

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

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

**March 5, 2019**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**AFTERNOON SESSION:**

**6. ADMINISTRATIVE REPORTS:**

**6.B. Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane.**

- PowerPoint presentation by city staff.

**7. PUBLIC HEARINGS/APPEALS:**

**7.A. Golden Gate Village Townhomes Project – 17 Residential Units on 0.86 Acres at 2431 Imola Avenue.**

- PowerPoint presentation by city staff.

**EVENING SESSION:**

**15. ADMINISTRATIVE REPORTS:**

**15.A. Civic Center Project to Develop Buildings for City Offices, Meeting Spaces, and Related Facilities for Public Safety, General Government Administration, Fire Station No. 1, and Public Parking.**

- PowerPoint presentation by city staff.
- Written communication from Charles Shinnamon dated March 5, 2019.



## Situation Statement

February 14, 2019; Bank Failure  
Browns Valley Creek

Southerly Public Sidewalk  
Browns Valley Road/Valley Glen  
Lane

Vehicular roadway Browns  
Valley Road Intact.



## Background Information



February 2017 Storm Event

FEMA Disaster Relief Denied

FEMA won't fund failure of a natural, un-  
improved creek bank

FEMA rejection too late in 2018  
construction season

Engineering Staff added site to the Capital  
Improvement Program

Request Emergency Reserves to fund  
repair



## Current Status

Public Works Secured the Location

### Vehicular Traffic

- Eastbound Closed, Partrick Rd to Buhman Ave
- Westbound Open, Buhman Ave to Partrick Rd

### Pedestrians

- Open with safe passageway on the south side of Browns Valley Road



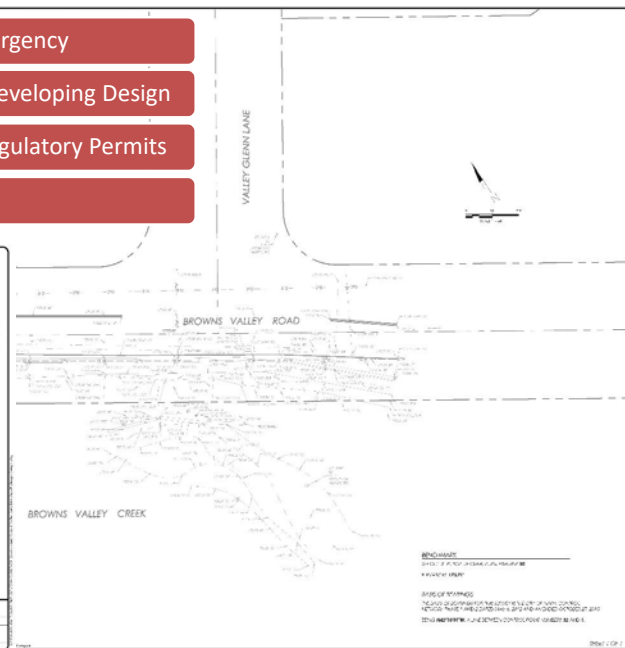
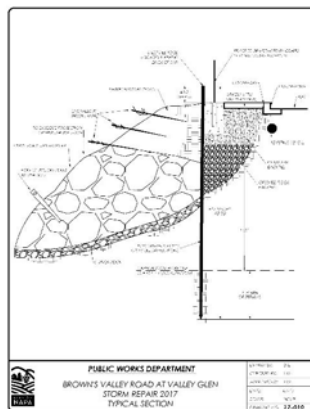
## Action Plan

City Manager Declared Emergency

Public Works Engineering Developing Design

Environmental Specialist Regulatory Permits

Contractor for Construction



## CEQA

Recommended Action is exempt from CEQA pursuant to:

CEQA Guidelines Section 15269 (Statutory exemption for emergency repairs, in accordance with California Public Resources Code Section 21080(b)(2));

CEQA Guidelines Section 15301 (Categorical exemption Class 1 Existing Facilities), which exempts repair, maintenance, or minor alteration of existing facilities involving negligible or no expansion of use;

CEQA Guidelines Section 15302 (Categorical Exemption Class 2 Replacement or Reconstruction), which exempts replacement or reconstruction of existing facilities on the same site and with the same purpose.



## Recommended Action

Adopt a resolution determining there is a need to continue the emergency action to execute and implement contracts for the design, permitting and construction of the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, and determining that the actions authorized by this resolution are exempt from CEQA.





## Golden Gate Village Extension II

PL18-0200

March 5, 2019

## Project Location





[illegible]

## Staff Recommendation

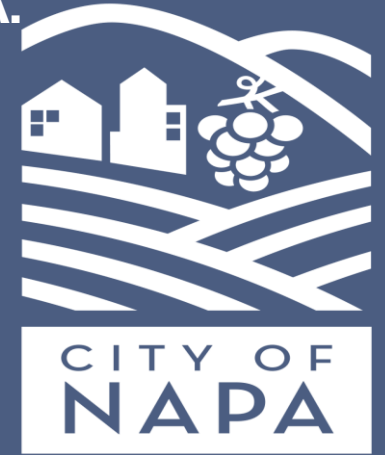
Adopt a Resolution approving a two-year extension of a previously approved Tentative Map, Design Review Permit and Variances (VA-1 and VA-2) for the Golden Gate Village Townhomes project located at 2431 Imola Avenue West and determining that the actions authorized by the Resolution are exempt from the requirements of CEQA.







**City Council Meeting**  
**3/5/19**  
**Supplemental I - 15.A.**  
**From: City Staff**



# Civic Center Project Update

March 5, 2019

# Agenda

- Project Background
- Project Status
- Project Goals
- Review process for development and evaluation of potential project alternatives
- Summary and Action Items

# Project Background

## Project Development

A proposed Civic Center project to replace and consolidate outdated and inadequate city facilities has been a City of Napa priority since 2009

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## Exclusive Negotiating Agreement

Council approved ENA with PPN in September 2017 to negotiate design, financing, and construction of new Civic Center project

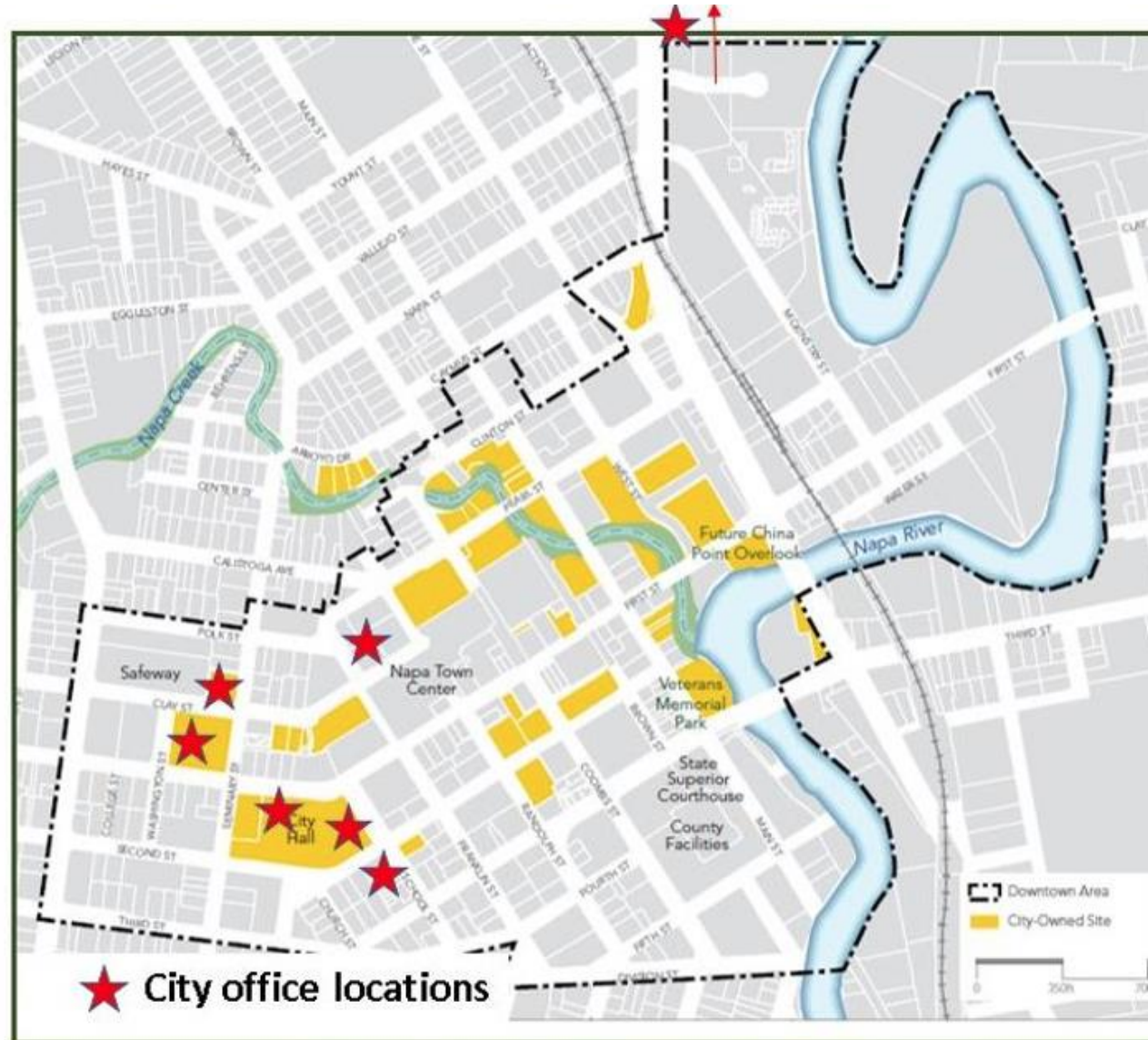
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## Proposed Civic Center

Project includes Public Safety functions (Police, Dispatch, and Fire Administration), general government administration (all other city department offices and Council chambers), Fire Station No. 1, and related parking

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# Current City Office Locations



# Civic Center Project Goals (from RFP)

Develop efficient and modern public facilities for Public Safety and City Administration that:

- Provide modern and efficient Public Safety facilities;
- Co-locate City functions for operational, energy and cost efficiencies;
- Provide spaces designed for collaboration and engagement with the public;
- Provide customer-oriented service counters and space;
- Provide a modern City Council Chamber and new public meeting and reception space;
- Achieve workflow efficiencies and allow flexible design layouts;
- Fully integrate technology in work areas; and
- Avoid expensive maintenance and renewal work required to maintain current facilities



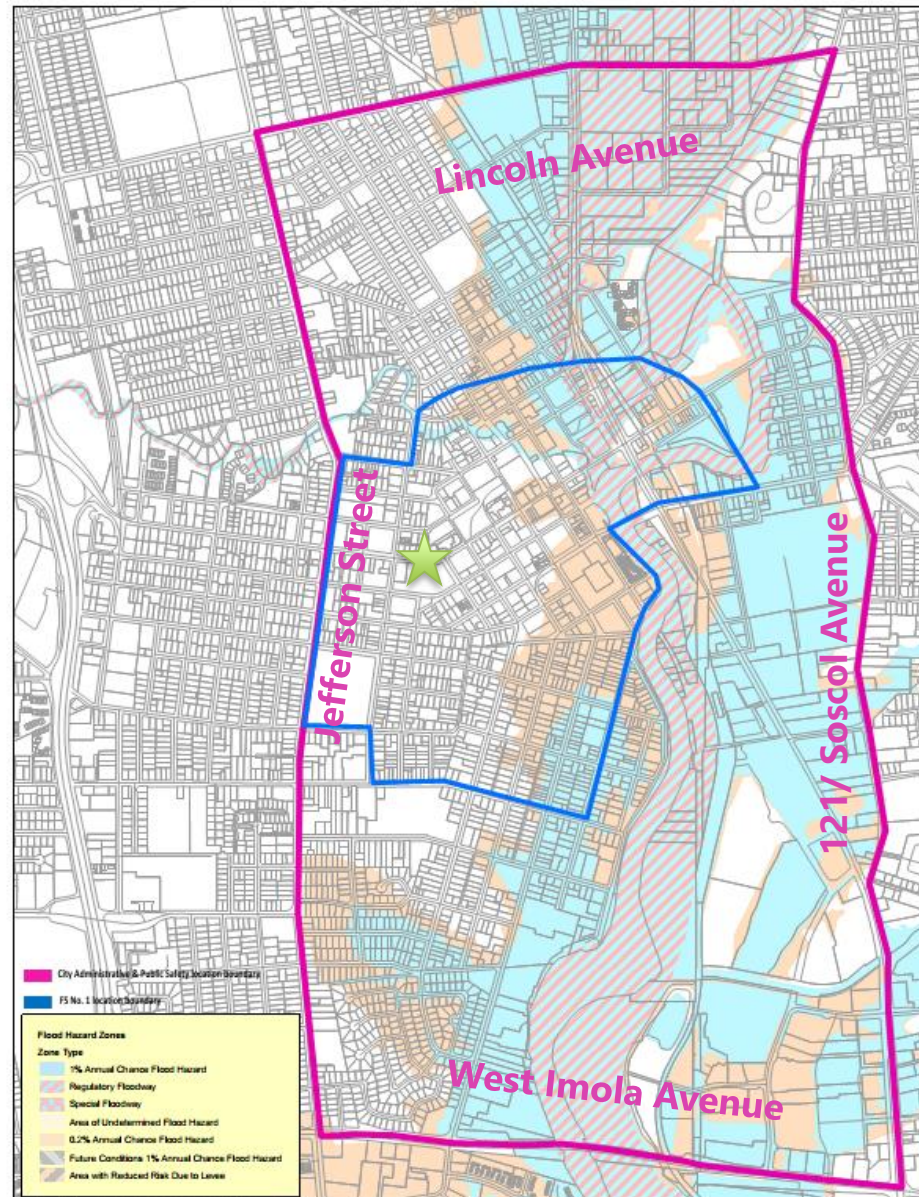
# Civic Center Project Goals (from RFP, cont'd)

Maximize public value from City property that will no longer be needed for City facilities after construction of the Public Facilities by selling the excess property at no less than fair market value, and requiring the development of the excess property without using any public funding, in order to:

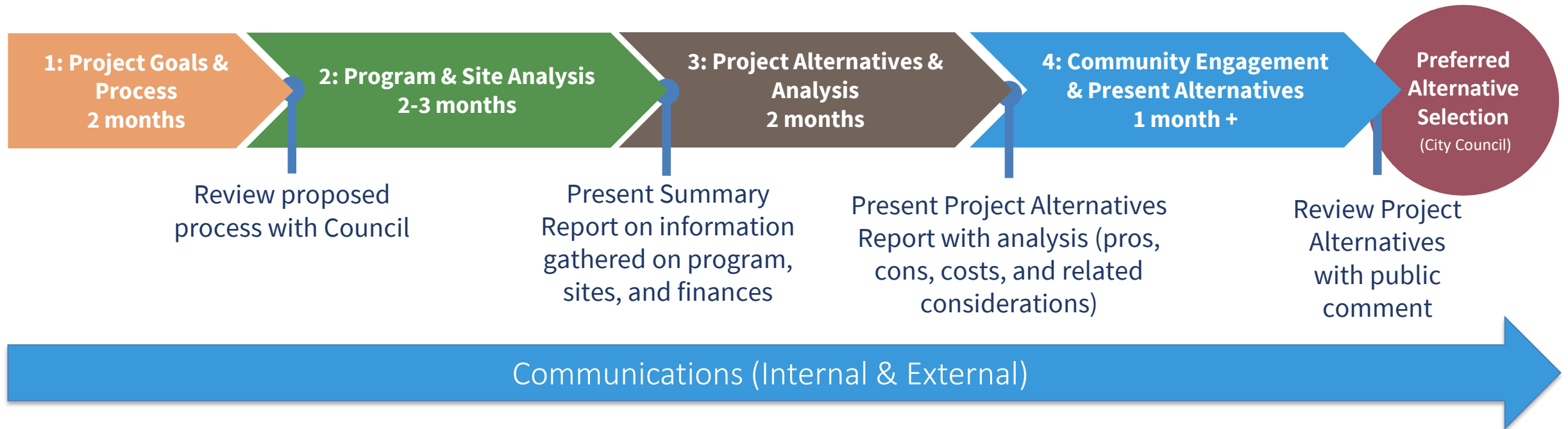
- Contribute to the revitalization of downtown and create jobs;
- Provide offsetting revenues to pay for some of the cost associated with the new City facilities; and
- Enhance the gateway to downtown on First Street



# Civic Center Project Site Boundaries Map



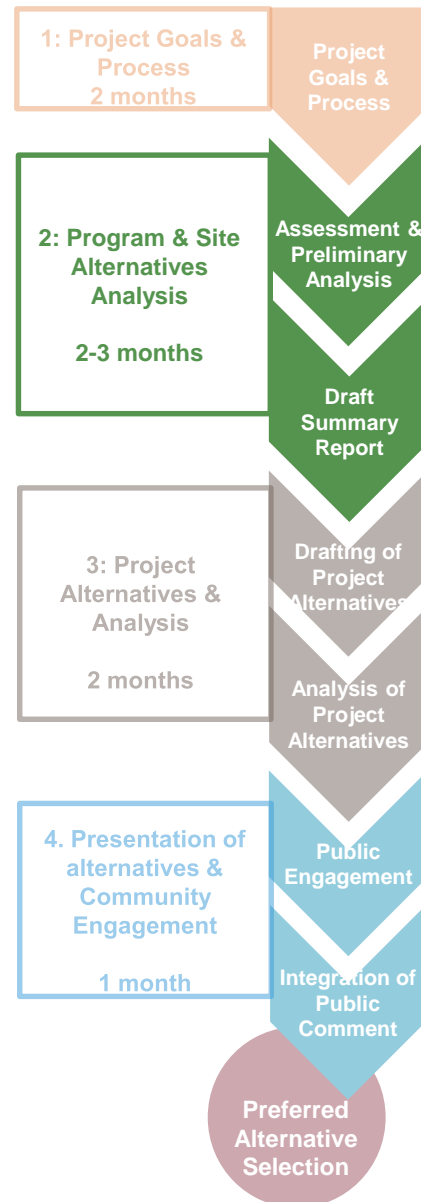
# Alternative Analysis Phase: Process Overview



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# Alternative Analysis Phase: Process Overview



## 2. Program & Site Alternatives Analysis

### Assessment & Preliminary Analysis

- Preliminary analysis/filters - program update, financial & sites analysis
- Internal employee/user engagement process
- Narrow down potential alternative sites
- *Ad-Hoc Committee review*

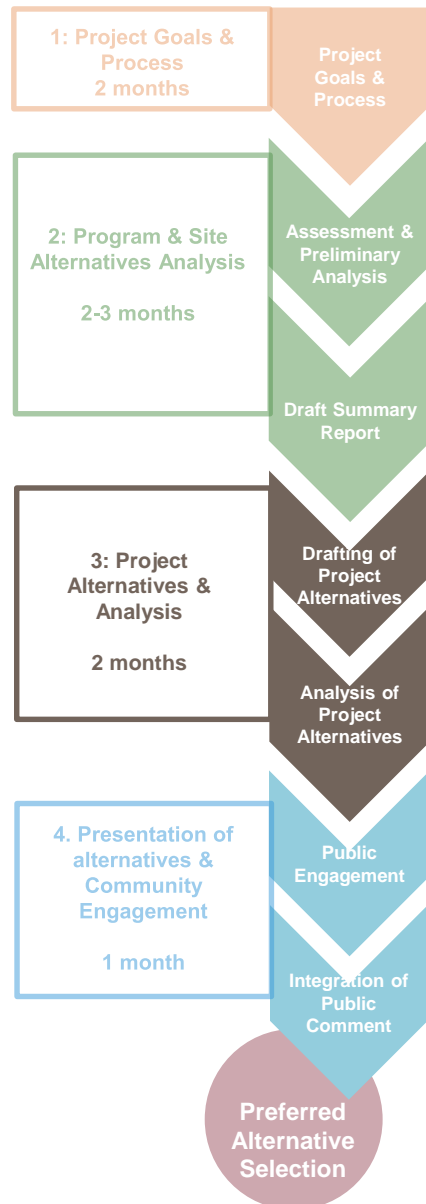
### Draft Summary Report

- Program Update
- Narrow list of potential project sites
- Financial capacity with relation to project
- *Ad Hoc Committee Review*

➤ **Action Item: Council presentation of Summary Report**

➤ **Action Item: Recommend sites to analyze for potential Project Alternatives (criteria)**

# Alternative Analysis Phase: Process Overview



## 3. Project Alternatives & Analysis

### Drafting of Project Alternatives

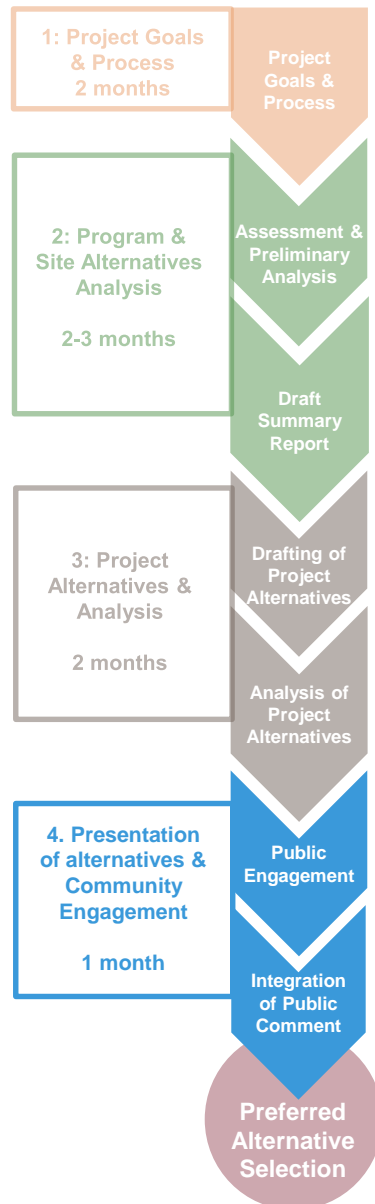
- 3-7 Potential Project Alternatives to be drafted for detailed technical analysis utilizing program, sites, and financials from Program & Site Alternatives Analysis
- Detailed filters and integrated analysis including test fits

### Analysis of Project Alternatives

- Building and Site test fits of each project alternatives
- Conceptual cost and financial analysis of each Project Alternative
- *Ad Hoc Committee Review*
- Staff Report recommending up to 3 Project Alternatives for public input

- **Action Item: Present detailed analysis to Council**
- **Action Item: Recommend up to 3 Project Alternatives to solicit public input**

# Alternative Analysis Phase: Process Overview



## 4. Community Engagement & Presentation of Alternatives

### Public Engagement

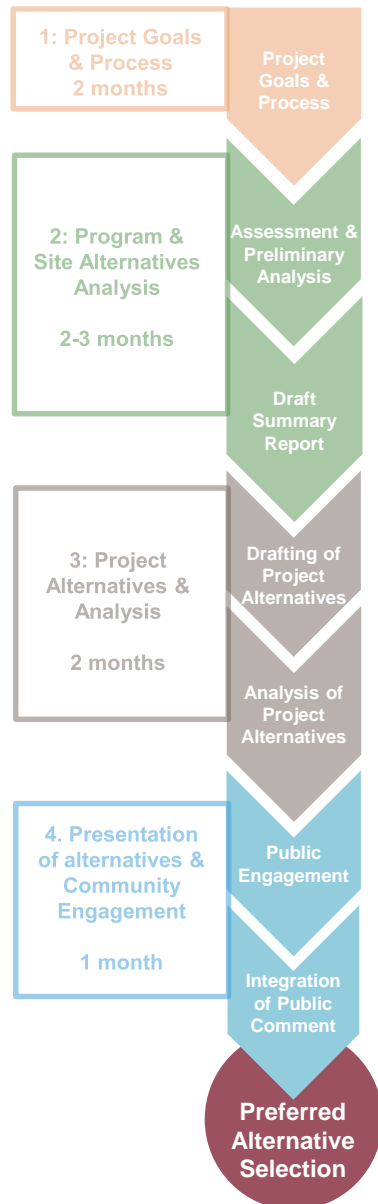
- Provide information and analysis on Project Alternatives
- Solicit Public Comment (process may vary dependent on project alternatives)

### Integration of Public Comment

- Integration of feedback into analysis
- Update analysis for Final Report



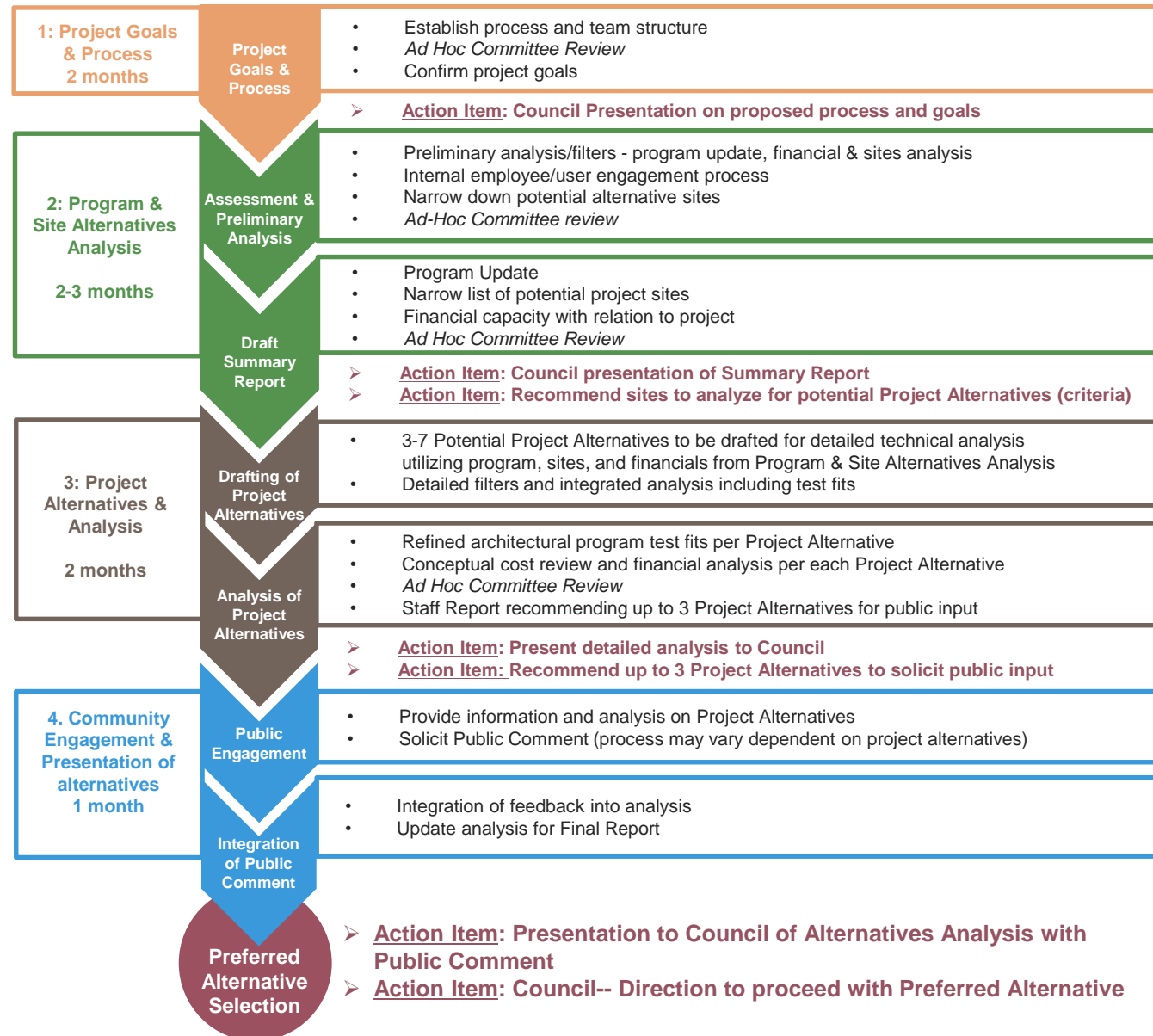
# Alternative Analysis Phase: Process Overview



## Preferred Alternative Selection

- **Action Item: Presentation to Council of Alternatives Analysis with Public Comment**
- **Action Item: Council-- Direction to proceed with Preferred Alternative**

# Alternative Analysis Phase: Process Overview



## Re-affirm Project Goals:

- Project boundaries for Public Project as stated in the RFP
- Focus analysis on Public Project
- Defer analysis of private development of any excess property until after Selection of Preferred Alternative for Public Project

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- Contribute to the revitalization of downtown and create jobs;
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# Summary: Council Actions

1. Provide direction regarding the process for evaluating project alternatives for the Civic Center Project
2. Authorize City Manager to approve Amendment No. 1 to C2018-331 with Jones Lang LaSalle
3. Authorize City Manager to approve Amendment No. 1 to C2018-044 with Laura Blake Architect



# Questions?



**From:** Charles Shinnamon

**Sent:** Tuesday, March 05, 2019 2:15 PM

**To:** Mary Luros; Liz Alezzio, Steve <[spotter@cityofnapa.org](mailto:spotter@cityofnapa.org)>; Gentry, Doris <[dgentry@cityofnapa.org](mailto:dgentry@cityofnapa.org)>; Sedgley, Scott <[ssedgley@cityofnapa.org](mailto:ssedgley@cityofnapa.org)>; Techel, Jill <[jtechel@cityofnapa.org](mailto:jtechel@cityofnapa.org)>

**Cc:** Carranza, Tiffany <[tcarranza@cityofnapa.org](mailto:tcarranza@cityofnapa.org)>; [chuckshinnamon](mailto:chuckshinnamon)

**Subject:** Civic Center

Councilmembers and staff:

I want to applaud all of you for taking a step back and for going through a review of the Civic Center (CC) to date. \$750,000 is a lot of money yet, if it answers your and the community's concerns about the CC, that should be money well spent. My encouragement is that the funds are spent thoughtfully and wisely.

I think that there are some key questions that should be answered very early in the process. Doing so should help shorten the review's time frame and expense:

1. Should the new Police Station be part of the overall Civic Center? This really is a Yes/No question. You have a City Manager and Police Department who are highly respected and who have deep knowledge of public safety operations. I would hope that this question could be resolved quickly without months of consultants' time and expense.
  - a. If the answer is NO, then moving forward on a new Police Station should be a high priority. This can be done in a completely separate track from the CC. This need for a new station has clearly driven the speed at which the CC had been moving along. If it is kept separate, we have the time to get the CC right while moving a new Police Station toward construction.
2. Should the new CC remain in the downtown? A prior Council directed the CC to be in D/T; I happen to agree with that decision. However, that is a key question that should be resolved as a matter of philosophy and vision for our community.
  - a. If the answer is YES, that reduces the number of scenarios that need to be reviewed.
  - b. If Downtown remains as an open question, I urge the Council to fully engage the community in answering this. Currently, the Consultants' proposals include a maximum of three (3) community "presentations" regarding the decisions that the Council might make. This feels like déjà vu all over again. One of my (and other) chief complaints in the prior efforts were the lack of transparency and real community involvement. Yes, there were "presentations", but that is a completely different approach from true engagement.

Lastly, there is a lot of work that has already been done by Plenary and its team of architects, designers, etc. I truly hope that JLL and your staff team are directed to fully review that work. The City has already paid a lot of real American dollars for that information. Clearly, some of it may not be useful but there must be a treasure trove of good data and information that can be gleaned from that process.

Thank you, again, for your leadership in moving this review forward.

Chuck Shinnamon