



## **CITY OF NAPA**

### **MEETING MINUTES - Draft**

#### **CITY COUNCIL**

*Mayor Jill Techel*  
*Vice Mayor Scott Sedgley*  
*Councilmember Liz Alessio*  
*Councilmember Doris Gentry*  
*Councilmember Mary Luros*

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Tuesday, February 19, 2019

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

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

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

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

**Present:** 5 - Councilmember Alessio, Councilmember Gentry, Councilmember Luros, Vice Mayor Sedgley, and Mayor Techel

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

City Clerk Carranza announced the following supplemental items:

Item 5.E.: PowerPoint presentation by city staff.

Item 6.A.:

- PowerPoint presentation by city staff.
- Revised Exhibit No. 1 to Attachment 5 and Attachment 6.
- Written communication from Eve Kahn dated February 18, 2019.
- Written communication from Christina Benz dated February 19, 2019.

Item 6.B.

- PowerPoint presentation by city staff.
- Written communication with pictures attached from Jeanne Jones dated February 18, 2019.

(Copies of all supplemental documents are included in Attachment 1)

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

- 3.A. [1742-2019](#) Introduction of New Employee, Caitlin Saldanha, Deputy City Clerk  
City Clerk Carranza introduced Deputy City Clerk Saldanha.

#### 4. PUBLIC COMMENT:

James Hinton, resident - urged Council to consider an ordinance that would raise the minimum wage in the City of Napa to at least \$15 per hour.

Chris DeNatale - introduced himself as the new Executive Director of the Arts Council of Napa Valley.

Elizabeth Saldivar, resident - spoke regarding a previous complaint she made to Code Enforcement regarding an illegal limousine service, and asked that someone provide her with additional information regarding allowed Code Enforcement investigations methods.

#### 5. CONSENT CALENDAR:

##### Approval of the Consent Agenda

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Gentry, to approve the Consent Agenda with items 5.B., 5.D., 5.E., 5.F., 5.G., 5.H., and 5.I. pulled. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Lueros, Sedgley, and Techel

- 5.A. [1731-2019](#) Class Specification and Salary Range for Community Relations and Media Manager

**Approved the second reading and final passage, and adopted Ordinance O2019-003 amending Napa Municipal Code Chapter 2.08.090 Regarding the Designation of Exempt Employees in the City Manager's Office.**

Enactment No: O2019-003

- 5.B. [1730-2019](#) Affordable Housing Impact Fee Fund Professional Services Budget Adjustment

The item was pulled by Councilmember Gentry who asked for clarification from staff regarding community outreach. Housing Manager Lark Ferrell responded and confirmed the scope and outreach efforts.

**A motion was made by Councilmember Gentry, seconded by Councilmember Alessio to adopt Resolution R2019-012 authorizing a budget adjustment for Affordable Housing Impact Fee Fund Professional Contract Services. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Lueros, Sedgley, and Techel

Enactment No: R2019-012

**5.C.     [1718-2019](#)     Monthly Budget and Investment Statement**

**Received and filed the Monthly Budget and Investment Statement as of December 31, 2018.**

**5.D.     [1737-2019](#)     Audited Comprehensive Annual Financial Report (CAFR) and the Single Audit for the Fiscal Year ended June 30, 2018.**

The item was pulled by Councilmember Alessio who thanked recognized staff.

**a motion was made by Councilmember Alessio, seconded by Councilmember Luros, to accept and file the City's Comprehensive Annual Financial Report (CAFR) and the Single Audit for the fiscal year ended June 30, 2018. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Luros, Sedgley, and Techel

**5.E.     [1741-2019](#)     Fiscal Year 2018/19 Second Quarter Report**

(See supplemental document in Attachment 1)

The item was pulled by staff to provide report. Finance Director Brian Cochran provided the financial and investment status report.

Deputy City Manager Desiree Brun provided status updates on Priority projects and capital projects. She also reviewed the Citizen Relationship Management Report.

Brief Council questions ensued.

Mayor Techel called for public comment.

James Hinton, resident - asked for clarification regarding the TOT numbers.

Unidentified speaker - asked If TOT revenue was decreasing, should the City limit approvals of hotels and give more opportunity to other business owners.

**A motion was made by Councilmember Luros, seconded by Councilmember Gentry to adopt Resolution R2019-013 Receiving the Second Quarter Report for Fiscal Year 2018/19; and Approving Amendments to the Adopted Budget for the 2018/19 Fiscal Year.**

**Aye:** 5 - Alessio, Gentry, Luros, Sedgley, and Techel

Enactment No: R2019-013

**5.F.**     [1678-2018](#)     Police Department Emergency Response Vehicle

This item was pulled by resident James Hinton who asked for additional information regarding the Police Department's need for the vehicle. Police Chief Plummer responded.

Brief Council comments and questions ensued.

Mayor called for public comment.

John Pinto, resident - asked if any adjoining jurisdictions had such a vehicle, and if so would there be an option to "rent." Police Chief Plummer responded.

**A motion was made by Councilmember Gentry, seconded by Vice Mayor Sedgley to authorize the Police Chief to execute a contract and purchase order with Lenco Armored Vehicles, in an amount not to exceed \$291,494, for the purchase of a BearCat Emergency Response Vehicle. The motion carried by the following vote:**

**Aye:**    5 -   Alessio, Gentry, Lueros, Sedgley, and Techel

**5.G.**     [1729-2019](#)     State Grant to the City for the Law Enforcement Specialized Units Program.

The item was pulled by Councilmember Gentry to acknowledge the program and thank staff.

**A motion was made by Councilmember Gentry, seconded by Councilmember Lueros, to adopt Resolution R2019-014 authorizing acceptance of a Law Enforcement Specialized Units Program Grant from the California Office of Emergency Services, in the amount of \$203,143 with a local match from the City of \$67,714, and authorizing a budget appropriation in the amount of \$270,857, to fund services provided to survivors of domestic violence and their children. The motion carried by the following vote:**

**Aye:**    5 -   Alessio, Gentry, Lueros, Sedgley, and Techel

Enactment No: R2019-014

- 5.H.**     [1719-2019](#)     Pear Tree Lane Townhomes, a 71 Townhome Lot Subdivision Located at 1151, 1080, 1180 and 1187 Pear Tree Lane

The item was pulled by Councilmember Alessio who asked if the project, which was originally approved in 2007, had expired. Community Development Director Vin Smith responded and provided history on the project.

**A motion was made by Councilmember Lueros, seconded by Councilmember Alessio to adopt Resolution R2019-015 approving the Final Map of Pear Tree Lane Townhomes (Project No. ENG14-0001), to subdivide four (4) one-acre parcels into 71 townhouse lots, located at 1151, 1080, 1180 and 1187 Pear Tree Lane, authorizing the Mayor to sign said Final Map, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:**

**Aye:**    5 -   Alessio, Gentry, Lueros, Sedgley, and Techel

Enactment No: R2019-015

- 5.I.**     [1721-2019](#)     Summary Abandonment and Quit Claim of excess public right-of-way located along the frontage of 535 Coombsville Road

The item was pulled by Vice Mayor Sedgley who asked for clarification on the project location. Real Estate Manager Jeff Freitas responded.

Councilmember Gentry asked for clarification regarding costs; Mr. Freitas responded.

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Lueros, to adopt Resolution R2019-016 authorizing the summary abandonment and Quit Claim of excess public right-of-way located along the frontage of 535 Coombsville Road (APN 046-011-021), and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:**

**Aye:**    5 -   Alessio, Gentry, Lueros, Sedgley, and Techel

Enactment No: R2019-016

## **6. ADMINISTRATIVE REPORTS:**

**6.A.**     [1743-2019](#)     Le Colline Vineyard Project

(See supplemental document in Attachment 1)

Utilities Director Phil Brun and Deputy Utilities Director Joy Eldredge provided staff report.

Council questions and comments ensued.

Mayor Techel called for public comment.

Kellie Anderson, Angwin resident - spoke in opposition and voiced her concerns over the DEIR.

Eve Kahn, resident - voiced concern over who would be taking the sampling and posed various questions regarding the sampling process.

Tom Adams, representative for the Le Colline applicant - responded to various questions posed. Stated that their intention was to protect water quality, and applicant wants to work with the City, and stated that the sampling was in addition to other measures in place to protect water quality.

Mayor Techel brought the discussion back to Council. Additional discussion ensued regarding the sampling process.

**A motion was by Vice Mayor Sedgley, seconded by Councilmember Lueros to authorize the City Manager to submit comments, as amended to include (1) three years of sampling, (2) that City staff and/or third party will conduct the sampling work as paid for by applicant, and that (3) City staff will work with the County to ensure the obligation runs with the land, to Napa County regarding the draft Environmental Impact Report for Le Colline Vineyard Project, located at 300 Cold Springs Road, near the town of Angwin and adjacent to Conn Creek. The motion carried by the following vote:**

**Aye:**    5 -   Alessio, Gentry, Lueros, Sedgley, and Techel

**6.B.**     [1706-2019](#)     Code Enforcement Update

(See supplemental document in Attachment 1)

Erin Morris, Planning and Code Enforcement Manager provided the report.

Mayor Techel called for public comment.

Elizabeth Saldivar, resident - voiced concern that complainants must provide their contact information. She would like the ability to report anonymously.

Tom Snell, resident - thanked Code Enforcement staff for their efforts, especially in regard to Vacation Rental violations. Would like to see additional staff dedicated to non-permitted violations; would assist in bringing in additional tax revenues that would off-set the cost of additional staff needs.

Jerald Ensminger, hosted vacation permit holder - thanked Code Enforcement for their efforts, would like to see additional, local, oversight of the non-permitted rentals. Stated in a three hour time period he was able to identify many illegal rentals.

Council comments and questions ensued.

Staff responded to questions regarding complainant's information, staffing, number of violations, educational resources, and budget.

**Received Report.**

**7. COMMENTS BY COUNCIL OR CITY MANAGER:**

City Manager Potter provided a summary on the recent weather events.

Councilmember Alessio shared that Supervisor Wagenknecht invited her and fellow councilmembers to join in a Climate Change Committee that was planning to meet on February 25, 2020. Mayor Techel asked that additional information about the committee be provided.

**8. CLOSED SESSION:**

City Attorney Barrett announced the closed session item.

- 8.A. [1739-2019](#) • CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION  
(Government Code Section 54956.9(d)(4)): Potential initiation of litigation  
in one case.

**CITY COUNCIL RECESS: 5:49 P.M.**

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

**9. CALL TO ORDER: 6:34 P.M.**

**9.A. Roll Call:**

**Present:** 5 - Councilmember Alessio, Councilmember Luros, Councilmember Gentry, Vice  
Mayor Sedgley and Mayor Techel

**10. PLEDGE OF ALLEGIANCE:**

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

City Clerk Carranza announce the following supplemental item:

Item 14.A.: PowerPoint Presentation by city staff.

(Copies of the supplemental reports is included in Attachment 2)

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

City Attorney Barrett announced that there was no reportable action taken  
in closed session, and that Council would reconvene closed session after  
the public session.

**13. PUBLIC COMMENT:**

James Hinton, resident - voiced concern with Visit Napa Valley and their  
use of funds.

**14. ADMINISTRATIVE REPORTS:**

**14.A. [1727-2019](#) Playground Fantastico - Playground Equipment Replacement Project**

(See supplemental document in Attachment 2)

John Coates, Park and Recreation Director, Ali Koenig, Parks and Recreation Project Manager, and Jon Bawden of Ross Recreation Equipment, provided the report.

Matt Eisenberg, original visionary and project coordinator for the park, provided background on the project and voiced his support.

Council comments and questions ensued.

Mayor Techel called for public comment.

Dan Wodarczyk, Owner and Creative Director of S2 Associates, Inc and member of the original Playground Fantastico design committee - voiced his support of the project and shared he was pleased to keep the original spirit of the project.

**A motion was made by Councilmember Lueros, seconded by Councilmember Gentry, to adopt Resolution R2019-017 authorizing the Finance Director to transfer \$195,000 appropriated for the Master Agreement for Joint Use of City and School District Facilities to the Playground Equipment Replacement project to finance the replacement of playground equipment and associated park amenities at Playground Fantastico (at the southwest corner of Old Sonoma Road and Freeway Drive); authorize an additional appropriation of \$50,843.11 to be offset by a donation received from the Foundation for Napa Recreation; and determine that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Lueros, Sedgley, and Techel

Enactment No: R2019-017

**15. COMMENTS BY COUNCIL OR CITY MANAGER:**

Vice Mayor Sedgley asked if Council would support him in asking the City Attorney to review a document that the City of Sacramento recently adopted titled "Community and Workforce Training Agreement." Council supported his request.

**16. ADJOURNMENT: 7:20 P.M.**

Mayor Techel announced that Council would adjourn to closed Session. The meeting was adjourned in honor of Harry Price.

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**Tiffany Carranza, City Clerk**

**ATTACHMENT 1**

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

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

**February 19, 2019**

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

**AFTERNOON SESSION:**

**5. CONSENT CALENDAR:**

**5.E. Fiscal Year 2018/19 Second Quarter Report.**

- PowerPoint presentation by city staff.

**6. ADMINISTRATIVE REPORTS:**

**6.A. Le Colline Vineyard Project.**

- PowerPoint presentation by city staff.
- Revised Exhibit No. 1 to Attachment 5 and Attachment 6.
- Written communication from Eve Kahn dated February 18, 2019.
- Written communication from Christina Benz dated February 19, 2019.

**6.B. Code Enforcement Update.**

- PowerPoint presentation by city staff.
- Written communication with pictures attached from Jeanne Jones dated February 18, 2019.



## PURPOSE

- Update Council & Community
  - Financial Status Report
  - Investment Status Report
  - Priority Project Status Report
  - Capital Project Status Report
  - Citizen Relationship Management Report



# Financial Status Report



## FINANCIAL STATUS

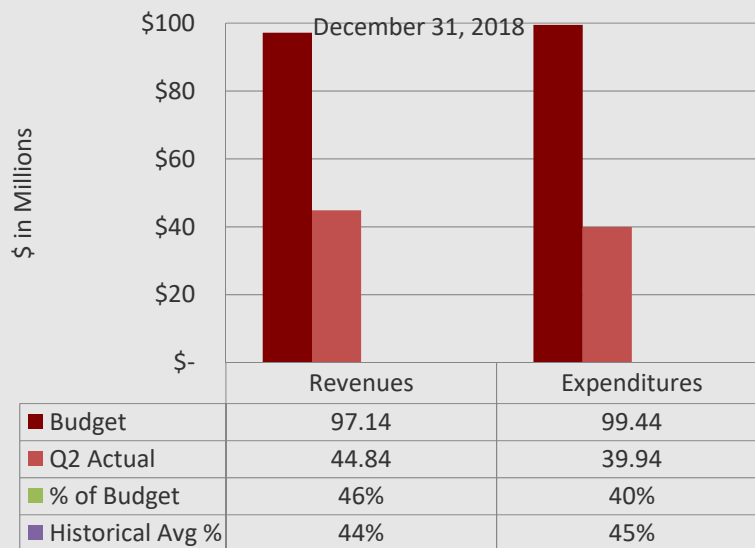
- **Second Quarter Performance**
- **Projections & Operating Position**
- **Fund Balance & Reserves**



## GENERAL FUND



## FY 2018/19 Budget



## Second Quarter Revenue

	Budget	Actual	YTD %	5-year Historical %
Property Tax	33.05	17.96	54.3%	51.4%
Sales Tax	18.67	7.00	37.5%	35.7%
Transient Occupancy Tax	25.22	9.87	39.1%	44.5%
Business License Tax	3.66	1.65	45.2%	42.9%
Charges for Services	5.47	3.73	68.1%	39.4%
Other Revenues	11.07	4.62	41.8%	38.0%
<b>Total Revenue</b>	<b>97.14</b>	<b>44.84</b>	<b>46.2%</b>	<b>43.5%</b>



## Second Quarter Expenditures

	Budget	Actual	%	5-year Historical %
Salaries & Wages & Benefits	67.95	31.51	46.4%	46.7%
Materials & Supplies & Services	24.60	7.90	32.1%	43.1%
Other Expenditures (Includes Transfers to CIP Reserves)	6.89	0.54	7.9%	25.2%
<b>Total Expenditures</b>	<b>99.44</b>	<b>39.94</b>	<b>40.2%</b>	<b>44.7%</b>



## FY 2018/19 Operating Position

	FY 2018/19 Adjusted Budget	FY 2018/19 Actual
<b>General Fund</b> (\$ in millions)		
Revenues	97.1	44.8
Operating Expenditures	90.9	39.9
Contributions to Reserves	6.1	-
<b>Projected Surplus / (Deficit)</b>	<b>0.2</b>	<b>4.9</b>



## FY 2018/19 Reserves

- **CIP Facilities Reserve**
  - Projected Balance 6/30/2019: \$0.07 million
  - Average Annual Contribution (2% of Operating Budget): \$1.8 million
  - Currently most of this reserve is budgeted for the Civic Center Project
- **CIP General Reserve**
  - Projected Balance 6/30/2019: \$4.20 million
  - Average Annual Contribution (1% of Operating Budget): \$0.9 million
  - FY19 Projects include First and Second Street Roundabouts, Park Shade Structures, and Storm Drain Improvements



## FY 2018/19 Reserves (% of Budgeted Operating Expenditures)

	Target Balance	Current Balance	Planned Year-End Contribution
Operating (5%)	4.63	4.44	0.20
Emergency (14%)	12.98	12.50	0.56
Contingency (1%)	0.93	0.89	0.04



## ENTERPRISE FUNDS



## Enterprise Funds - MDF

Solid Waste / MDF	Budget	Actual YTD	%	5-year Historical %
Operating Revenues	28.12	14.26	50.7%	50.0%
Operating Expenditures	27.07	14.61	54.0%	39.5%
Operating Surplus / (Deficit)	1.05	(0.35)		
Non-Recurring/Capital Revenues	0.57	-	0.0%	
Non-Recurring/Capital Expenditures	13.58	5.22	38.4%	
Total Surplus / (Deficit)	(11.96)	(5.57)		



## Enterprise Funds – Water

Water	Budget	Actual YTD	%	5-year Historical %
Operating Revenues	30.43	15.39	50.6%	46.7%
Operating Expenditures	23.59	7.60	32.2%	33.8%
Operating Surplus / (Deficit)	6.83	7.78		
Non-Recurring/Capital Revenues	5.80	0.74	12.8%	
Non-Recurring/Capital Expenditures	17.81	2.47	13.9%	
Disaster Project Revenues	1.55	0.24	-	
Disaster Project Expenditures	1.66	0.15	-	
Debt Service Expenditures	3.42	0.78	22.9%	
Total Surplus / (Deficit)	(8.70)	5.36		



## Second Quarter Budget Adjustments

- MDF Fund
  - Increase revenue by \$1.42 million
  - Increase expenditures by \$1.42 million
- FEMA Projects
  - Water Non-Recurring Fund
    - FEMA/CalOES Revenue: \$0.11 million increase
    - Project Expenditures: \$0.11 million increase



## Investment Status Report



## INVESTMENT STATUS

- Investment Approach
- Current Market Conditions
- Portfolio Information



## Investment Approach

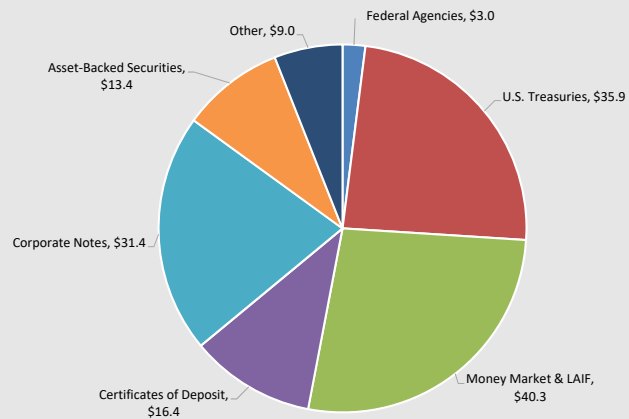
- Goals are Safety, Liquidity, Yield
- Compliance with approved Investment Policy
  - Approved by City Council in June, 2018



## Investment Portfolio

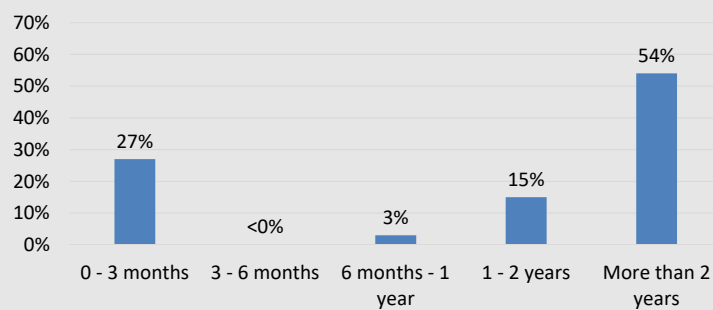
As of December 31, 2018 invested funds totaled \$149,390,664

Investments by Type, amounts in millions  
December 31, 2018



## Investment Portfolio

Maturities in Months/Years  
December 31, 2018



## Investment Report

Total Return Comparison  
Periods Ending September 30, 2018

	Past Quarter	Past Year	Past 3 Years	Past 5 Years
<b>City of Napa</b>	<b>1.35%</b>	<b>1.56%</b>	<b>1.37%</b>	<b>1.29%</b>
BofA Merrill Lynch 1-5 Year Government Index	1.71%	1.53%	1.09%	1.10%
LAIF Yield	0.60%	1.99%	1.18%	0.82%



## Investment Report

- Conclusion
  - All funds invested in accordance with adopted investment policy
  - Continue close monitoring of investment portfolio
    - Avoid risk
    - Respond to changes in market conditions
    - Analyze liquid balances/cash flow needs and invest excess pooled cash



# Priority Projects, Capital Improvement and Citizen Relationship Management Status Report



## PURPOSE

- Update Council & Community
  - Priority Project Status Report
  - Capital Projects Status Report
  - Citizen Relationship Management Report



## Priority Projects Status Report



## Priority Project Tracking

- Project list developed from Council Priorities
- Council is informed and has opportunity to approve changes
  - Better workload management
  - Realistic expectations

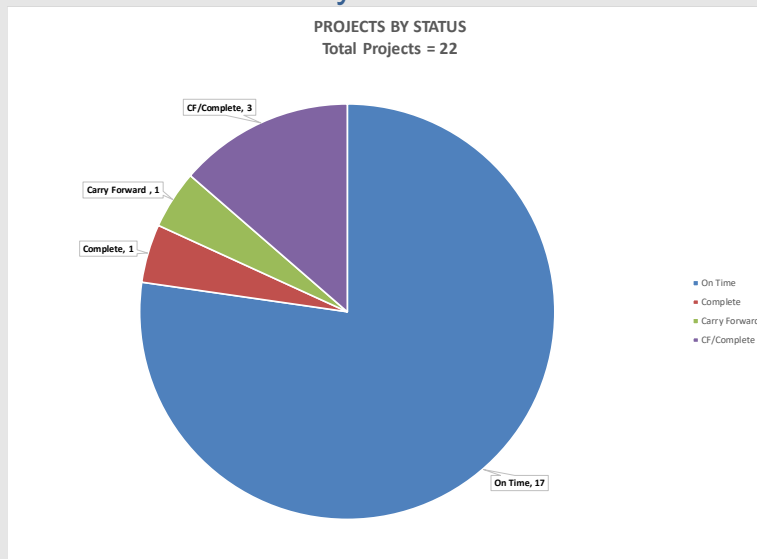


## Priority Project Tracking

- 18 New Projects for FY 2018/19
- Project Tracking Form
  - Project description
  - Start and due dates (focus on current FY)
  - Key milestones
  - Status update



## FY 2018/19 Project Tracking Summary By Status



## FY 2017/18 Delayed Priority Projects Status Update

### **FY17/18 DELAYED PROJECTS** **(Formerly “Carryforward”)**

*Projects that are substantially complete but still have one or more milestones that were not completed by June 30th.*

#### **Complete**

- Website Upgrade
- Measure T Implementation – Year 1
- Body Worn Camera Implementation

#### **Soft Launch by 3/1/19**

- Text to 911



## **Capital Project Status Report**



## FY2018/19 CIP Project Tracking Sheets

### **Public Works Department:**

- Big Ranch Road Widening
- City Administration and Public Safety Building
- Downtown Streetscape Improvement Plan
- Dwight Murray Plaza
- Senior Activity Center Renovations
- Sierra Avenue Extension



## FY2018/19 CIP Project Tracking Sheets

- Imola Gateway Enhancements
- 1<sup>st</sup> and 2<sup>nd</sup> Street Roundabouts
- Vine Trail – Third Street to Vallejo



## FY2018/19 CIP Project Tracking Sheets

### **Utilities Department**

- Materials Diversion Anaerobic Digestion and Bio-Energy Facilities
- Materials Diversion Compost Facility
- Water Transmission Lines Freeway Crossings (2014 Earthquake repair)
- Silverado Area Pump Station Replacements (2017 Fire repair)
- Water Main Replacement – Park and Jefferson Streets



## **Citizen Relationship Management (CRM) Report**



## Citizen Relationship Management Service Requests

- CRM system
  - Citizens can place service requests through the City website
  - Staff can generate service requests on behalf of citizens that call, e-mail, or walk-in

### CRM Benefits

- Allows for quantifying services most frequently requested
- Informs citizens of expected time needed for City response
- Allows City to track performance based on established service level agreements



## Citizen Relationship Management First Quarter Activity

- 278 external service requests
  - Comparisons were not made between this quarter and prior quarters because staff are in the process of evaluating the current CRM system, researching and developing an upgraded system, and work flows are changing with a new work order system implementation.
- Service level standards were met for 20 request types and exceeded for only 4 request types



## Service Requests Types and Service Levels Second Quarter FY 2018/19

Service Request Type	Number this quarter	Average no. of days open	SLA
Bad sidewalk or curb	23	11.3	5
City landscaping issue	3	1.89	6
Clogged storm drain	-	-	1
Construction site problems	1	1.5	1
Dead Animal	25	.82	1
Drainage problem	-	-	1
Graffiti	2	.93	2
Light out	30	.73	3
Litter or debris	39	.85	2
Miscellaneous park/public space issue	3	3.52	5
New streetlight	-	-	5
Park issue	8	1.9	5
Pollution report	-	-	1
Pothole	21	.71	2
Rough road surface	2	1.17	5
Sign problem	6	2.01	2
Street sweeping	1	.13	2
Traffic signal malfunction	6	.55	1
Tree issue	107	1.94	5
Utility pole issue	1	0	5
Water leak	-	-	1
Water pressure problem	-	-	1
Water quality issue	-	-	1
Weeds	-	-	5



## Requested Action

### Move to:

- Adopt a resolution approving amendments to Fiscal Year 2018/19 Budget,
- Receive, approve and file report of the City's Priority Projects and CIP,
- Receive, approve and file Citizen Relationship Management Report for the Second Quarter of Fiscal Year 2018/19.









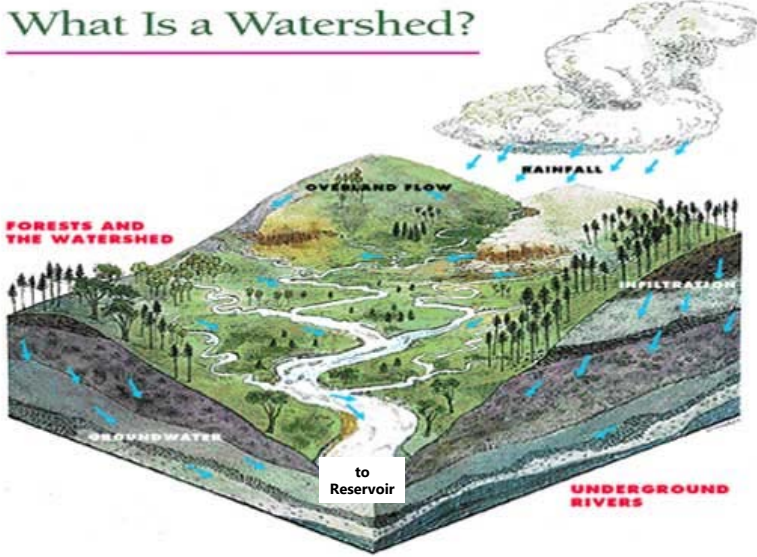
CITY OF  
NAPA


Le Colline  
Vineyard  
Conversion

Utilities Department  
Water Division

February 19, 2019

What Is a Watershed?



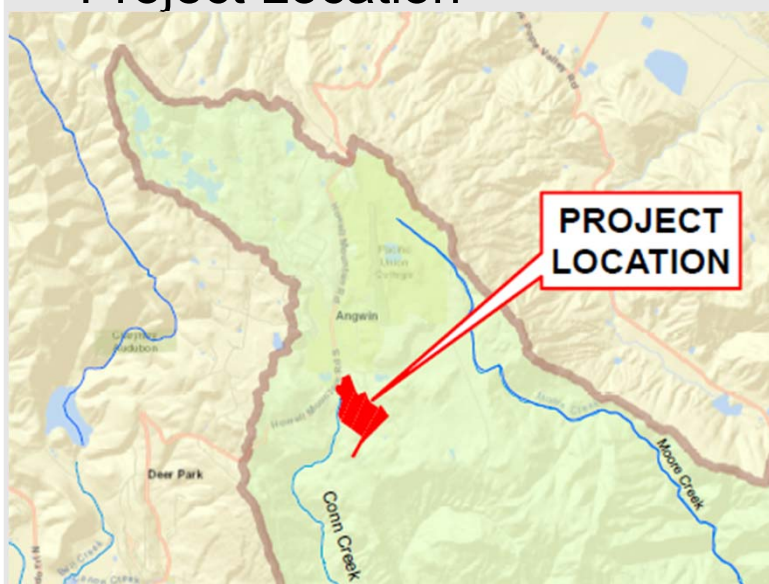


CITY OF  
NAPA

## Project Location

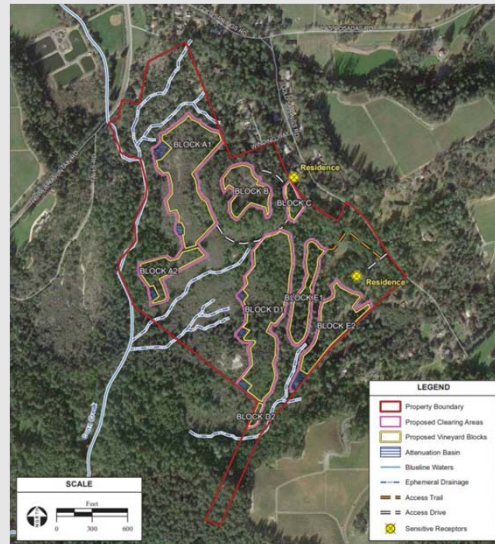


## Project Location



# Project

Proposed ~33 Acre Vineyard Conversion



## Sampling and Analysis Plan

### Proposed Changes to Attachments 5 and 6

#### Sampling and Analyses Plan for Le Colline LLC Vineyard Conversion Project

In order for Le Colline LLC Vineyard Conversion (P14-00410-ECPA) Project "Project" to [provide water quality information](#) ~~avoid impacts~~ to City of Napa ("City") [regarding](#) water supply in Lake Hennessey, samples of the adjacent Conn Creek shall be analyzed both upstream and downstream of the Project outfalls as described below. ~~This approach protects the Project applicant in the event that water quality is impacted upstream of the project location.~~

At owner's expense, the samples shall be analyzed at minimum for the following parameters:



## Sampling and Analysis Plan

Samples will be gathered in Conn Creek upstream and downstream of the Project Site:

- Within the first 48 hours after the first significant rain event of the wet season (Oct 1 – April 30.)
- Within 48 hours of at least one major storm event. A major event is defined as 1-inch or more of rain within a 24-hour period.
- Once every two months (bimonthly) for the rainy period from Dec 1 – May 1 (so long as creek flow is sufficient to grab a sample.) The two samples described above may qualify as a bimonthly sample event.
- Sampling and analysis by the Project shall begin when construction activities begin and shall end 2 years after all improvements and plantings have been completed and the applicant shall grant City a right of entry to the sampling sites to allow the City to continue using the sites to monitor water quality long term.



## Sampling and Analysis Plan

Analyses will be performed for the constituents listed below:

Stream discharge	Total Kjeldahl nitrogen (organic N + ammonia + ammonium)
Water	Soluble Kjeldahl nitrogen
temperature	Nitrate + nitrite
Air temperature	Ammonia, Ammonium
Specific	Total phosphorus
conductance	Orthophosphate
Dissolved Oxygen	Total organic carbon
Turbidity	Dissolved organic carbon
	Total suspended solids
	Total dissolved solids
	Total volatile suspended solids
	Carbonaceous biochemical oxygen demand (CBOD5)
	Sulfate
	Chloride
	Total hardness
	Alkalinity
	Calcium
	Pesticides and Herbicides*



## Recommended Action:

Authorize the City Manager to submit comments to Napa County regarding the draft Environmental Impact Report for Le Colline Vineyard Project, located at 300 Cold Springs Road, near the town of Angwin and adjacent to Conn Creek.



**PROJECT REVISION STATEMENT**

**TO:** Brian Bordona  
**FROM:** Thomas Adams  
**RE:** Revision of Erosion Control Plan #P14-00410-ECPA  
**DATE:** February 13, 2019


**LE COLLINE, LLC  
Agricultural Erosion Control Plan #P14-00410-ECPA**

I hereby revise the project description for the proposed 25 net acres of vineyard in the Agricultural Erosion Control Plan #P14-00410-ECPA for Le Colline, LLC (the "ECP" or "Project"), located at 300 Cold Springs Road, Angwin: Assessor's Parcel Nos. 024-300-070, 024-300-071, 024-300-072, and 024-340-001 (the "Property") to include the attached Water Quality Sampling Program ("Sampling Program"). See Exhibit No. 1.

Le Colline has submitted the ECP application to the County. The ECP, if approved by the County, will enable Le Colline to establish a vineyard on the Property. The County has prepared a draft Environmental Impact Report ("DEIR") evaluating the impacts of the Project. This DEIR concludes that the Project will not have any significant impacts, and is consistent with County General Plan Policies applicable to vineyard development. Among other things, the DEIR concludes the Project will not have a significant impact on surface water quality.

Despite this, Le Colline has agreed to perform water quality monitoring on the Property if the ECP is approved by the County. Le Colline has agreed to perform this monitoring as a means of providing information to the City as part of its ongoing efforts to collect water quality information.

The attached Sampling Program is hereby made a part of the Project and will be implemented upon approval of the ECP. The Sampling Program is not intended to address any significant environmental impacts associated with the Project.

 , MANAGER, LE COLLINE, LLC  
\_\_\_\_\_  
Le Colline LLC. c/o David DiCesaris  
(Property Owner)  
2-13-19  
\_\_\_\_\_  
Date

## Sampling and Analyses Plan for Le Colline LLC Vineyard Conversion Project

In order for Le Colline LLC Vineyard Conversion (P14-00410-ECPA) Project ("Project") to provide water quality information to City of Napa ("City") regarding water supply in Lake Hennessey, samples of the adjacent Conn Creek shall be analyzed both upstream and downstream of the Project outfalls as described below.

At owner's expense, the samples shall be analyzed at minimum for the following parameters:

Stream discharge	Total Kjeldahl nitrogen (organic N + ammonia + ammonium)
Water temperature	Soluble Kjeldahl nitrogen
Air temperature	Nitrate + nitrite
Specific conductance	Ammonia, Ammonium
Dissolved Oxygen	Total phosphorus
Turbidity	Orthophosphate
	Total organic carbon
	Dissolved organic carbon
	Total suspended solids
	Total dissolved solids
	Total volatile suspended solids
	Carbonaceous biochemical oxygen demand (CBOD5)
	Sulfate
	Chloride
	Total hardness
	Alkalinity
	Calcium
	Pesticides and Herbicides*

\* If pesticides or herbicides are applied on the site, then one sample above and below the Project site will be taken and analyzed for pesticides/herbicides following the first rain event during the winter. The sampling will be representative of a readily-identifiable constituent of the pesticide/herbicide applications. If no pesticides nor herbicides are applied, then analyses for said constituents are not required.

**Frequency.** One sample event indicates a sample is gathered at both the upstream and downstream locations. Samples shall be collected as follows:

- Within the first 48 hours after the first significant rain event of the wet season (Oct 1 – April 30.)
- Within 48 hours of at least one major storm event. A major event is defined as 1-inch or more of rain within a 24-hour period.
- Once every two months (bimonthly) for the rainy period from Dec 1 – May 1 (so long as creek flow is sufficient to grab a sample.) The two samples described above may qualify as a bimonthly sample event.

After 3 years of the project performing sampling and analyses, the applicant shall grant the City- a right of entry to the sampling sites to allow the City to continue using the sites to monitor water quality long term.

**Location.** Upstream of the project site and downstream of the outfall and runoff area of the project site. See Exhibit A for sampling locations.

**Requirements.** Sampling locations identified in Exhibit A shall not change unless agreed to by both the City and the property owner.

Analyses must be performed at an ELAP-certified laboratory and the results submitted within 30 days of samples being gathered and include the chain of custody. Certified data shall be submitted to:

City of Napa Water Division  
Attn: Water Quality Manager  
PO Box 660  
Napa, CA 94559

**Corrective Actions.** If analyses indicate constituents are elevated downstream of the Project when compared to upstream, the Project shall examine the BMPs it is implementing to control discharge of constituents from the Project site. They shall try to identify the actual or suspected cause of the elevated constituent(s) and shall either modify relevant BMPs or add one or more new BMPs in order to eliminate the cause of the elevated constituent(s). Project shall make every effort to complete the BMP review within 72 hours of notification of the elevated constituent.

Project shall provide the City Water Division with a Corrective Action Memorandum describing its BMP review and modification(s) within 30 days after receiving a sample test result with elevated constituent(s). Sampling and analyses will be extended until consecutive annual sets of monitoring data show no elevated levels of constituents.

If unexpected site discharge due to over irrigation, production of agricultural tailwater or site run-off caused for any reason other than natural rainfall is observed in otherwise dry/non-discharge period (typically May – October), immediate monitoring of such discharge must commence.



February 19, 2019

Mr. Brian Bordona  
County of Napa  
Planning, Building & Environmental Sciences  
1195 Third Street, Room 210  
Napa, CA 94559-3092

Re: Le Colline LLC Vineyard Conversion (P14-00410-ECPA)  
Assessor's Parcel: 024-300-071,072,073 & 024-340-001

Dear Mr. Bordona:

The City of Napa is a public water supplier that owns and operates Lake Hennessey, which is the main source of water supply to serve homes and businesses, provide fire protection, and to meet other needs of more than 86,000 people throughout Napa Valley. The proposed Project is located in the upper reach of Conn Creek near Angwin. Conn Creek is the largest tributary that contributes to Lake Hennessey.

Staff submitted a comment letter on the proposed Project to the County dated July 29, 2015 requesting that water quality analyses be performed during the rainy season to confirm the effectiveness of the erosion control plans given that the project drains to a municipal drinking water source of supply. The Draft Environmental Impact Report (DEIR) for the Project concludes that there are no impacts to surface water quality but does not require any water quality sampling and analyses. However, the Project Applicant has submitted a letter to the County requesting a change in the project description to include water quality sampling and analysis. The addition of a sampling and analysis plan to the Project by the Applicant, as outlined in the attached letter to the County dated February 13, 2019, satisfies the City's request.

The City appreciates the Applicant and the County working cooperatively to address the City's request for water quality sampling and analysis associated with the Project. The City is looking forward to partnering with the County in the near future on a joint water quality sampling and analysis plan that will study the watersheds as a whole.

Respectfully,

Steve Potter  
City Manager

Enclosure

cc: Michael Barrett, City Attorney  
Phil Brun, Utilities Director  
Joy Eldredge, Deputy Utilities Director



## PROJECT REVISION STATEMENT

**TO:** Brian Bordona  
**FROM:** Thomas Adams  
**RE:** Revision of Erosion Control Plan #P14-00410-ECPA  
**DATE:** February 13, 2019

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 , MANAGER, LE COLLINE, LLC  
 Le Colline LLC. c/o David DiCesaris  
 (Property Owner)

2-13-19  
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**Location.** Upstream of the project site and downstream of the outfall and runoff area of the project site. See Exhibit A for sampling locations.

**Requirements.** Sampling locations identified in Exhibit A shall not change unless agreed to by both the City and the property owner.

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If unexpected site discharge due to over irrigation, production of agricultural tailwater or site run-off caused for any reason other than natural rainfall is observed in otherwise dry/non-discharge period (typically May – October), immediate monitoring of such discharge must commence.



**From:** Eve Kahn

**Sent:** Monday, February 18, 2019 5:23 PM

**To:** Techel, Jill <[jtechel@cityofnapa.org](mailto:jtechel@cityofnapa.org)>; Sedgley, Scott (External) <[ssedgley](mailto:ssedgley)>; Mary Luros <[maryluros](mailto:maryluros)>; [dorisgentry](mailto:dorisgentry); [lizalessio](mailto:lizalessio); Clerk <[clerk@cityofnapa.org](mailto:clerk@cityofnapa.org)>

**Subject:** Agenda Item 6A: Le Colline Vineyard Project

I'm not sure I can attend tomorrow's City Council meeting so am putting my concerns and questions in this email.

Attachment 6 contains a letter from Steve Potter to Brian Bordona. Bottom of 2nd paragraph, the letter states: "The project applicant has submitted a letter to the County requesting a change in the project description to include water quality sampling and analysis. The addition of a sampling and analysis plan to the Project by the Applicant, as outlined in the attached letter to the County, dated Feb 13, 2019, satisfies the City's request."

The sampling and analysis plan does not state **WHO** is taking the samples. It just states "at owner's expense". Only after 3 years will the City has right of entry to continue sampling/monitoring.

The corrective action states "They (applicant) shall **TRY** to identify actual or suspected cause... Project shall provide the City Water Division with a Corrective Action Memorandum describing the BMP review and modification(s) within 30 days." Who will follow up to see that the actions have taken place. Receiving a memo is just receiving a memo. I don't see any wording that gives the City of Napa an opportunity to do onsite verification of remediation.

In addition, the plan does not identify any penalties for contamination to Lake Hennessey should that occur.

In summary, the sampling and analysis plan is deficient. And I strongly suggest you do not the sign the agreement letter as written.

According to David Morrison, the comment period has been extended to Monday Feb 25th.

Thanks and regards, Eve

**From:** Christina Benz

**Sent:** Tuesday, February 19, 2019 9:32 AM

**To:** Techel, Jill <[jtechel@cityofnapa.org](mailto:jtechel@cityofnapa.org)>; Sedgley, Scott <[SSedgley@cityofnapa.org](mailto:SSedgley@cityofnapa.org)>; [maryluros@dorisgentrylizalessio](mailto:maryluros@dorisgentrylizalessio); Clerk <[clerk@cityofnapa.org](mailto:clerk@cityofnapa.org)>

**Subject:** Agenda Item 6A: Le Colline Vineyard Project

Mayor and Councilmembers,

I am concerned about the Le Colline Vineyard Project Erosion Control Plan (ECP) and it's potential impact on the City's Lake Hennessey Reservoir.

My concern is based on comments from the Napa County Parks and Open Space District. They note in their comment:

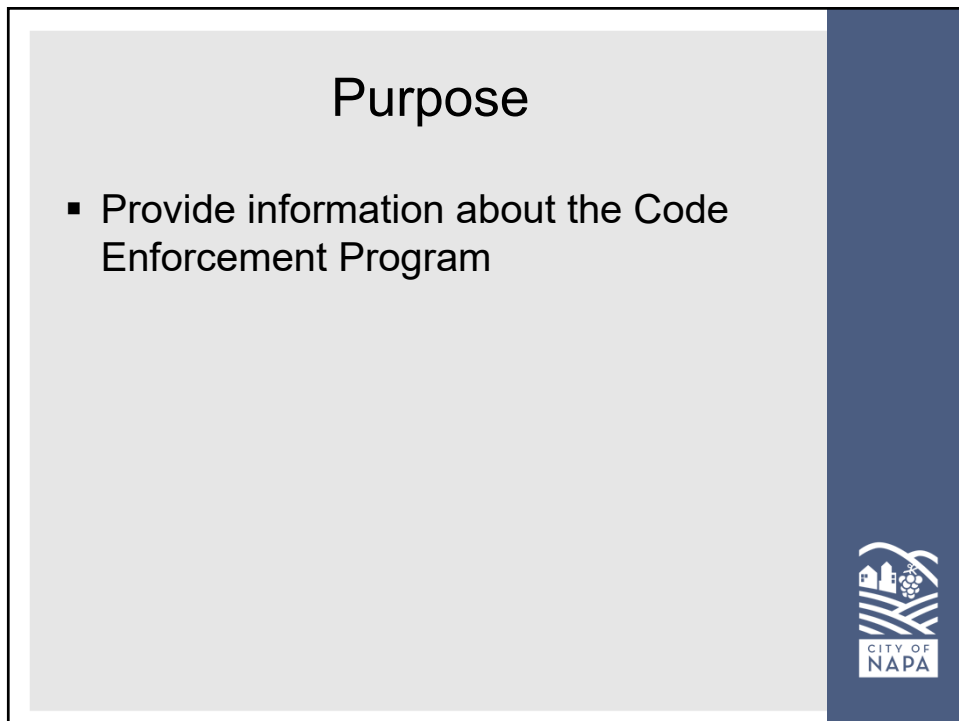
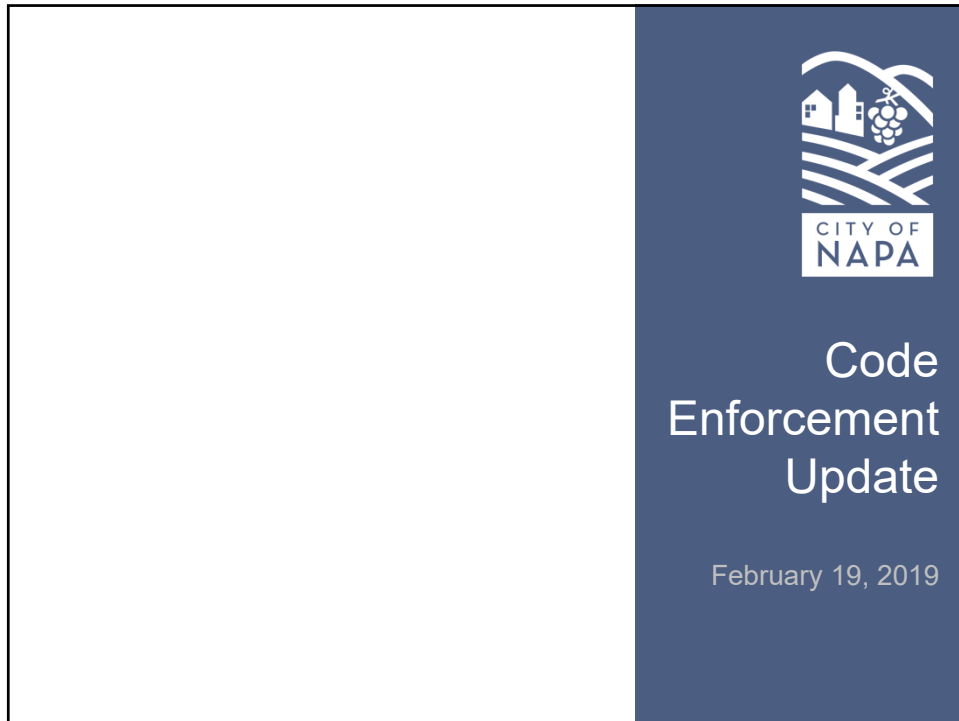
"(f) The water quality sediment runoff analysis appears to use theoretical modeling to estimate both existing runoff and what would be the case with the project. ...Rather than rely on modeling to estimate existing sediment run-off, the DEIR would be more credible if actual existing water and sediment runoff rates were measured in the field."

<https://napaoutdoors.org/wp-content/uploads/2019/01/agenda-packet-20190211.pdf>

I have visited the site and it is fairly steep and a straight shot down to Conn Creek. I don't know if the proposed ECP plan takes into account storms like we had last week, but a storm like that could cause serious erosion from cleared ground.

As the County has extended the comment period until Monday, February 25, I urge the you to postpone approval of the ECP until the County has approved a final version which, I hope, will be improved and have better protection for our city water supply.

Thank you for your consideration,  
Chris Benz



## Program Philosophy

- Begin with outreach and education
- Seek cooperation and voluntary compliance
- Provide responsive service to the community



## Types of Cases

- Zoning
  - Fences, home businesses, outdoor storage, signs, vacation rentals
- Neighborhood Preservation
  - Trees, vehicle issues, overgrown vegetation
- Life Safety
  - Abandoned/ dangerous buildings
  - Unpermitted construction



## Addressing Potential Violations

- First contact
- Verbal request and time frame
- Formal written request (compliance order)
- Citation/ administrative hearing
- Special situations



## Vacation Rental Enforcement

- Tools: Host Compliance
  - Identifies all unpermitted listings
  - Information is provided daily
  - Evidence (photos, schedule, etc)
- Staff Time: 3 days per week plus occasional weekends
- Challenges



## Sign Code Enforcement

- Proactive efforts in key areas
- Special situations
- New sign code



## Partners

- Fair Housing Napa Valley
- Fire & Police
- Other city departments



## Other challenges

- Vacant and abandoned properties
- Hoarding
- Shopping carts
- Vehicles



## Next Steps

- Questions?



**From:** "Jeanne Jones"

**Date:** February 18, 2019 at 8:50:23 PM PST

**To:** <[marylueros](#)>

**Subject:** Napa City Council Mtg. Feb. 19 Item 6.B. 1706-2019 Code Enforcement Update

Hello Mary, Last Saturday I took some pictures of the Napa St and Caymus St. cul de sacs bounded by Soscol & Wine Train and Yajome Street in the downtown St. John the Baptist Catholic Church campus neighborhood. I am greatly disturbed by the deterioration of this neighborhood.

I invested in property at 760 Napa Street in 2014 anticipating constructing a new home. I have emailed Code Enforcement regarding building code issues at 850 Napa Street in the past. Staff has taken positive action including gaining building permit infraction corrections by its 2014 new owner and later highly street visible cargo container and RV removals. Now I would ask city staff to review these cul de sac streets and the locations shown on the attached pictures. The residence across the street now has a RV parked in the front yard, plus a car that have not moved since Christmas.

When I saw in the Register that the Napa City Council will take up the item Code Enforcement this week, I wanted to reach out to you and let you know about these two cul de sacs' ongoing situations that I find an eye sore as well as possible human safety and code compliance issues.

Please share these recent pictures and my comments with your council members and city manager, if possible during tomorrow's meeting as part of the update on Code Enforcement. Thank you for your service to our community.

Jeanne Jones

# St. John the Baptist Catholic Church Neighborhood Deterioration

## Possible Compliance Issues Dec.-Feb.

- Downtown area East of St. John's campus
- Location Cul de sac streets – Napa St. and Caymus St. and open area behind Yajome south of Caymus
- Immediately west of Soscol and Napa Wine Train
  - Extended Parked Vehicles on street and off
  - RV's in Use for Housing in SF Residential
  - Personal Items/Trash out in Front Yards
  - Gutter downspouts disconnected, left hanging over air conditioners

# Extended Parked Vehicles

Left – Napa St. cul de sac, possible person(s) sleeping in van; Right – Caymus cul de sac, tarped car



# RV eastside of Yajome residence Caymus cul de sac looking sw towards Clinton

C+



RV's Possible Housing on Napa St. cul de sac single  
family residential,  
Left - car parked on front yard; Right – RV on side area



# Personal Items, Trash in Front Yard in Napa Street cul de sac Residence

- See rigid plastic tarped storage area



# Safety Issue Napa St. Apartment Building on cul de sac

- Gutter downspouts disconnected
- Possible rain water flow into air conditioning units



**ATTACHMENT 2**

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

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

**February 19, 2019**

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

**EVENING SESSION:**

**14. ADMINISTRATIVE REPORTS:**

**14.A. Playground Fantastico – Playground Equipment Replacement Project.**

- PowerPoint presentation by city staff.



## Playground Fantástico Capital Improvement Project

City Council | February 19, 2019



## Presentation Agenda

- CIP Project Overview
- Playground Fantástico Profile & History
- Project Priorities
- Planning & Design Process
- Recommended Action

*Questions & Comments*



## CIP Project Overview

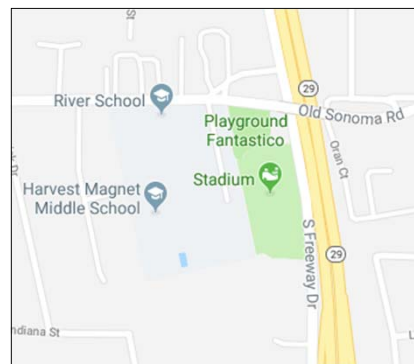


- City Council Approved CIP Project
  - Meet current Federal standards for safety and accessibility
  - Provide free, recreational activities for the community
- Contract with Landscape Structures, Inc.



## Location & Access

- Located at Harvest MS
- All-Day Access through Joint Use Agreement (JUA) with NVUSD
- Services densely populated Single- & Multi-Family residential area
- Adjacent to two Low- to Mod-Income Block Groups



## Fantástico Park History (est. 2002)

- Community fundraised, designed & constructed park project
- Redeveloped .5 acre site at then Ridgeview Education Complex
- Sponsored by NVUSD, City of Napa, Napa Valley Education Foundation, Arts Council of Napa Valley and other local groups
- Fully built-out by the work of thousands of volunteers



## Fantástico Park History

### Community playground: Fantastic idea

July 12, 2001

Communities whose citizens build playgrounds together become stronger because everyone who participates shares a common bond — helping children grow up in a healthy environment. You can participate in the construction of a 15,000-square-foot playground on the Ridgeview campus by calling 253-3563 and volunteering to be on a committee. Or you can help in many other

ways. Playgrounds have been popping up all over, thanks in large part to the Kiwanis Club of Napa. The service organization has built almost a dozen playgrounds at elementary schools from American Canyon to Lake Berryessa.

But now the entire Napa Valley community has an opportunity to come together to help build one huge 15,000-square-foot playground on the campus of the former Ridgeview Junior High School on Old Sonoma Road.

The Napa Valley Unified School District is not things started by donating a half-acre of land. The City of Napa has agreed to maintain it.

Now, a 40-member organizing committee is trying to generate enough interest in the project to attract 3,000 volunteers to cut the cost of the project in half, to about \$300,000.

The goal of the grass-roots committee is to build the playground over a week's time next May. The idea is to provide a state-of-the-art playground for kids from toddler age through eighth grade. In the process, organizers hope to bring together people from all walks of life.

### Napa history is being made at Ridgeview

May 30, 2002

The old Ridgeview Junior High School campus took on a new look Tuesday as more than 100 volunteer workers began constructing Playground Fantástico, Napa's next great accomplishment.

Of course, the campus has had new things before. Ever since Ridgeview closed in 1980, it has been the site of more administrative centers, alternative high schools, child care centers, boxing clubs, employment centers and charter schools than you can shake a stick at.

But now it is also being embraced as a community gathering point, a place where people can bring their children for a bit of fun.

### Fantástico appears on the horizon

July 24, 2001

Work to spruce up Ridgeview Education Complex by thousands of community volunteers. A playground of about 15,000 square feet will be built there, largely to the specifications of youngsters attending five neighborhood schools.

The undertaking, to be called "Playground Fantástico," is being coordinated by local attorney and Napa Valley Education Foundation Board member Matt Eisenberg. At least 3,000 volunteers will be needed for the construction phase, slated to last a week.

But months of work and planning will precede the construction phase of the project, and many communities have already been formed to handle tasks such as fundraising and design.

The project is similar to more than 1,500 other playgrounds that have been

A playground of about 15,000 square feet will be built at Ridgeview, largely to the specifications of youngsters attending five neighborhood schools.

See PARK, Page 4A



## Fantástico Park Profile



### Park Amenities

- Large-scale Playground
- Restroom
- Benches
- Water Fountains



### Public Art

- Gordon Huether Art Pavilion
- Tile-mosaic wall built by a local tile artist
- Concrete sculptures



### Reservable Picnic Site

- City of Napa picnic rental site



## Fantástico Park History

**San Francisco Chronicle**

*One of the best playgrounds in the Bay Area (2009)*

**KVON 1440AM**

*"Best of Napa" (Best Place to Entertain Children) (multiple years)*

**CONDÉ NAST Traveler**

*"Why you should visit Wine Country with the kids" (2012)*



## Project Priorities

- Meet standards for safety & accessibility
- Collaboratively develop new JUA with NVUSD
- Honor the history of the park
- Create a modern, unique park experience
- Enhance the City's inventory of free, public recreation
- Incorporate City-owned Public Art
- Partner with the Kiwanis Club on build



## Capital Improvements

### What will stay:



### What will be improved:



## Community-Driven Process



### **Planning Committee**

Series of Meetings to envision the playground experience & value engineer the design  
(February – October 2018)



### **Public Outreach**

Public Surveys and Co-Hosted Events to gather public input



### **City of Napa Review**

#### **PR&TAC**

10/17/18

11/28/19

1/16/19

#### **PASC**

11/27/18

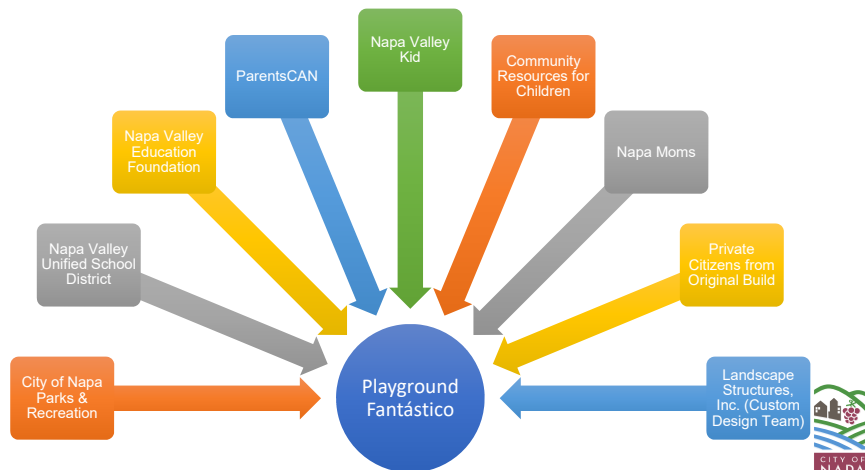
#### **City Council**

2/19/19



## Diverse Planning Committee

Collaboration with a youth-focused, cross section of Napa



## Planning Committee Meetings

- Collaboration and team-building led by 3<sup>rd</sup> Party Facilitator
- Design iterations provided by Ross Recreation x Landscape Structures, Inc.



Unique

Creative Play

Whimsical

Musical  
Elements

Surprise & Wonder

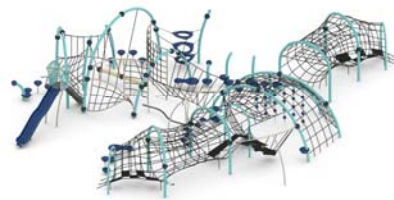
Accessibility

Extended Play



## Design Development

- Supplementary Planning Meetings



## Public Outreach

- Online Survey & Intercept Surveys (120+ responses)

*"How would you like the Planning Team to honor the existing playground?; What did you value most about Playground Fantastico?"*

Shade

Unique

Imaginative

Sand area

Play areas for  
all ages

Public Art

Miniature houses

Host a new park  
ceremony  
& create  
interpretive panels



## Public Art Collaboration

- Incorporate Public Art equal in value to the same 1% of construction costs (NMC, Chapter 15.108)
- Collaboration with Daniel Wodarczyk, Owner and Creative Director of S2 Associates, Inc.



## Playground Design Team



Offers variety of outdoor recreational products and construction services in N. California & Oregon (est. 1973)



Manufactures commercial playground equipment; founded on Concept of Continuous Play (est. 1967)

- *Connecting various play components together to form a continuous play opportunity for kids*



## Playground Design (Ages 5-12)



## Playground Design (Ages 5-12)



## Playground Design (Ages 5-12)



## Playground Design (Ages 2-5)



## Playground Design (Ages 2-5)



## Playground Design (Ages 2-5)



## Playground Design (Ages 2-5)



## Social & Developmental Benefits



**Cozy Dome**

*Motor Skills:  
Motor Planning, Balance*



**Warble Chimes**

*Sensory & Social Skills:  
Auditory & Imaginative  
Play*



**Talking is Teaching  
(Bilingual)**

*Cognitive Skills:  
Language  
Development*



## Social & Developmental Benefits



**Turbo Twister**

*Cognitive Skills:  
Problem Solving*



**Boogie Board**

*Motor Skills:  
Agility, Balance,  
Coordination, Motor  
Planning*

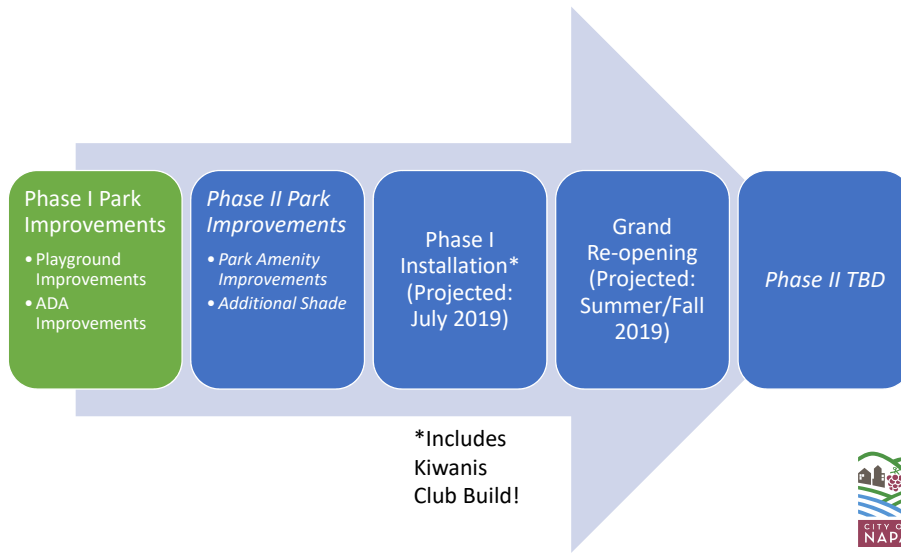


**SwiggleKnots Bridge**

*Social Skills:  
Cooperation,  
Imaginative Play*



## Project Timeline



## Phase I Park Improvements

Sources	
City of Napa Capital Improvement Program	\$ 257,963.10
City of Napa capital funding for NVUSD site improvements (17/18)	\$ 195,000.00
<b>Total Sources</b>	<b>\$ 452,963.10</b>
Uses (Phase I Estimate)	
Demolition & Site Prep	\$ 50,000.00
ADA Improvements (Parking Lot Updates & Playground Ramps)	\$ 10,000.00
Playground Equipment (Material, Tax, Freight, Labor)	\$ 546,940.00
Wood Fiber (Material & Install)	\$ 20,000.00
Contingency	\$ 62,694.00
<b>Total Uses</b>	<b>\$ 689,634.00</b>

Funding Gap: ~\$ 236,670.90



## Phase I – Additional Funding

- Foundation for Napa Recreation (\$50,843.11)
  - \$44,468.11 – Napa Valley Unified Education Foundation
  - \$5,000 – Freed Family Fund
  - \$1,375 – Private Donations
- NVUSD Joint Use Agreement (\$195,000)
  - \$195,000 – FY 18/19 City of Napa capital funding for NVUSD site improvements



## Phase I Park Improvements

Sources	
City of Napa Capital Improvement Program	\$ 257,963.10
City of Napa capital funding for NVUSD site improvements (17/18)	\$ 195,000.00
City of Napa capital funding for NVUSD site improvements (18/19)	\$ 195,000.00
Foundation for Napa Recreation	\$ 50,843.11
<b>Total Sources</b>	<b>\$ 698,806.21</b>
Uses (Phase I Estimate)	
Demolition & Site Prep	\$ 50,000.00
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Contingency/Funding toward Phase II: \$9,172.21



## Primary Project Benefits

- Provides a safe, accessible park for Napa
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- Supports and sustains the history of the park's creation
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## Recommended Action

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## End of Presentation



## Supplemental Notes





## Playground Fantástico Capital Improvement Project

City Council | February 19, 2019



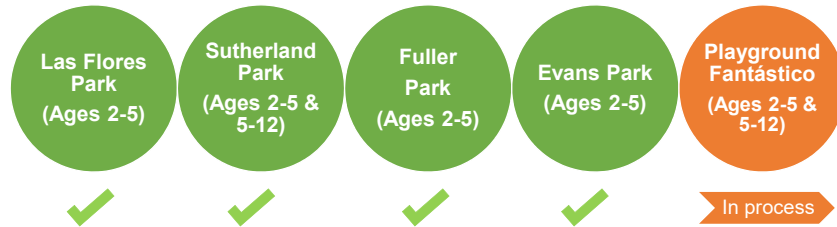
## Presentation Agenda

- CIP Project Overview
- Playground Fantástico Profile & History
- Project Priorities
- Planning & Design Process
- Recommended Action

*Questions & Comments*



## CIP Project Overview

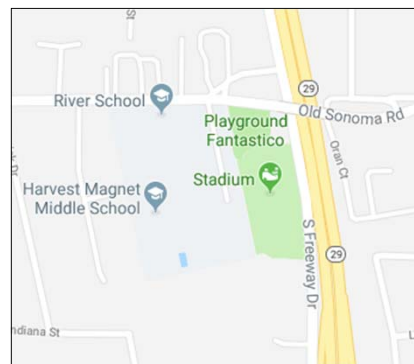


- City Council Approved CIP Project
  - Meet current Federal standards for safety and accessibility
  - Provide free, recreational activities for the community
- Contract with Landscape Structures, Inc.



## Location & Access

- Located at Harvest MS
- All-Day Access through Joint Use Agreement (JUA) with NVUSD
- Services densely populated Single- & Multi-Family residential area
- Adjacent to two Low- to Mod-Income Block Groups



## Fantástico Park History (est. 2002)

- Community fundraised, designed & constructed park project
- Redeveloped .5 acre site at then Ridgeview Education Complex
- Sponsored by NVUSD, City of Napa, Napa Valley Education Foundation, Arts Council of Napa Valley and other local groups
- Fully built-out by the work of thousands of volunteers



## Fantástico Park History

### Community playground: Fantastic idea

July 12, 2001

Communities whose citizens build playgrounds together become stronger because everyone who participates shares a common bond — helping children grow up in a healthy environment. You can participate in the construction of a 15,000-square-foot playground on the Ridgeview campus by calling 253-3563 and volunteering to be on a committee. Or you can help in many other

ways. Playgrounds have been popping up all over, thanks in large part to the Kiwanis Club of Napa. The service organization has built almost a dozen playgrounds at elementary schools from American Canyon to Lake Berryessa. But now the entire Napa Valley community has an opportunity to come together to help build one huge 15,000-square-foot playground on the campus of the former Ridgeview Junior High School on Old Sonoma Road.

The Napa Valley Unified School District is not getting started by donating a half-acre of land. The City of Napa has agreed to maintain it.

Now, a 40-member organizing committee is trying to generate enough interest in the project to attract 3,000 volunteers to cut the cost of the project in half, to about \$300,000.

The goal of the grass-roots committee is to build the playground over a week's time next May. The idea is to provide a state-of-the-art playground for kids from toddler age through eighth grade. In the process, organizers hope to bring together people from all walks of life.

### Napa history is being made at Ridgeview

May 30, 2002

The old Ridgeview Junior High School campus took on a new look Tuesday as more than 100 volunteer workers began constructing Playground Fantástico, Napa's next great accomplishment.

Of course, the campus has had new things before. Ever since Ridgeview closed in 1980, it has been the site of more administrative centers, alternative high schools, child care centers, boxing clubs, employment centers and charter schools than you can shake a stick at.

But now it is also being embraced as a community gathering point, a place where people can bring their children for a bit of fun.

### Fantástico appears on the horizon

July 24, 2001

Work to spruce up Ridgeview Education Complex

by thousands of community volunteers. A playground of about 15,000 square feet will be built there, largely to the specifications of youngsters attending five neighborhood schools.

The undertaking, to be called "Playground Fantástico," is being coordinated by local attorney and Napa Valley Education Foundation Board member Matt Eisenberg. At least 3,000 volunteers will be needed for the construction phase, slated to last a week.

But months of work and planning will precede the construction phase of the project, and many communities have already been formed to handle tasks such as fundraising and design.

The project is similar to more than 1,500 other playgrounds that have been

A playground of about 15,000 square feet will be built at Ridgeview, largely to the specifications of youngsters attending five neighborhood schools.

See PARK, Page 4A



## Fantástico Park Profile



### Park Amenities

- Large-scale Playground
- Restroom
- Benches
- Water Fountains



### Public Art

- Gordon Huether Art Pavilion
- Tile-mosaic wall built by a local tile artist
- Concrete sculptures



### Reservable Picnic Site

- City of Napa picnic rental site



## Fantástico Park History

**San Francisco Chronicle**

*One of the best playgrounds in the Bay Area (2009)*

**KVON 1440AM**

*"Best of Napa" (Best Place to Entertain Children) (multiple years)*

**CONDÉ NAST Traveler**

*"Why you should visit Wine Country with the kids" (2012)*



## Project Priorities

- Meet standards for safety & accessibility
- Collaboratively develop new JUA with NVUSD
- Honor the history of the park
- Create a modern, unique park experience
- Enhance the City's inventory of free, public recreation
- Incorporate City-owned Public Art
- Partner with the Kiwanis Club on build



## Capital Improvements

**What will stay:**



**What will be improved:**



## Community-Driven Process



### **Planning Committee**

Series of Meetings to envision the playground experience & value engineer the design  
(February – October 2018)



### **Public Outreach**

Public Surveys and Co-Hosted Events to gather public input



### **City of Napa Review**

#### **PR&TAC**

10/17/18

11/28/19

1/16/19

#### **PASC**

11/27/18

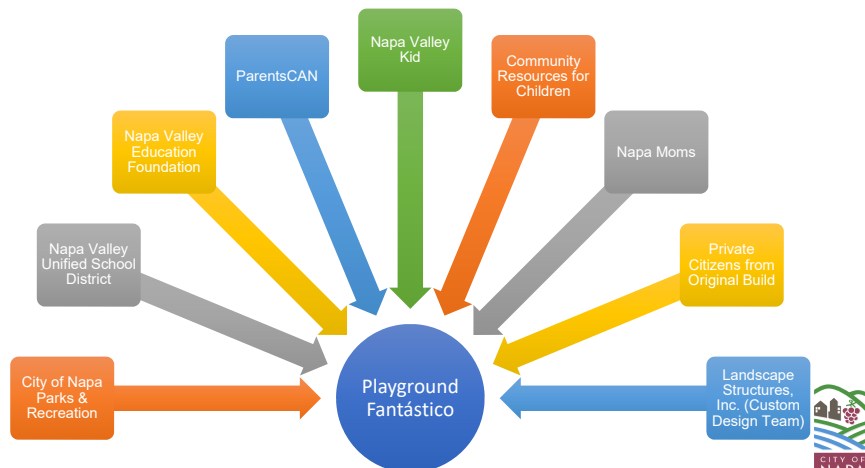
#### **City Council**

2/19/19



## Diverse Planning Committee

Collaboration with a youth-focused, cross section of Napa



## Planning Committee Meetings

- Collaboration and team-building led by 3<sup>rd</sup> Party Facilitator
- Design iterations provided by Ross Recreation x Landscape Structures, Inc.



Unique

Creative Play

Whimsical

Musical  
Elements

Surprise & Wonder

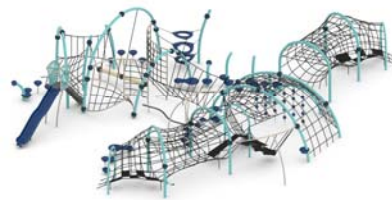
Accessibility

Extended Play



## Design Development

- Supplementary Planning Meetings



## Public Outreach

- Online Survey & Intercept Surveys (120+ responses)

*"How would you like the Planning Team to honor the existing playground?; What did you value most about Playground Fantastico?"*

Shade

Unique

Imaginative

Sand area

Play areas for  
all ages

Public Art

Miniature houses

Host a new park  
ceremony  
& create  
interpretive panels



## Public Art Collaboration

- Incorporate Public Art equal in value to the same 1% of construction costs (NMC, Chapter 15.108)
- Collaboration with Daniel Wodarczyk, Owner and Creative Director of S2 Associates, Inc.



## Playground Design Team



Offers variety of outdoor recreational products and construction services in N. California & Oregon (est. 1973)



Manufactures commercial playground equipment; founded on Concept of Continuous Play (est. 1967)

- *Connecting various play components together to form a continuous play opportunity for kids*



## Playground Design (Ages 5-12)



## Playground Design (Ages 5-12)



## Playground Design (Ages 5-12)



## Playground Design (Ages 2-5)



## Playground Design (Ages 2-5)



## Playground Design (Ages 2-5)



## Playground Design (Ages 2-5)



## Social & Developmental Benefits



**Cozy Dome**

*Motor Skills:  
Motor Planning, Balance*



**Warble Chimes**

*Sensory & Social Skills:  
Auditory & Imaginative  
Play*



**Talking is Teaching  
(Bilingual)**

*Cognitive Skills:  
Language  
Development*



## Social & Developmental Benefits



**Turbo Twister**

*Cognitive Skills:  
Problem Solving*



**Boogie Board**

*Motor Skills:  
Agility, Balance,  
Coordination, Motor  
Planning*

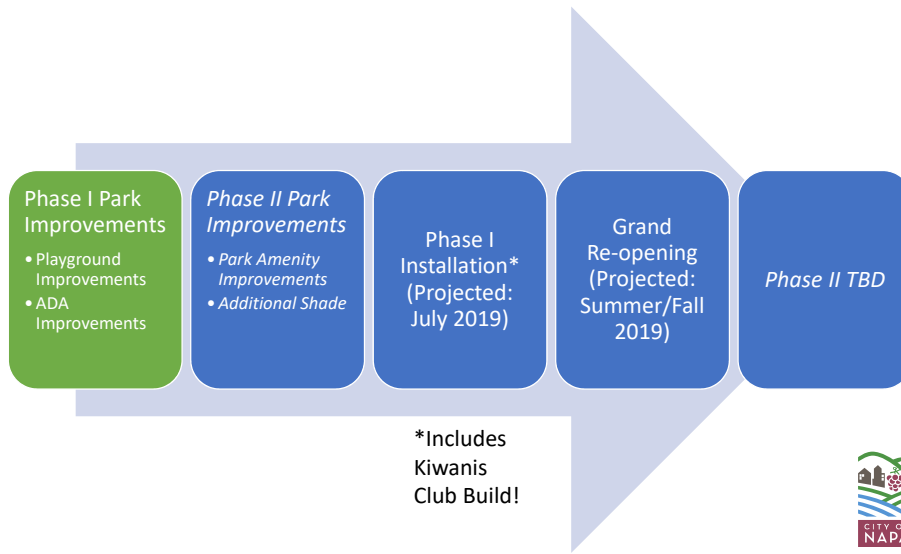


**SwiggleKnots Bridge**

*Social Skills:  
Cooperation,  
Imaginative Play*



## Project Timeline



## Phase I Park Improvements

Sources	
City of Napa Capital Improvement Program	\$ 257,963.10
City of Napa capital funding for NVUSD site improvements (17/18)	\$ 195,000.00
<b>Total Sources</b>	<b>\$ 452,963.10</b>
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Funding Gap: ~\$ 236,670.90



## Phase I – Additional Funding

- Foundation for Napa Recreation (\$50,843.11)
  - \$44,468.11 – Napa Valley Unified Education Foundation
  - \$5,000 – Freed Family Fund
  - \$1,375 – Private Donations
- NVUSD Joint Use Agreement (\$195,000)
  - \$195,000 – FY 18/19 City of Napa capital funding for NVUSD site improvements



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City of Napa capital funding for NVUSD site improvements (18/19)	\$ 195,000.00
Foundation for Napa Recreation	\$ 50,843.11
<b>Total Sources</b>	<b>\$ 698,806.21</b>
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