mixed-Use Project	Public Records Request	City of Napa
February 26, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	DEIR Comments	City of Napa
May 17, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	FEIR Comments	City of Napa
May 23, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	Public Records Request	City of Napa
May 31, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	Request to Planning Commission to Continue Hearing to Later Date	City of Napa

Also, please see [DOCUMENTED CONSTRUCTION UNION ABUSE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT \(CEQA\) 2014-2018](#) to understand how extensive this racket is.

Sincerely,

Eric Christen
Executive Director
Coalition for Fair Employment in Construction
www.opencompca.com


Phony Union Tree Huggers

Abusing the California Environmental Quality Act (CEQA)

[Home](#)
[About](#)
[Contact](#)

[HOME](#) / DOCUMENTED CONSTRUCTION UNION ABUSE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 2014-2018

DOCUMENTED CONSTRUCTION UNION ABUSE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 2014-2018

DOCUMENTED CONSTRUCTION UNION ABUSE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) 2014-2018

🕒 July 2, 2018 ✎ CEQA Analysis 📁 Unions Abusing CEQA

Search:

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
November 14, 2017	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	199 Bassett Street Residential Project aka Aviato	IS/Addendum Comments	City of San Jose
September 7, 2017	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	2nd and PCH Project	FEIR Comments	City of Long Beach
May 22, 2017	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	2nd and PCH Project	Request to Extend Comment Period	City of Long Beach

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
June 9, 2017	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development CREED LA	2nd and PCH Project	DEIR Comments	City of Long Beach
December 8, 2016	N/A	Coalition for Responsible Equitable Economic Development (CREED LA)	2nd and PCH Project	Public Records Request	City of Long Beach
August 3, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	24th and Harrison Streets Project	CEQA Findings - Comments to Planning Commission	City of Oakland
August 17, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	24th and Harrison Streets Project	CEQA Findings - Comments to Planning Commission	City of Oakland
August 26, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	24th and Harrison Streets Project	Appeal to City Council of CEQA Findings Approved by Planning Commission	City of Oakland
November 22, 2017	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	199 Bassett Street Residential Project aka Aviato	Appeal to Planning, Building, and Code Enforcement Department of Vesting Tentative Map Approved by Planning Director	City of San Jose
May 31, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	226 13th Street	CEQA Findings - Comments to Planning Commission	City of Oakland
			226 13th Street		

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
July 1, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development		Appeal to Community and Economic Development Agency of CEQA Findings Approved by Planning Commission	City of Oakland
October 18, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	226 13th Street	CEQA Findings - Comments to City Council	City of Oakland
November 14, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	226 13th Street	Withdrawal of Appeal	City of Oakland
May 24, 2017	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	350 Winchester Mixed-Use Project	DEIR (1st Amendment) Comments	City of San Jose
February 21, 2017	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	350 Winchester Mixed-Use Project	DEIR Comments	City of San Jose
March 3, 2014	Adams Broadwell Joseph & Cardozo	Sunnyvale Residents for Responsible Development	520-592 East Weddell Drive (Raintree)	Agreement with Developer Resolving Issues	City of Sunnyvale
May 9, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 1184	750 Marlborough Avenue Warehouse	Withdrawal of Appeal Because City Council Will Hold Hearing	City of Riverside

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
May 8, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 1184	750 Marlborough Avenue Warehouse	IS/MND - Appeal to City Council of Development Review Committee Approval	City of Riverside
February 1, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 1184	750 Marlborough Avenue Warehouse	IS/MND Comments	City of Riverside
April 27, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 1184	750 Marlborough Avenue Warehouse	Public Meeting Access Request - Development Review Committee	City of Riverside
May 18, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 261	1201 and 1241 Evans Avenue	Notice Request	City of San Francisco
March 30, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 270	2305 Mission College Boulevard Data Center	IS/MND Comments	City of Santa Clara
June 19, 2018	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	2305 Mission College Boulevard Data Center	IS/MND - Appeal to Planning Commission of Architectural Committee Approval	City of Santa Clara
June 13, 2018	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	2305 Mission College Boulevard Data Center	Appeal to Planning Commission of MND Approved by Architectural Committee	City of Santa Clara

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
June 12, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 270	2305 Mission College Boulevard Data Center	IS/MND - Supplemental Comments on Appeal to Planning Commission of Architectural Committee Approval	City of Santa Clara
April 24, 2018	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	2305 Mission College Boulevard Data Center	Appeal to Planning Commission of MND Approved by Architectural Committee	City of Santa Clara
April 18, 2018	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	2305 Mission College Boulevard Data Center	MND and Architectural Approval - Request to Architectural Committee to Deny Approval	City of Santa Clara
April 12, 2018	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	2305 Mission College Boulevard Data Center	IS/MND Comments	City of Santa Clara
March 26, 2018	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	3200 East Foothill Boulevard	Draft Sustainable Communities Environmental Assessment Comments	City of Pasadena
February 27, 2018	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	3200 East Foothill Boulevard	Public Comment Extension Request	City of Pasadena

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
February 21, 2018	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	3200 East Foothill Boulevard	Public Records Request	City of Pasadena
January 25, 2018	Adams Broadwell Joseph & Cardozo	Contra Costa County Residents for Responsible Development	500 Pittsburg Avenue in Richmond - Warehouse Distribution Facility	Public Records Request	County of Contra Costa
February 15, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 324	500 Pittsburg Avenue in Richmond - Warehouse Distribution Facility	Notice Request	County of Contra Costa
September 22, 2015	Adams Broadwell Joseph & Cardozo	International Brotherhood of Electrical Workers Local 595, Plumbers and Steamfitters Local 342, Sheet Metal Workers Local 104	5110 Telegraph Avenue	Public Records Request	City of Oakland
February 18, 2015	Adams Broadwell Joseph & Cardozo	Emeryville Residents for Responsible Development	6701 Shellmound	IS/MND Comments	City of Emeryville
May 12, 2014	Adams Broadwell Joseph & Cardozo	International Brotherhood of Electrical Workers Local 595, Plumbers and Steamfitters Local 342, Sheet Metal Workers Local 104	6701 Shellmound Street Project	Public Records Request	City of Emeryville
March 7, 2016	Adams Broadwell Joseph & Cardozo	Kings County Citizens for Responsible Energy Development (California	American Kings Solar Project	CUP Amendment - Comments to Planning Commission	County of Kings

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
Unions for Reliable Energy - CURE)					
June 10, 2016	Adams Broadwell Joseph & Cardozo	Kings County Citizens for Responsible Development (California Unions for Reliable Energy - CURE)	American Kings Solar Project	Appeal to Board of Supervisors of CUP Amendment Approved by Planning Commission	County of Kings
June 6, 2016	Adams Broadwell Joseph & Cardozo	Kings County Citizens for Responsible Development (California Unions for Reliable Energy - CURE)	American Kings Solar Project	CUP Amendment - Comments to Planning Commission	County of Kings
May 14, 2014	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Solar (California Unions for Reliable Energy - CURE)	Aries Solar Project	IS/MND Supplemental Comments	City of Adelanto
March 25, 2014	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Solar (California Unions for Reliable Energy - CURE)	Aries Solar Project	IS/MND Comments	City of Adelanto
April 14, 2014	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Solar (California Unions for Reliable Energy - CURE)	Aries Solar Project	IS/MND Addendum to Comments	City of Adelanto
September 30, 2014	Adams Broadwell Joseph & Cardozo	Sheet Metal Workers Union Local 104	Barrett Ranch East Project	Notice Request	County of Sacramento
November 24, 2014	Adams Broadwell Joseph & Cardozo	Richmond Residents for Responsible Development	Bay Walk Mixed Use Project	IS/MND Comments	City of Richmond

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
October 19, 2016	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Biogas-to-Energy Sustainability Center	Public Records Request	City of Anaheim
August 4, 2014	Adams Broadwell Joseph & Cardozo	Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Blythe Mesa Solar Project	DEIR/EA Comments	County of Riverside
January 13, 2014	Adams Broadwell Joseph & Cardozo	Brentwood Residents for Responsible Development	Brentwood Country Club Project	IS/MND Comments	City of Brentwood
September 22, 2014	Adams Broadwell Joseph & Cardozo	Monterey County Residents for Responsible Development	California Flats Solar Project	DEIR Comments	County of Monterey
January 13, 2015	Adams Broadwell Joseph & Cardozo	Monterey County Residents for Responsible Development	California Flats Solar Project	FEIR Comments	County of Monterey
December 24, 2014	Adams Broadwell Joseph & Cardozo	Monterey County Residents for Responsible Development	California Flats Solar Project	Public Records Request	County of Monterey
October 21, 2015	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Cannery Park Hanover Project	Continuance Acknowledgement to Planning Commission	City of San Jose
October 19, 2015	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Cannery Park Hanover Project	Draft IS/MND Comments	City of San Jose

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
November 4, 2015	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Cannery Park Hanover Project	IS/MND Supplemental Comments on Memo to Planning Commission	City of San Jose
September 15, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 783	CapRock Distribution Center III Warehouse	DEIR Comments	City of Rialto
September 30, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Center Street Project	Draft IS/MND Comments	City of Riverside
March 6, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Center Street Project	Agreement with Developer Resolving Issues	City of Riverside
January 3, 2017	Lozeau Drury	Laborers (LIUNA) Local Union 783	Colony Commerce Center Specific Plan	DEIR Comments	City of Ontario
April 28, 2014	Adams Broadwell Joseph & Cardozo	Colusa County Citizens for Responsible Industry (California Unions for Reliable Energy - CURE)	Colusa Bio Energy Project	Tentative Water Discharge Requirements - Comments to Regional Water Quality Control Board	Water Quality Control Board District 5
March 13, 2017	Adams Broadwell Joseph & Cardozo	Concord Residents for Responsible Development	Concord Village	IS/MND Comments to Planning Commission	City of Concord
March 5, 2018	Adams Broadwell Joseph & Cardozo	Concord Residents for Responsible Development	Concord Village	Agreement with Developer Resolving Issues	City of Concord

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
August 17, 2016	Adams Broadwell Joseph & Cardozo	Concord Residents for Responsible Development	Concord Village	Use Permits, Design Review, Density Bonus, Infill Exemption - Comments to Planning Commission	City of Concord
April 23, 2018	Wittwer Parkin	Southwest Regional Council of Carpenters	Crimson Solar	NOP Scoping Comments	California Department of Fish and Wildlife and US Bureau of Land Management
March 13, 2014	Lozeau Drury	Laborers (LIUNA) Union Local 89	Cuyama Solar Array Project	DEIR Comments	County of Santa Barbara
August 21, 2017	Adams Broadwell Joseph & Cardozo	Redding Residents for Responsible Development	Dignity Health North State Pavilion Project	IS/MND Comments	City of Redding
February 23, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Draft Desert Renewable Energy Conservation Plan	DEIR/EIS Comments	California Energy Commission
October 4, 2016	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Gateway Tower Mixed-Use Development	DSEIR Comments	City of San Jose
October 30, 2014	Adams Broadwell	San Jose Residents for Responsible Development	Great Oaks Mixed Use Project	Agreement with Developer Resolving Issues	City of San Jose

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo				
June 27, 2014	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Great Oaks Mixed Use Project	DEIR Comments	City of San Jose
June 5, 2014	Adams Broadwell Joseph & Cardozo	Sheet Metal Workers Union Local 104, International Brotherhood of Electrical Workers Union Local 332, and Plumbers & Steamfitters Union Local 393	Great Oaks Mixed Use Project	Public Records Request	City of San Jose
May 10, 2017	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Greyhound Residential Project	SEIR, Various Permits, Tentative Map - Comments to Planning Commission	City of San Jose
February 22, 2017	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Greyhound Residential Project	DSEIR Comments	City of San Jose
July 13, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Hidden Canyon Industrial Park	EIR Addendum Supplemental Comments to Planning Commission	City of Beaumont
July 22, 2015	Adams Broadwell Joseph & Cardozo	Richmond Residents for Responsible Development	Hilltop Apartments	Design Review - Comments to Design Review Board	City of Richmond
September 7, 2016	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Hollywood Ivar Gardens Hotel	Comments on Staff Response to IS/MND Comments	City of Los Angeles

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
July 6, 2016	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Hollywood Ivar Gardens Hotel	IS/MND Comments	City of Los Angeles
February 17, 2017	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Hollywood Ivar Gardens Hotel	Continuance Acknowledgement to City Council	City of Los Angeles
December 16, 2016	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Hollywood Ivar Gardens Hotel	Appeal to City Council of CUP and Zoning Approved by Planning Commission	City of Los Angeles
April 28, 2017	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Hollywood Ivar Gardens Hotel	Appeal Withdrawal	City of Los Angeles
October 16, 2017	Lozeau Drury	Southwest Regional Council of Carpenters and Laborers (LIUNA) Union Local 300	ICON at Panorama	Revised DEIR Comments	City of Los Angeles
May 22, 2017	Lozeau Drury	Southwest Regional Council of Carpenters and Laborers (LIUNA) Union Local 300	ICON at Panorama	DEIR Comments	City of Los Angeles
March 19, 2018	Lozeau Drury	Southwest Regional Council of Carpenters and Laborers (LIUNA) Union Local 300	ICON at Panorama	FEIR Comments	City of Los Angeles
September 25, 2015	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	Jack London Square 4th and Madison	DEIR Comments	City of Oakland
March 16, 2016	Adams Broadwell	Oakland Residents for Responsible Development		Withdrawal of Objections	City of Oakland

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo		Jack London Square 4th and Madison		
May 27, 2015	Adams Broadwell Joseph & Cardozo	Citizens for Responsible Industry (California Unions for Reliable Energy - CURE)	Jacumba Solar Energy Project	Request to Extend Comment Period	County of San Diego
May 19, 2015	Adams Broadwell Joseph & Cardozo	Citizens for Responsible Industry (California Unions for Reliable Energy - CURE)	Jacumba Solar Energy Project	Public Records Request	County of San Diego
June 1, 2015	Adams Broadwell Joseph & Cardozo	Citizens for Responsible Industry (California Unions for Reliable Energy - CURE)	Jacumba Solar Energy Project	DEIR Comments	County of San Diego
October 7, 2015	Adams Broadwell Joseph & Cardozo	San Jose Residents for Responsible Development	Japantown Corporation Yard	EIR Addendum and Zoning Change - Comments to Planning Commission	City of San Jose
February 10, 2016	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Solar (California Unions for Reliable Energy - CURE)	Joshua Tree Solar Farm	IS/MND Comments	County of San Bernardino
September 3, 2014	Adams Broadwell Joseph & Cardozo	Antelope Valley Residents for Responsible Development	KCS West Plant	Appeal to City Council of Site Plan Review Approved by Planning Commission	City of Palmdale
July 10, 2014	Adams Broadwell	Antelope Valley Residents for Responsible Development	KCS West Plant	IS and Site Plan Review Comments	City of Palmdale

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo				
March 22, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 783	Kimball Business Park	Notice Request	City of Chino
April 7, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 783	Kimball Business Park	DEIR Comments	City of Chino
March 6, 2018	Adams Broadwell Joseph & Cardozo	Livermore Residents for Responsible Development	Legacy Livermore	Design Review and Other Approvals - Comments to Planning Commission	City of Livermore
June 17, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Little Bear Solar Project	Public Records Request	County of Fresno
January 4, 2016	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Little Bear Solar Project	Public Records Request	County of Fresno
September 17, 2015	N/A	Carpenters Union Local 46	Mace Ranch Innovation Center	Notice Request	City of Davis
October 12, 2015	Adams Broadwell Joseph & Cardozo	Davis Residents for Responsible Development	Mace Ranch Innovation Center	Public Records Request	City of Davis
October 12, 2015	Adams Broadwell Joseph & Cardozo	Davis Residents for Responsible Development	Mace Ranch Innovation Center	Public Records Request	City of Davis
November 12, 2015	Adams Broadwell	Davis Residents for Responsible Development		DEIR Comments	City of Davis

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo		Mace Ranch Innovation Center		
May 24, 2017	Adams Broadwell Joseph & Cardozo	Davis Residents for Responsible Development	Mace Ranch Innovation Center	FEIR Comments	City of Davis
June 4, 2014	Adams Broadwell Joseph & Cardozo	International Brotherhood of Electrical Workers (IBEW) Local 1245	Marin Clean Energy	Joining Community Choice Aggregation Agency - Comments to Board of Supervisors	County of Napa
May 16, 2014	Adams Broadwell Joseph & Cardozo	International Brotherhood of Electrical Workers (IBEW) Local 1245	Marin Clean Energy & Sonoma Clean Power	Joining Community Choice Aggregation Agency - Comments to City Council	City of Albany
February 24, 2014	Gideon Kracov	Laborers (LIUNA) Local Union 1184	McCoy Solar Energy Project	FEIR Comments	County of Riverside
August 5, 2015	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Meadows Care Facility	Design Review - Comments to Planning Commission	City of Napa
March 22, 2017	Lozeau Drury	Laborers (LIUNA) Local Union 89	Merge 56 Development	DEIR Comments	City of San Diego
June 13, 2018	Adams Broadwell	Santa Clara Residents for Responsible Development	Mission Town Center - 575	FEIR Addendum	City of Santa Clara

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo		Benton Street Project		
March 28, 2017	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Monterey Peninsula Water Supply Project	DEIR/EIS Comments	California Public Utilities Commission
June 22, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Monterey Peninsula Water Supply Project	Motion to PUC to Become Party to Proceeding	California Public Utilities Commission
August 31, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Monterey Peninsula Water Supply Project	Public Records Request	California Public Utilities Commission
September 14, 2016	Adams Broadwell Joseph & Cardozo	Santa Clara Residents for Responsible Development	Moonlite Lanes Apartments	Staff Report to Planning Commission - Comments	City of Santa Clara
July 6, 2016	Adams Broadwell Joseph & Cardozo	Santa Clara Residents for Responsible Development	Moonlite Lanes Apartments	IS/MND Comments	City of Santa Clara
November 10, 2014	Adams Broadwell Joseph & Cardozo	Richmond Residents for Responsible Development	Nevin Homes Residential Project	Final IS/MND, Design Review, Density Bonus Comments	City of Richmond
May 10, 2018	Adams Broadwell Joseph & Cardozo	Newark Residents for Responsible Development	New Buildings at Former Morton Salt Plant	Design Review - Comments to City Council	City of Newark
May 10, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 304	New Buildings at Former		City of Newark

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
			Morton Salt Plant	Design Review - Comments to City Council	
April 8, 2016	Adams Broadwell Joseph & Cardozo	International Brotherhood of Electrical Workers Local 332, Plumbers and Steamfitters Local 393, Sheet Metal Workers Local 104	North Bayshore Mixed Use Development - 1255 Pear Avenue (Sobrato)	Notice Request	City of Mountain View
October 18, 2017	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	Oak Knoll Mixed Use Community Plan Project	DSEIR Comments - Staff Report to Planning Commission	City of Oakland
October 12, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	Oak Knoll Mixed Use Community Plan Project	DSEIR Comments	City of Oakland
May 8, 2017	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development (Document Not Yet Obtained)	Oak Knoll Mixed Use Community Plan Project	DSEIR Comments to Landmarks Preservation Advisory Board	City of Oakland
June 21, 2017	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	Oak Knoll Mixed Use Community Plan Project	DSEIR Comments - Staff Report to Planning Commission	City of Oakland
October 31, 2017	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	Oak Knoll Mixed Use Community Plan Project	DSEIR Comments - Staff Report to Community and Economic Development Committee	City of Oakland
November 14, 2014	Adams Broadwell	Coalition for Responsible Equitable Economic Development (CREED LA)	Omni 1212 Flower Street	Appeal to City Council of Variances	City of Los Angeles

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo			Approved by Planning Commission	
April 17, 2015	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Omni 1212 Flower Street	Agreement with Developer Resolving Issues	City of Los Angeles
November 3, 2014	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Onni 820 South Olive Street	Appeal to City Council of Variances Approved by Planning Commission	City of Los Angeles
April 13, 2015	Adams Broadwell Joseph & Cardozo	Coalition for Responsible Equitable Economic Development (CREED LA)	Onni 820 South Olive Street	Variances Approved by Planning Commission - Comment to City Council Planning and Land Use Management Committee	City of Los Angeles
August 12, 2014	N/A	San Jose Building and Construction Trades Council	Oppose Local CEQA Reform	CEQA Streamlining Ordinance - Comments to Planning Commission	City of San Jose
September 17, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Ormat Heber 1/Gould 1 Geothermal Expansion Project	Appeal to Board of Supervisors of CUP Approved by Planning Commission	County of Imperial
				MND Comments	

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
September 8, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Ormat Heber 1/Gould 1 Geothermal Expansion Project		County of Imperial
August 3, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Ormat Heber 1/Gould 1 Geothermal Expansion Project	IS/MND Comments	County of Imperial
November 28, 2016	Adams Broadwell Joseph & Cardozo	Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Palo Verde Mesa Solar Project	DEIR Comments	County of Riverside
February 10, 2015	Adams Broadwell Joseph & Cardozo	San Benito Residents for Responsible Development	Panoche Valley Solar Farm	DSEIR Comments	County of San Benito
September 30, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Perris Gateway Commerce Center	IS/MND Comments	City of Perris
January 27, 2014	Adams Broadwell Joseph & Cardozo	Safe Fuel and Energy Resources California (SAFER California)	Phillips 66 Company Rail Spur Extension	DEIR Comments	County of San Luis Obispo
December 5, 2014	Adams Broadwell Joseph & Cardozo	Safe Fuel and Energy Resources California (SAFER California)	Phillips 66 Propane Recovery Project	RDEIR Comments	County of Contra Costa
December 3, 2014	Adams Broadwell Joseph & Cardozo	Safe Fuel and Energy Resources California (SAFER California)	Phillips 66 Propane Recovery Project	Public Comment Extension Request	County of Contra Costa

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
December 1, 2014	Adams Broadwell Joseph & Cardozo	Safe Fuel and Energy Resources California (SAFER California)	Phillips 66 Propane Recovery Project	Public Comment Extension Request	County of Contra Costa
May 24, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 783	Project Jupiter Distribution Warehouse	IS/MND Comments	Town of Apple Valley
April 23, 2014	Lozeau Drury	Laborers (LIUNA) Union Local 1184	ProLogis Eucalyptus Industrial Park	FEIR Comments	City of Moreno Valley
October 7, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 783	ProLogis Rialto I-210 DC #5	IS/MND Comments	ProLogis Rialto I-210 DC #5
November 21, 2017	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Pure Water Program North City Project	DEIR/EIS Comments	City of San Diego
August 25, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 89	Pure Water Program North City Project	Notice Request	City of San Diego
November 10, 2016	Lozeau Drury	Laborers (LIUNA) Local Union 783	Renaissance Specific Plan	RDSEIR Comments	City of Rialto
August 19, 2016	Lozeau Drury	Laborers (LIUNA) Local Union 783	Renaissance Specific Plan	DSEIR Comments	City of Rialto
October 15, 2015	Adams Broadwell Joseph & Cardozo	Coalition for Safe Building Materials	Revisions to 2016 California Plumbing Code to Allow Use of Perfluoroalkoxy in Dialysis Branch Lines and Plastic Pipe	DEIR Comments	California Office of Statewide Health Planning and Development

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
			in Plumbing Applications in OSHPD Facilities		
September 29, 2015	Adams Broadwell Joseph & Cardozo	Bay Area Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Richmond Solar PV Project	DEIR Comments	Marin Clean Energy
June 24, 2014	Adams Broadwell Joseph & Cardozo	Petaluma Residents for Responsible Development	Riverfront Mixed Use Project	FEIR Comments to Planning Commission	City of Petaluma
July 18, 2014	Adams Broadwell Joseph & Cardozo	Petaluma Residents for Responsible Development	Riverfront Mixed Use Project	FEIR Comments to City Council	City of Petaluma
February 6, 2014	Adams Broadwell Joseph & Cardozo	Petaluma Residents for Responsible Development	Riverfront Mixed Use Project	DEIR Comments	City of Petaluma
November 4, 2016	Adams Broadwell Joseph & Cardozo	San Ramon Residents for Responsible Development	San Ramon Valley Apartments	IS/MND Supplemental Comments	City of San Ramon
July 15, 2016	Adams Broadwell Joseph & Cardozo	San Ramon Residents for Responsible Development	San Ramon Valley Apartments	IS/MND Comments	City of San Ramon
November 10, 2014	Adams Broadwell Joseph & Cardozo	Saranap Area Residents for Responsible Development	Saranap Village Mixed Use Project	Request to Extend Comment Period	County of Contra Costa
DEIR Comments					

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
November 17, 2014	Adams Broadwell Joseph & Cardozo	Saranap Area Residents for Responsible Development	Saranap Village Mixed Use Project		County of Contra Costa
May 15, 2017	Adams Broadwell Joseph & Cardozo	Saranap Area Residents for Responsible Development	Saranap Village Mixed Use Project	Agreement with Developer Resolving Issues	County of Contra Costa
January 21, 2015	Adams Broadwell Joseph & Cardozo	Saranap Area Residents for Responsible Development	Saranap Village Mixed Use Project	DEIR Supplemental Comments	County of Contra Costa
September 28, 2015	Adams Broadwell Joseph & Cardozo	Brentwood Residents for Responsible Development	Sciortino Ranch	IS Addendum Comments	City of Brentwood
January 20, 2015	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Section 24 Specific Plan - Agua Caliente Band of Cahuilla Indians	DEIS Supplemental Comments	City of Rancho Mirage et al.
January 16, 2015	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Section 24 Specific Plan - Agua Caliente Band of Cahuilla Indians	DEIS Comments	City of Rancho Mirage et al.
January 25, 2017	N/A	Coalition for Responsible Equitable Economic Development (CREED LA)	Sepulveda Apartments	IS/MND Comments	City of Los Angeles
March 8, 2016	Adams Broadwell Joseph & Cardozo	Emeryville Residents for Responsible Development	Sherwin-Williams Mixed Used Project	DEIR Comments	City of Emeryville

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
April 11, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 783	Sierra Lakes Commerce Center	RDEIR Comments	City of Fontana
March 3, 2014	Lozeau Drury	Laborers (LIUNA) Union Local 89	Soitec Solar Development Project	DEIR Comments	County of San Diego
January 11, 2017	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Suncrest Dynamic Reactive Power Support Project	DEIR Comments	California Public Utilities Commission
April 30, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Sunray Energy	Appeal to Board of Supervisors of Notice of Exemption Approved by Planning Commission	County of San Bernardino
April 22, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Sunray Energy	Proposed Notice of Exemption Comments	County of San Bernardino
April 20, 2015	Adams Broadwell Joseph & Cardozo	California Unions for Reliable Energy (CURE)	Sunray Energy	Public Records Request	County of San Bernardino
September 22, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Sycamore Canyon Business Park Buildings 1 and 2	DEIR Comments	City of Riverside
December 14, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 1184	Sycamore Canyon Business Park	FEIR Comments	City of Riverside

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
			Buildings 1 and 2		
January 23, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development (Document Not Yet Obtained)	Trinitas Mixed-Use Project	Public Records Request	City of Napa
February 26, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	DEIR Comments	City of Napa
May 17, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	FEIR Comments	City of Napa
May 23, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	Public Records Request	City of Napa
May 31, 2018	Adams Broadwell Joseph & Cardozo	Napa Residents for Responsible Development	Trinitas Mixed-Use Project	Request to Planning Commission to Continue Hearing to Later Date	City of Napa
June 2, 2014	Adams Broadwell Joseph & Cardozo	Gilroy Citizens for Responsible Development	United Natural Foods, Inc. (UNFI) Warehouse	FEIR Comments	City of Gilroy
September 15, 2014	Adams Broadwell Joseph & Cardozo	Safe Fuel and Energy Resources California (SAFER California)	Valero Benicia Crude by Rail Project	DEIR Comments	City of Benicia
October 30, 2015	Adams Broadwell		Valero Crude by Rail	RDEIR Comments	City of Benicia

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo	Safe Fuel and Energy Resources California (SAFER California)			
December 19, 2017	Lozeau Drury	Laborers (LIUNA) Union Local 300	Vermont Corridor Project	DEIR Comments	County of Los Angeles
August 3, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	W12 Mixed Use Project	CEQA Findings - Supplemental Comments to Planning Commission	City of Oakland
August 2, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	W12 Mixed Use Project	CEQA Findings - Comments to Planning Commission	City of Oakland
August 26, 2016	Adams Broadwell Joseph & Cardozo	Oakland Residents for Responsible Development	W12 Mixed Use Project		City of Oakland
March 1, 2016	Lozeau Drury	Laborers (LIUNA) Union Local 783	Waterman Industrial Center	IS/MND Comments	City of San Bernardino
September 6, 2016	Adams Broadwell Joseph & Cardozo	American Canyon Residents for Responsible Development	Watson Ranch	DEIR Comments	City of American Canyon
October 19, 2015	Adams Broadwell Joseph & Cardozo	Kern County Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Willow Springs Solar Array Project	RDEIR Comments	County of Kern
November 6, 2015	Adams Broadwell	Kern County Citizens for Responsible Solar (California	Willow Springs Solar Array Project	RDEIR Comments - Errata	County of Kern

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
	Joseph & Cardozo	Unions for Reliable Energy - CURE			
March 9, 2016	Adams Broadwell Joseph & Cardozo	Kern County Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Willow Springs Solar Array Project	FCEIR Comments	County of Kern
June 24, 2015	Adams Broadwell Joseph & Cardozo	Kern County Citizens for Responsible Solar (California Unions for Reliable Energy - CURE) (Document Not Yet Obtained)	Willow Springs Solar Array Project	FEIR Comments (Document Not Yet Obtained)	County of Kern
January 19, 2016	Adams Broadwell Joseph & Cardozo	Kern County Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Willow Springs Solar Array Project	RDEIR (2nd) Comments	County of Kern
April 13, 2015	Adams Broadwell Joseph & Cardozo	Kern County Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Willow Springs Solar Array Project	DEIR Comments	County of Kern
April 11, 2016	Adams Broadwell Joseph & Cardozo	Kern County Citizens for Responsible Solar (California Unions for Reliable Energy - CURE)	Willow Springs Solar Array Project	FCEIR Supplemental Comments	County of Kern
June 10, 2015	Lozeau Drury	Laborers (LIUNA) Union Local 1184	World Logistics Center Project	FEIR Comments	City of Moreno Valley
March 6, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 304	Zeiss Innovation Center	Supplemental IS/MND Comments to City Council	City of Dublin
February 13, 2018	Lozeau Drury	Laborers (LIUNA) Union Local 304	Zeiss Innovation Center	Supplemental IS/MND Comments to	City of Dublin

Date of Letter	Law Firm	Front Group & Link to Letter	Targeted Project	Stage of Environmental Review	Lead Agency
				Planning	
				Commission	

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Trinitas Mixed Use Project, Agenda Item 1466-2018

I support this project very much. My restaurant has received countless visitors from the Meritage. Their shuttle regularly brings guests downtown and the continual supply of customers has had a tremendous impact on my business. I fully support this project as it will bring even more visitors to my restaurant.

Sincerely,

A handwritten signature in black ink, appearing to read "Yusuf Topal", with a stylized flourish at the end.

Yusuf Topal

Tarla Mediterranean Grill

ytopal@tarlagrill.com | tarlagrill.com

707-255-5599 | 1480 1st Street • Napa, CA • 94559



Morris, Erin

From: Charles Shinnamon [REDACTED]
Sent: Monday, July 16, 2018 10:19 AM
To: Tooker, Rick; Morris, Erin
Cc: Anthony Zand; Massaro, Bob; Joelle Gallagher; Ferrell, Lark; 'Charles W. Shinnamon'
Subject: Trinitas - housing

Mr. Tooker and Ms. Morris,

We at the Napa Housing Coalition are supportive of the proposal by the developers of the Trinitas Hotel to build housing rather than pay an in-lieu housing fee. We are concerned, however, that there be strictures included in the hotel entitlements to ensure that the housing actually gets built and operated per the City's affordability guidelines.

For our support, the following conditions of approval must be added to the Trinitas hotel entitlements:

- Developer will purchase a $\frac{3}{4}$ acre parcel and will arrange for the design, construction, and operation of a 14 to 18 unit affordable housing project. The affordability of the units will be in keeping with the City's recent draft hotel study (Cushman & Wakefield / BAE Urban Economics) in Table 4, page 144.
- Prior to the issuance of grading or building permits for any improvements associated with the Trinitas project, developer shall finalize the purchase of the $\frac{3}{4}$ acre parcel and obtain final City entitlements for the project outlined above.
- Prior to any temporary or final occupancy permits for any of the Trinitas buildings (hotel, winery, or office), all of the following shall be in place for the housing project
 - All City agreements for the long-term affordability of the project are in place to the satisfaction of the City Attorney, all funding is in place, all City / agency fees have been paid, and foundation permits issued for the housing units. We want the housing to actually get built.

Thank you for your consideration and help. Please feel free to contact me with any questions.

On behalf of the Napa Housing Coalition,

Chuck Shinnamon

Charles W. Shinnamon, P.E.

[REDACTED]