



CITY OF NAPA

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

MEETING MINUTES - Draft

CITY COUNCIL

Mayor Scott Sedgley
Vice Mayor Liz Alessio
Councilmember Mary Luros
Councilmember Bernie Narvaez
Councilmember Beth Painter

Tuesday, September 7, 2021

3:30 PM

City Hall Council Chambers

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 Luros, Councilmember Narvaez, Councilmember Painter, Vice Mayor Alessio, and Mayor Sedgley

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 4.B.: Email from City of Eastvale City Manager Bryan Jones.

Item 5.A.: PowerPoint Presentation from City Staff.

Item 5.B.: PowerPoint Presentation form City Staff.

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

3. PUBLIC COMMENT: None.**4. CONSENT CALENDAR:****Approval of the Consent Agenda**

A motion was made by Councilmember Luros, seconded by Vice Mayor Alessio, to approve the Consent Agenda with item 4.C. pulled for comment. The motion carried by the following vote:

Aye: 5 - Luros, Narvaez, Painter, Alessio, and Sedgley

- 4.A.** [338-2021](#) City Council Meeting Minutes
- Approved the August 17, 2021 Regular Meeting Minutes.
- 4.B.** [310-2021](#) Encouraging Action by Other Governmental Agencies During the League of California Cities ("Cal Cities") Annual Conference
- Authorized the City's voting delegate at the Cal Cities Annual Conference Business Meeting, on September 24, 2021, to vote in favor of two proposed Cal Cities resolutions: (1) call on the State Legislature to pass legislation that provides for a fair and equitable distribution of the Bradley Burns 1% local sales tax from in-state online purchases; and (2) to call on the Governor and the State Legislature to work with Cal Cities to provide adequate regulatory authority and necessary funding to assist cities with railroad right-of-way areas to address illegal dumping, graffiti, and homeless encampments that proliferate along the rail lines and result in public safety issues.
- 4.C.** [332-2021](#) Parks, Recreation and Trees Advisory Commission Membership
- This item was pulled for comment by Councilmember Narvaez who recognized Quincy D. Frommelt.
- A motion was made by Councilmember Narvaez, seconded by Vice Mayor Alessio, to appoint Quincy D. Frommelt as the High School Student Representative to the Parks, Recreation and Trees Advisory Committee, with a two-year term expiring June 30, 2023 or until the student graduates from High School. The motion carried by the following vote:
- Aye:** 5 - Lueros, Narvaez, Painter, Alessio, and Sedgley
- 4.D.** [155-2021](#) City Employee Recognition Program
- Adopted Resolution R2021-086 authorizing the City Manager to establish and implement administrative regulations to recognize City employees for their years of service and for their extraordinary contributions to the City.
- Enactment No: R2021-086
- 4.E.** [325-2021](#) Amendment to Water Supply Agreement with St. Helena
- Authorized the Utilities Director to execute Amendment No. 4 to the Water Supply Agreement between the City of Napa and the City of St. Helena (City of Napa Agreement No. 9381) allowing for 114 acre-feet of undelivered water from fiscal year 2020-21 to be delivered to St. Helena over the next five fiscal years.

4.F. [322-2021](#) Edward Barwick Jamieson Canyon Water Treatment Plant Fall Protection Improvements

Adopted Resolution R2021-087: (1) authorizing the Utilities Director to award a construction contract to, and execute a construction contract with, Performance Mechanical, Inc. for the Edward Barwick Jamieson Canyon Water Treatment Plant (EBCWTP) Fall Protection Improvements Project in the bid amount of \$147,986; (2) authorizing the Utilities Director to execute change orders and charges for project services up to \$39,000 for a total project amount not to exceed \$186,986; (3) approving the transfer of \$57,073 from Water CIP Reserves to EBCWTP Fall Protection Improvements CIP as documented in Budget Adjustment No. BE 2209501 and (4) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2021-087

4.G. [323-2021](#) Amendment to City-County MOU for Napa County use of City's Materials Diversion Facility

Authorized the Utilities Director to execute Amendment No. 4 to the Memorandum of Understanding (City Agreement No. 8782, County Agreement No. 6430) for continued Napa County use of the City's Materials Diversion Facility (MDF) through December 31, 2030, with an option for five mutually agreed one-year extensions.

4.H. [335-2021](#) Community Development Block Grant (CDBG) Program Consolidated Annual Performance Evaluation Report (CAPER) 2020-2021

Adopted Resolution R2021-088 approving the CDBG Fiscal Year 2020-2021 Consolidated Annual Performance Evaluation Report (CAPER).

Enactment No: R2021-088

4.I. [329-2021](#) Vehicle Replacement for the Public Works Department

Adopted Resolution R2021-089 authorizing the Public Works Director to execute an agreement for the purchase of a replacement F-450 Stencil Paint Truck in an amount not to exceed \$145,500 for the Public Works Department.

Enactment No: R2021-089

4.J. [333-2021](#) On-Call Structural Engineering Services

Authorized the Public Works Director to execute on behalf of the City an agreement with Biggs Cardosa Associates, Inc., for task-order based on-call structural engineering services in an amount not to exceed \$500,000.

5. ADMINISTRATIVE REPORTS:

5.A. [267-2021](#) Pension Update, September 2021

(See supplemental document in Attachment 1)

Finance Manager Elizabeth Cabell opened the report.

Dan Matusiewicz of GovInvest, who attended via video conference, provided the informational report.

Mayor Sedgley called for public comment; there were no requests to speak.

Discussion was turned over to Council. Mr. Matusiewicz and Ms. Cabell responded to Council questions.

5.B. [274-2021](#) Proclamation of Local Emergency to Respond to the Coronavirus (COVID-19)

City Manager Potter provided the staff report which included an updated on COVID-19 case numbers and hospitalization rates.

Mayor Sedgley called for public comment; there were no requests to speak.

Vice Mayor Alessio asked for Council's support in recognizing caregivers and health care providers in the City of Napa. Discussion ensued with Council supporting her request. Mayor Sedgley suggested he and Vice Mayor Alessio work through the City Manager to determine the appropriate recognition method.

A motion was made by Vice Mayor Alessio, seconded by Councilmember Painter, to continue the Proclamation of Local Emergency authorizing the City Manager to take actions necessary to respond to the Coronavirus (COVID-19); and ratify actions taken by the City Manager in implementation of the Proclamation of Local Emergency. The motion carried by the following vote:

Aye: 5 - Lueros, Narvaez, Painter, Alessio, and Sedgley

5.C. [336-2021](#) Emergency Replacement of Oak Street Storm Drain

(See supplemental document in Attachment 1)

Tim Wood, Senior Civil Engineer and City Surveyor, provided the staff report.

Councilmember Narvaez asked what material would be used, and asked what the life expectancy of the new pipe would be. Mr. Wood responded.

Mayor Sedgley called for public comment.

Maureen Trippe, Co-founder of Slow Down Napa - requested that the City repaint the crosswalk at the intersection of Coombs and Oak streets when the project was completed to enhance traffic calming in the area.

The discussion was brought back to Council.

Staff responded to questions and a request from Councilmember Painter and Vice Mayor Alessio to complete the painting of the crosswalk at Coombs and Oak streets once the project was completed.

A motion was made by Councilmember Painter, seconded by Vice Mayor Alessio, to adopt Resolution R2021-090 determining there is a need to continue the emergency action to execute and implement contracts for the construction to replace the Oak Street Storm Drain from Franklin Street to Brown Street, and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:

Aye: 5 - Lueros, Narvaez, Painter, Alessio, and Sedgley

Enactment No: R2021-090

6. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Sedgley wished a Happy New Year to the Jewish community members celebrating Rosh Hashanah.

Vice Mayor Alessio took a moment to recognize National Suicide Prevention Week, September 5-11.

7. CLOSED SESSION:

City Attorney Barrett announced the Closed Session item.

- 7.A. [341-2021](#) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Government Code Section 54956.9(d)(1)): U.S. District Court, Northern
District of California, Case No. 19-CV-06898-VC.

CITY COUNCIL RECESS: 4:47 P.M.

6:30 P.M. EVENING SESSION

8. CALL TO ORDER: 6:30 P.M.

8.A. Roll Call:

Present: 5 - Councilmember Lueros, Councilmember Narvaez, Councilmember Painter, Vice
Mayor Alessio, and Mayor Sedgley

9. PLEDGE OF ALLEGIANCE:

10. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 12.A.:

- PowerPoint Presentation from City Staff.
- Emails from Frank Toller, John Bryden, Kevin Brooks, Randy Gularte and
Patrick & Katherine Burke.

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

11. PUBLIC COMMENT:

Mark Fowler, resident - noted concerns over, and posed questions
regarding, the drought.

12. PUBLIC HEARINGS/APPEALS:

12.A. [295-2021](#)

Western Meadows Subdivision -A 12-lot Single-Family Subdivision

(See supplemental documents in Attachment 2)

Mayor Sedgley opened the public hearing.

Steven Rosen, Associate Planner, provided the staff report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Randy Gularte, on behalf of the applicant team, provided the opening statement and an overview of the project.

Derek Dittman, of RSA+, provided a summary of the engineering components of the project.

Kirk Geyer, of Kirk Geyer Design, spoke regarding the design components of the homes.

Elizabeth Dunn, of GSM Landscape Architects, spoke regarding the project's landscape buffer plan.

Mayor Sedgley opened public comment.

Xavier Eikerenkoriter - spoke in opposition of the project.

Mark Fowler - spoke in opposition of the project.

Kevin Brooks - spoke in opposition of the project.

Gary, Borrette - spoke in opposition of the project.

John Bryden - spoke in opposition of the project.

Gary Novak - spoke in opposition of the project.

Phil - spoke in opposition of the project.

Inaudible name - spoke in support of the project.

A motion was made by Concilmember Painter, seconded by Vice Mayor Alessio, to close the public testimony. The motion carried unanimously.

Mr. Gularte provided a rebuttal and answered questions posed during the public testimony.

Discussion was brought back to Council.

City staff and the applicant team responded to Council questions and comments.

**A motion was made by Vice Mayor Alessio, seconded by Councilmember Narvaez, to (1) Adopt a Resolution R2021-091 adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Western Meadows Subdivision; and
(2) Adopt Resolution R2021-092 approving a Design Review Permit, Use Permit, and Tentative Subdivision Map for the Western Meadows Subdivision, a subdivision of a 7.56-acre project site into 12 single-family lots, located on the north side of an existing private driveway extending east from the north end of Borrette Lane. The motion carried by the following vote:**

Aye: 5 - Lueros, Narvaez, Painter, Alessio, and Sedgley

Enactment No: R2021-091 R2021-092

13. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett announced that there was no reportable action taken in Closed Session.

14. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Sedgley announced the passing of former Councilmember, and State Water Project advocate, Ed Barwick. The meeting was adjourned in his honor.

15. ADJOURNMENT: 7:53 P.M.

Submitted by:

Tiffany Carranza, City Clerk

ATTACHMENT 1

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

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

September 7, 2021

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

AFTERNOON SESSION:

4. CONSENT CALENDAR:

4.B. Encouraging Action by Other Governmental Agencies During the League of California Cities (“Cal Cities”) Annual Conference.

- 1) Email from City of Eastvale City Manager Bryan Jones received on September 3, 2021.

5. ADMINISTRATIVE REPORTS:

5.A. Pension Update, September 2021

- PowerPoint Presentation from City Staff.

5.C. Emergency Replacement of Oak Street Storm Drain

- PowerPoint Presentation from City Staff.



September 3, 2021

Subject: Don't Punt Local Sales Tax Allocation to Legislature

Dear City Manager:

We need your help to protect cities' local control over sales tax distribution – and possibly all types of tax distribution. A flawed resolution has been proposed at the **Cal Cities Annual Conference** in September that is billed as an attempt to bring equity to sales tax distribution, but it opens the door to Legislative meddling on this sensitive issue without the League first having an actual plan that has been vetted with its membership.

Please join our effort to **oppose the resolution unless it is amended to include the adoption of critical amendments to the Cal Cities' Online Sales Tax Equity Resolution** to ensure the League and its City Manager Department leads on this issue by first developing and vetting actual proposals within the membership.

The proposed resolution aims at cities that host Amazon fulfillment centers and asks the Legislature to devise a "fair and equitable reallocation plan." In theory, this may sound appealing to some, but after dealing with ERAF, Redevelopment elimination, VLF elimination, the Triple-Flip, and piles of unreasonable housing mandates, all cities should be concerned with the League asking the Legislature to engage in reallocating local revenues without having an actual plan based on data to allow an informed decision.

My city, and 16 others, have these large Amazon facilities that serve as regional distribution hubs. Many of these communities are located in inland areas, close to freeway networks, and lack economic advantages and opportunities that other cities have to generate revenue for police, fire, and other city services. We also bear major infrastructure and environmental burdens that other cities don't have to worry about. Still, Amazon is continuing to expand its network and has plans to build many smaller delivery hubs at the local level, which will allow more communities to also benefit.

In addition, most of the sales tax revenue from Amazon is still going to County pools and only a percentage is going to the host cities. This past year the success of the County pools went up significantly and benefitted many cities. The structural corporation change of Amazon is aligning them with other online fulfillment centers like eBay, Wayfair, Walmart, Target, and Costco to name a few. Dozens of cities have these online fulfillment centers as sales tax revenue generators.

Concerns about expanded internet purchases and sales tax allocation are not unique to Amazon facilities. The League has been discussing this evolving issue for nearly a decade and has adopted policies that include sales tax allocation that says: ***"Specific proposals in this area should be carefully reviewed so that the impacts of any changes are fully understood."***

The League's City Manager's Department also had a working group on sales tax allocation that last met in 2018. That group made numerous recommendations, but after considering various phase-in options for



CITY OF EASTVALE

12363 Limonite Avenue | Suite 910 | Eastvale, CA 91752
951.361.0900

destination sourcing and allocation of sales taxes from online purchases, the group decided that a more complete analysis was needed to sufficiently determine impacts, and should be revisited when better data was available.

It is time for the League to reconvene this group. We are certainly not opposed to a discussion on sales tax allocation; however, this massively complex issue needs to be looked at holistically – not just Amazon fulfillment warehouses. Our cities are all unique. Some cities are close to beaches, mountains or lakes, or parks that generate tourism sales tax revenue and transient occupancy tax.

Other cities have major brick-and-mortar destination retail-like Bass Pro Shop or auto malls that generate sales tax revenue for which other cities can't benefit from because not every city was in existence during the era of the regional auto mall land use development concept.

And equally as important, this critical policy area affecting city revenue needs to be driven first by an effort to secure internal consensus within the League instead of being turned over to the state to decide our fate.

The Legislature always looks out for their interests and has a track record of treating cities unfairly. If cities are not on the same page with a plan or are not at the table, then our budgets and revenues will be on a chopping block for special interests. ***If the Legislature is given free rein, likely, even the proponents of this resolution won't be satisfied with what develops.***

Let's work together to ***retain local control*** and come together to develop a ***comprehensive solution to this issue*** instead of asking the state to intervene when we are internally disorganized with no plan to address this complex issue.

There is a saying, 'What is popular and easy, is not always right. And what is right, is not always popular and easy.' The difference requires leadership. As City Manager's we provide leadership and expertise at the local level and this resolution as it is currently written is ***'punting' local expertise and experience to the state legislature.***

We encourage all of us to roll up our sleeves and utilize data to inform our decisions.

Thank you for your time and support. Please contact me directly if you would like to be part of our coalition.

Sincerely,

Bryan Jones
City Manager
City of Eastvale
(510) 789-5823
bjones@eastvaleca.gov

Attachment: Proposed Amended Resolution

Proposed Amendment to Resolution #1
All Proposed Amends are highlighted in Yellow.

Note: This document is taken directly from the League's resolution packet. The changes in the text below in red and blue are technical clarifications recommended in the Packet by League staff.

1. RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES ("CAL CITIES") CALLING ON THE STATE LEGISLATURE TO PASS LEGISLATION THAT PROVIDES FOR A FAIR AND EQUITABLE DISTRIBUTION OF THE BRADLEY BURNS 1% LOCAL SALES TAX FROM IN-STATE ONLINE PURCHASES, BASED ON DATA WHERE PRODUCTS ARE SHIPPED TO, AND THAT RIGHTFULLY TAKES INTO CONSIDERATION THE IMPACTS THAT FULFILLMENT CENTERS HAVE ON HOST CITIES BUT ALSO PROVIDES A FAIR SHARE TO CALIFORNIA CITIES THAT DO NOT AND/OR CANNOT HAVE A FULFILLMENT CENTER WITHIN THEIR JURISDICTION

Source: City of Eastvale

Referred to: Revenue and Taxation Policy Committee

WHEREAS, the 2018 U.S. Supreme Court decision in *Wayfair v. South Dakota* clarified that states could charge and collect tax on purchases even if the seller does not have a physical presence in the state; and

WHEREAS, California cities and counties collect 1% in Bradley Burns sales and use tax from the purchase of tangible personal property and rely on this revenue to provide critical public services such as police and fire protection; and

WHEREAS, in terms of "siting" the place of sale and determining which jurisdiction receives the 1% Bradley Burns local taxes for online sales, the California Department of Tax and Fee Administration (CDTFA) determines "out-of-state" online retailers as those with no presence in California that ship property from outside the state and are therefore subject to use tax, not sales tax, which is collected in a countywide pool of the jurisdiction where the property is shipped from; and

WHEREAS, for online retailers that have a presence in California and have a stock of goods in the state from which it fulfills orders, CDTFA considers the place of sale ("situs") as the location from which the goods were shipped such as a fulfillment center; and

WHEREAS, in early 2021, one of the state's largest online retailers shifted its ownership structure so that it is now considered both an in-state and out-of-state retailer, resulting in the sales tax this retailer generates from in-state sales now being **entirely** allocated to **the specific city cities** where **the** warehouse fulfillment centers **is are** located as opposed to going into **a** countywide pools that **is are** shared with all jurisdictions in **those counties that County**, as was done previously; and

WHEREAS, this all-or-nothing **change for the** allocation of in-state sales tax has created winners and losers amongst cities as the online sales tax revenue **from the retailer** that was once spread amongst all cities in countywide pools is now concentrated in select cities that host **a** fulfillment centers; and

WHEREAS, this has created a tremendous inequity amongst cities, in particular for cities that are built out, do not have space for siting **a 1 million square foot** fulfillment centers, are not located along a major travel corridor, or otherwise not ideally suited to host a fulfillment center; and

WHEREAS, this inequity affects cities statewide, but in particular those with specific circumstances such as no/low property tax cities that are extremely reliant on sales tax revenue as well as cities struggling to meet their **Regional Housing Needs Allocation (RHNA)** obligations that are being compelled by the State to rezone precious commercial parcels to residential; and

WHEREAS, the inequity produced by allocating in-state online sales tax revenue exclusively to cities with fulfillment centers is exasperated even more by, in addition to already reducing the amount of revenue going into the countywide pools, the cities with fulfillment centers are also receiving a larger share of the dwindling countywide pool as it is allocated based on cities' proportional share of sales tax collected; and

WHEREAS, while it is important to acknowledge that those cities that have fulfillment centers experience impacts from these activities and deserve equitable supplementary compensation, it should also be recognized that the neighboring cities whose residents are ordering products from **those that** centers now receive no **Bradley Burns** revenue **from the center's sales activity** despite also experiencing the impacts created by them center, such as increased traffic and air pollution; and

WHEREAS, the COVID-19 pandemic greatly accelerated the public's shift towards online purchases, a trend that is unlikely to be reversed to pre-pandemic levels; and

WHEREAS, the League of California Cities existing policy requires that specific proposals that would involve a change to sales tax allocation to destination allocation be carefully reviewed within the League's policy process so that the impacts of any changes are fully understood; and

WHEREAS, the League's City Manager Sales Tax Working Group, which met in 2017-18, made numerous recommendations, but after considering various phase-in options for destination sourcing and allocation of sales taxes from online purchases ultimately decided that a more complete analysis was needed to sufficiently determine impacts, and should be revisited when better data was available.

NOW, THEREFORE, BE IT RESOLVED that Cal Cities *believes that to avoid potential unworkable outcomes it is incumbent upon the organization to develop its own internal consensus solutions to this emerging issue of importance to all cities before seeking Legislative involvement; and therefore, calls upon the State Legislature to pass legislation* *League's City Manager's Department to reconvene its Sales Tax Working Group, with balanced and equitable representation from affected communities, to develop one or more proposals for consideration by the League's Revenue and Taxation Policy Committee and Board of Directors* that provides for a fair and equitable distribution of the Bradley Burns 1% local sales tax from in-state online purchases, based on data where products are shipped to, and that rightfully takes into consideration the impacts that *warehouse and* fulfillment centers have on host cities but also provides a fair share to California cities that do not and/or cannot have *a fulfillment center such facilities* within their jurisdiction.

Pension Funding

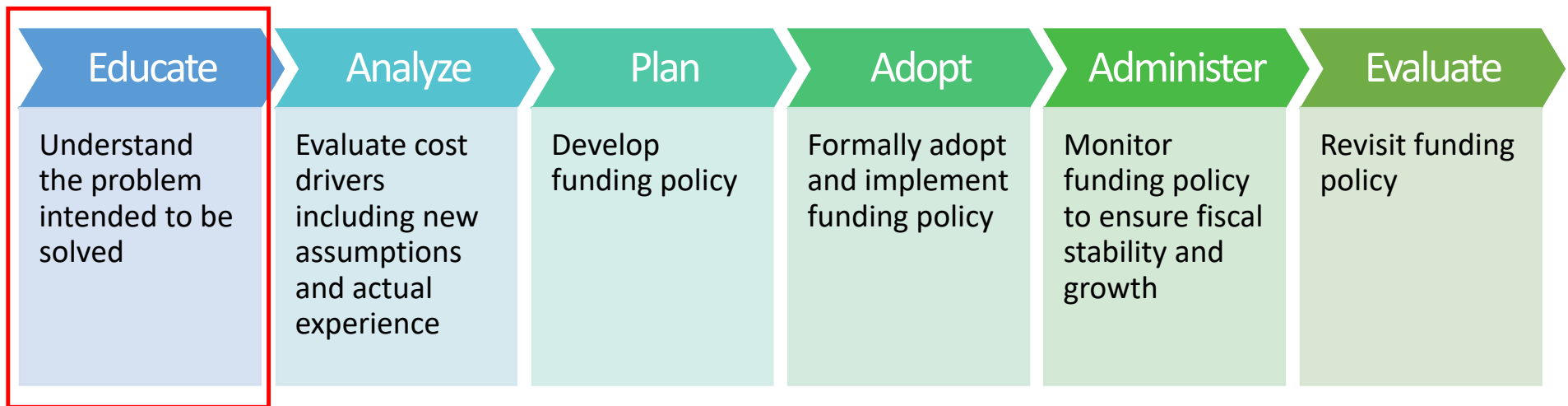
City of Napa, CA



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Building Blocks of Pension Funding



Understanding Pension Funding



Pension Basics



Hurdles and Other Considerations



How is your agency doing relative to your funding targets?



Next Move

Pension Basics



Pension Jargon Glossary



- Assumption = Target, Goals or Expected Results
- Experience = Actual Results
- Normal Cost = Initial savings rate (Employee and Employer contributions)
- Present Value of Projected Benefit (PVPB) = Savings goal at desired retirement age
- Accrued Liability (AL) = Target funding progress at a given point of time
- Unfunded Accrued Liability (UAL) = Amount actual savings falls short of funding goal
- Amortization of UAL = Annual amount needed to get back on track
- Annual Required Contribution = Normal Cost + Amortization of UAL
- Discount Rate = Long-term *assumed* Investment Rate of Return

What Is the Discount Rate?

Interest rate fixed by the CalPERS Board for the purposes determining the value of future promised benefits (liabilities)

Synonymous with long-term, assumed investment rate of return

Used to calculate or “discount” value of future expected future-benefit payments.

Informed by Capital Market Assumptions and selected by the Board from a range of actuarially sound options

It helps determine how much do we need in the bank today to grow to our desired savings goal.

Assumptions Set Future Cost & Funding Expectations



Economic

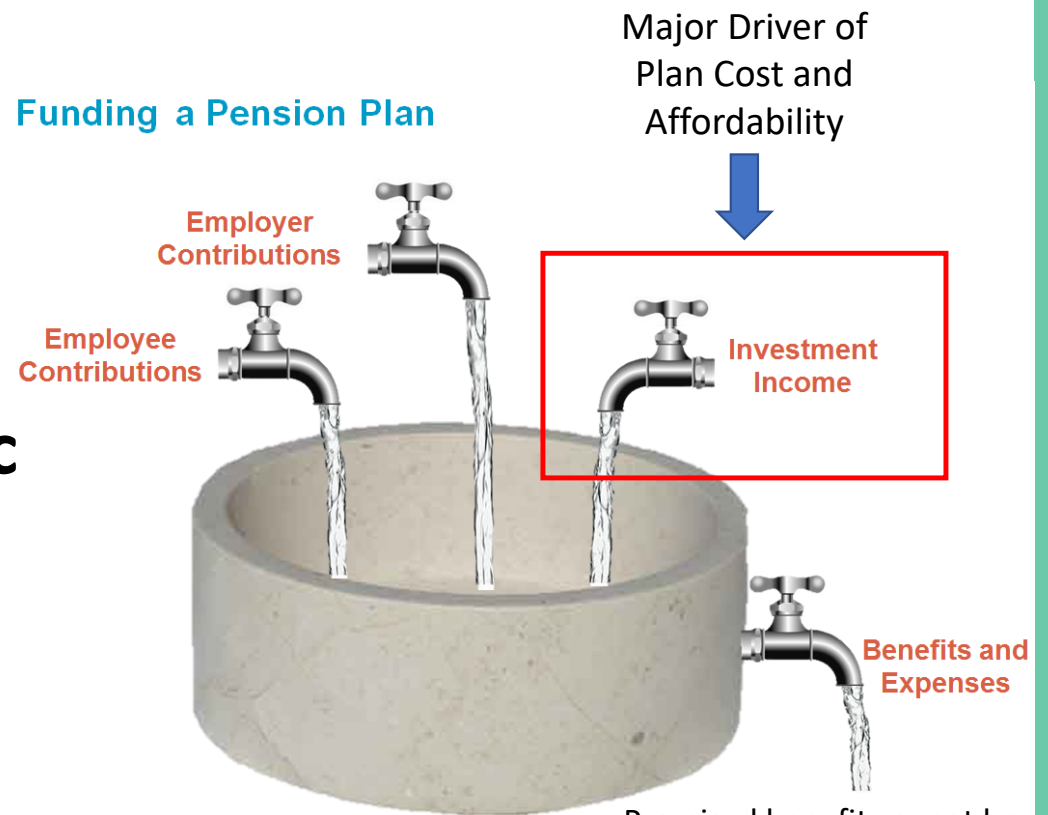
- Inflation
- **Investment Return**
- Salary Growth



Demographic

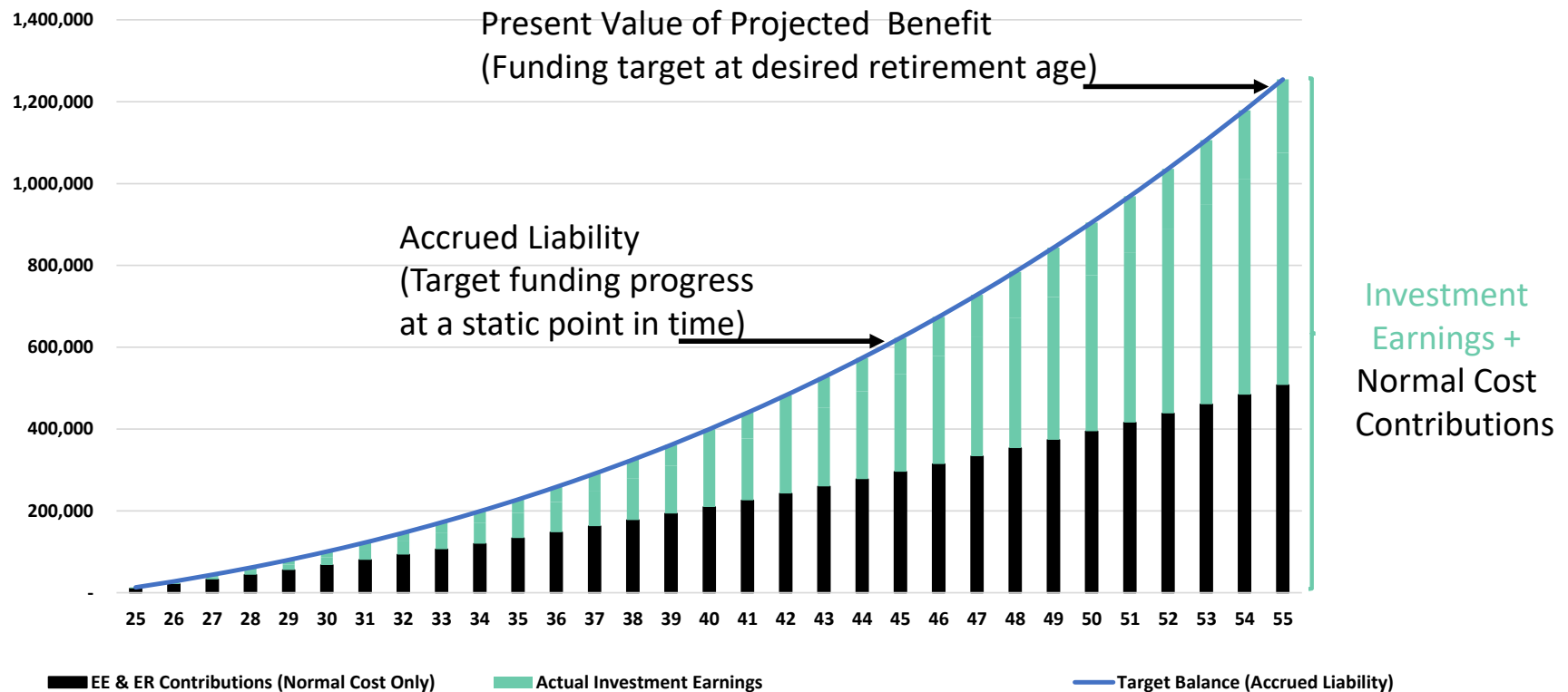
- Retirement
- Disability
- Death
- Termination

Funding a Pension Plan



Promised benefit cannot be retracted except prospectively, per CA Constitution AKA "The California Rule"

Retirement Plans Are Sensitive to Investment Earnings



Retirement Plans Are Sensitive to Investment Earnings

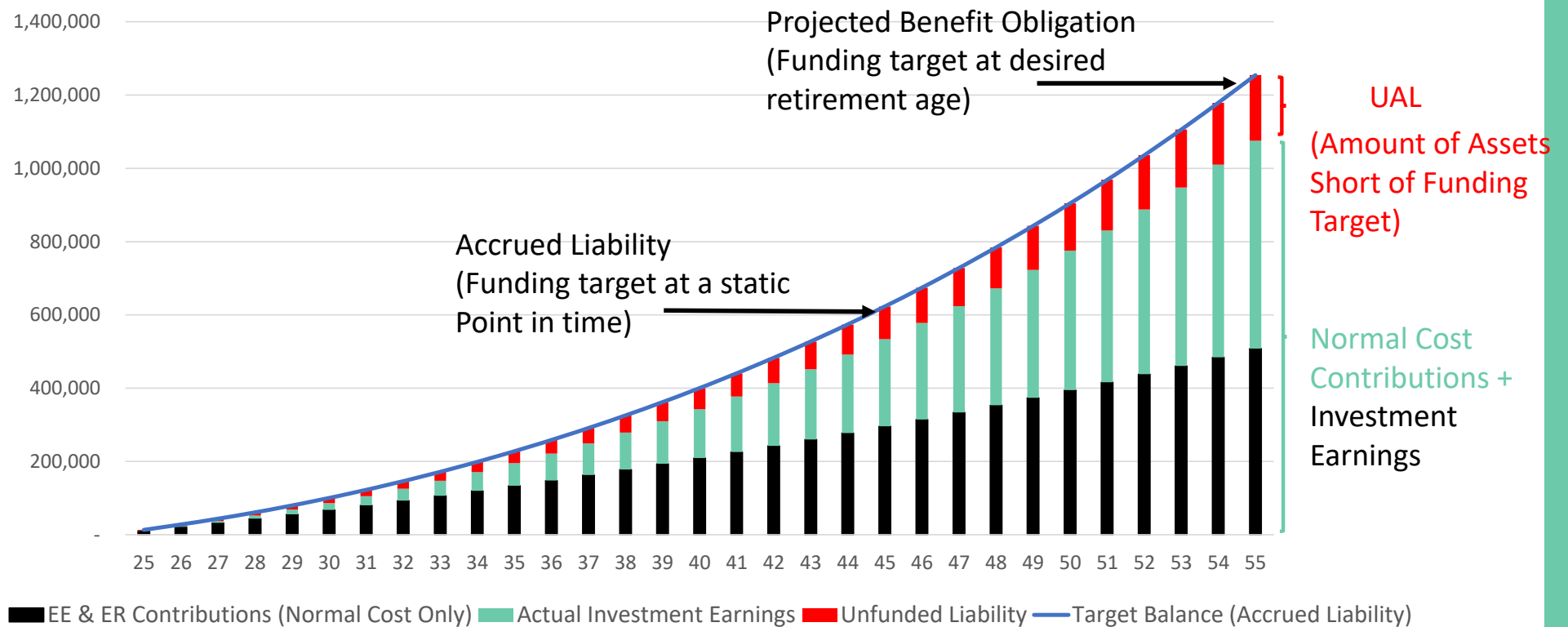
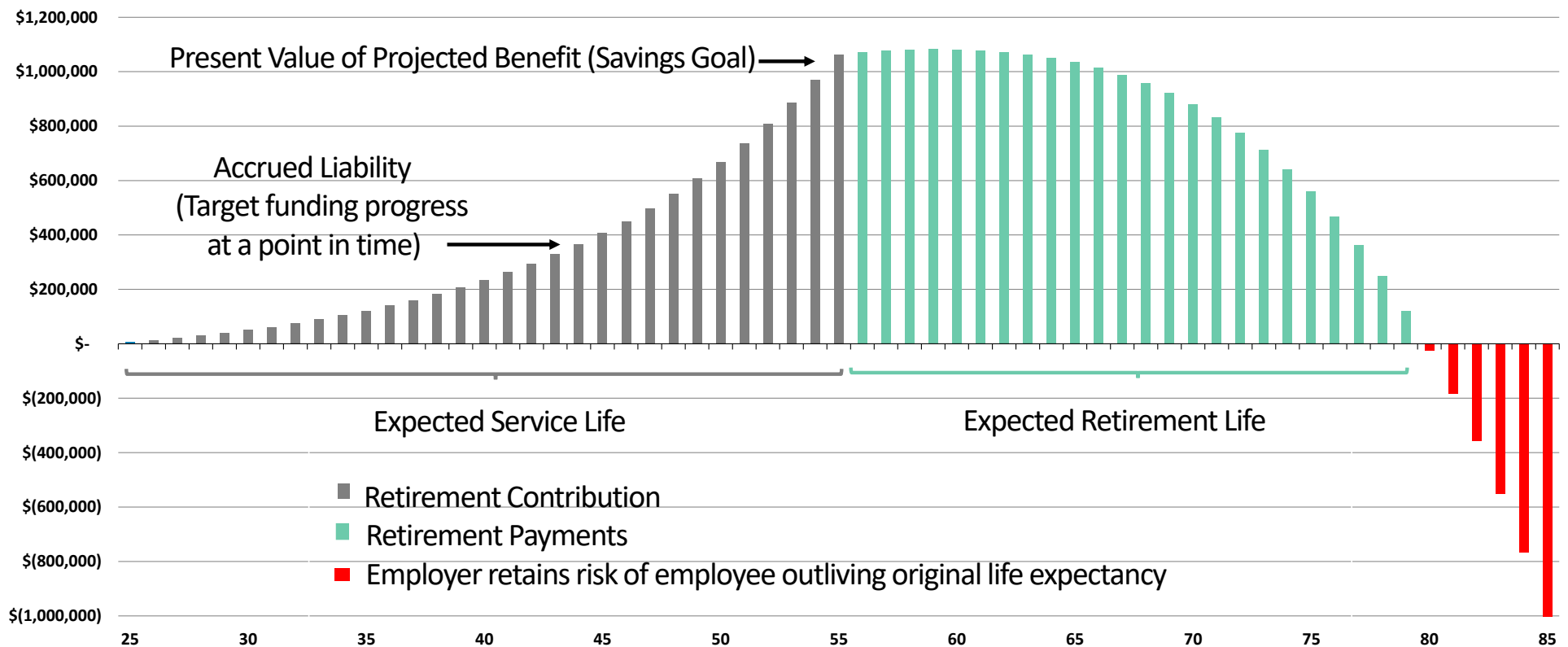


Illustration of Mortality Risk for an Individual Employee



Hurdles & Considerations



CalPERS Investment Return:

21.3%

(Preliminary Estimate)

Investment Return Triggers Lower Discount Rate Provision of Funding Risk Mitigation Policy

New Discount Rate 6.8% Heading into ALM Deliberations

Final Decisions Expected November 2021

<https://www.calpers.ca.gov/docs/funding-risk-mitigation-policy.pdf>

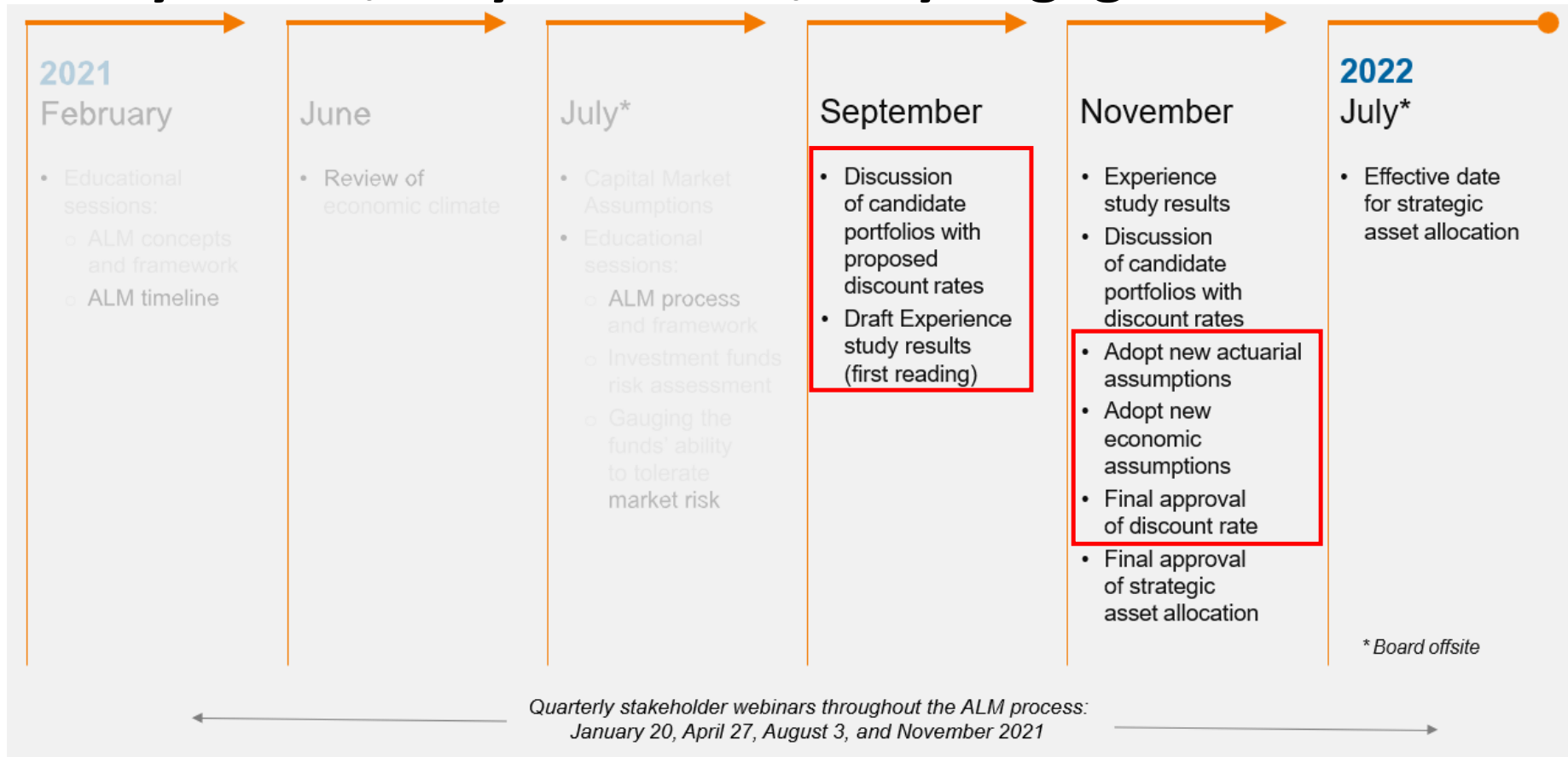
Funding Risk Mitigation Policy - Still in Place*

6.8% Discount Rate Heading Into ALM Deliberations Nov 21

Excess Investment Return	Reduction in Discount Rate	Reduction in Expected Investment Return
<i>If the actual investment returns exceed the discount rate by:</i>	<i>Then the discount rate will be reduced by:</i>	<i>And the expected investment return will be reduced by:</i>
2.00%	0.05%	0.05%
7.00%	0.10%	0.10%
10.00%	0.15%	0.15%
13.00%	0.20%	0.20%
17.00%	0.25%	0.25%

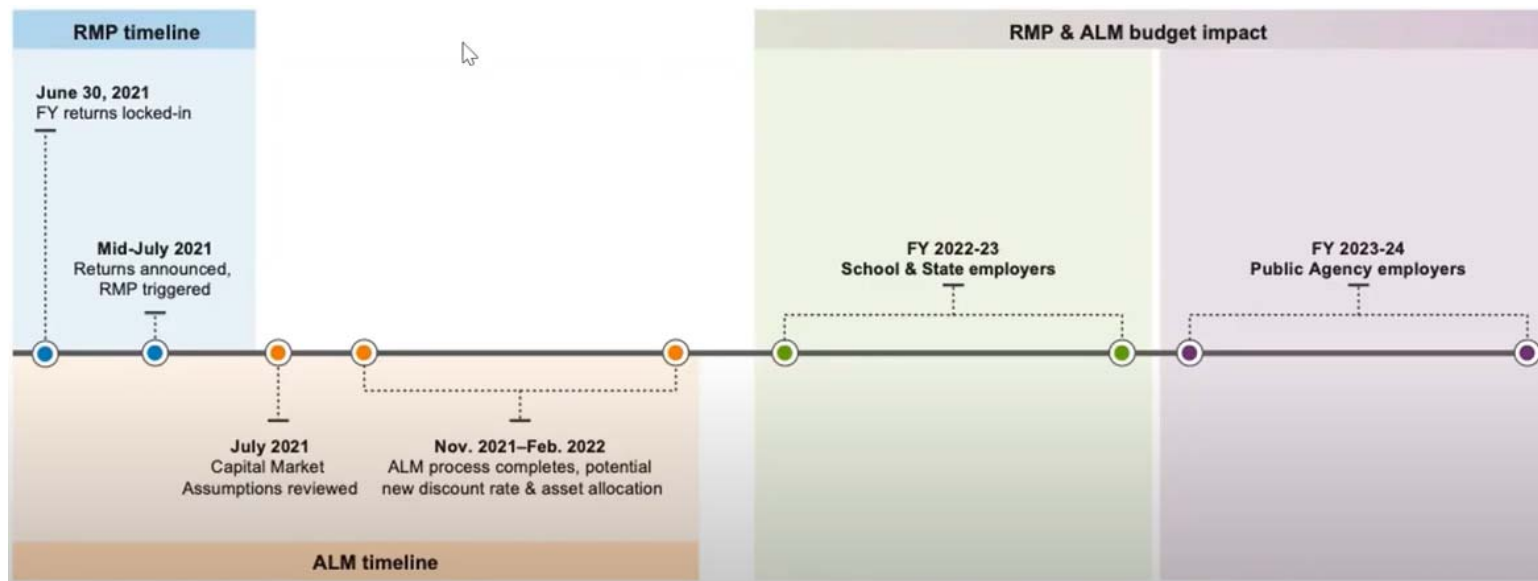
* While the CalPERS Board may elect to implement something different, the current policy suggests that the board should reduce the discount rate 20 bps to 6.8%. <https://www.calpers.ca.gov/docs/funding-risk-mitigation-policy.pdf>

Stay Tuned, Stay Informed, Stay Engaged



What is Happening When? *All subject to CalPERS Board Decisions*

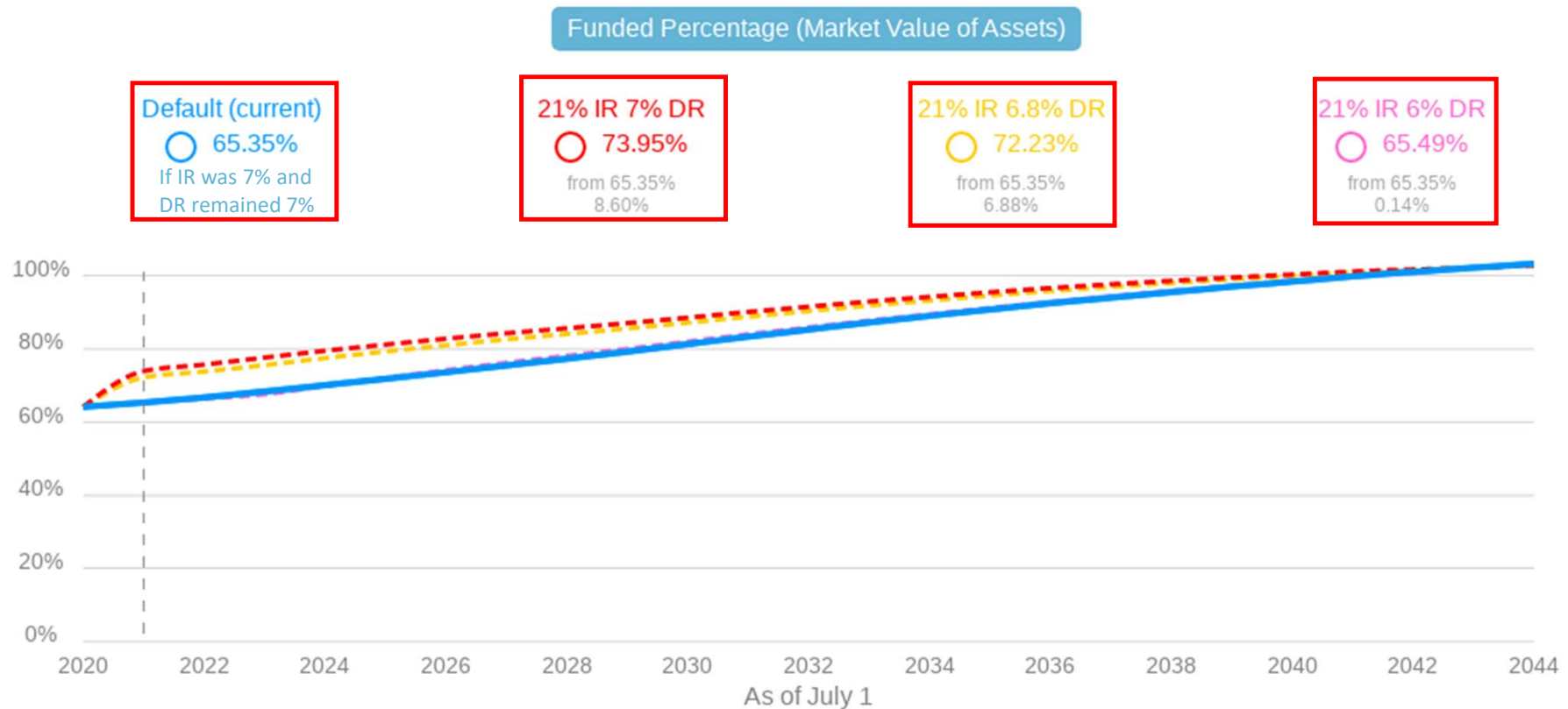
- CalPERS Board Expected to Adopt New Discount Rate November 2021
- Assets and Liabilities Adjusted in 2021 Valuation (Next Fiscal Year for Most Plans)
- Net Positive Impact to Funded Status Under Almost Every Conceivable Scenario
- Contribution Rate Impact Begins FY 2023-24 for Local Agencies





Potential Financial Impacts

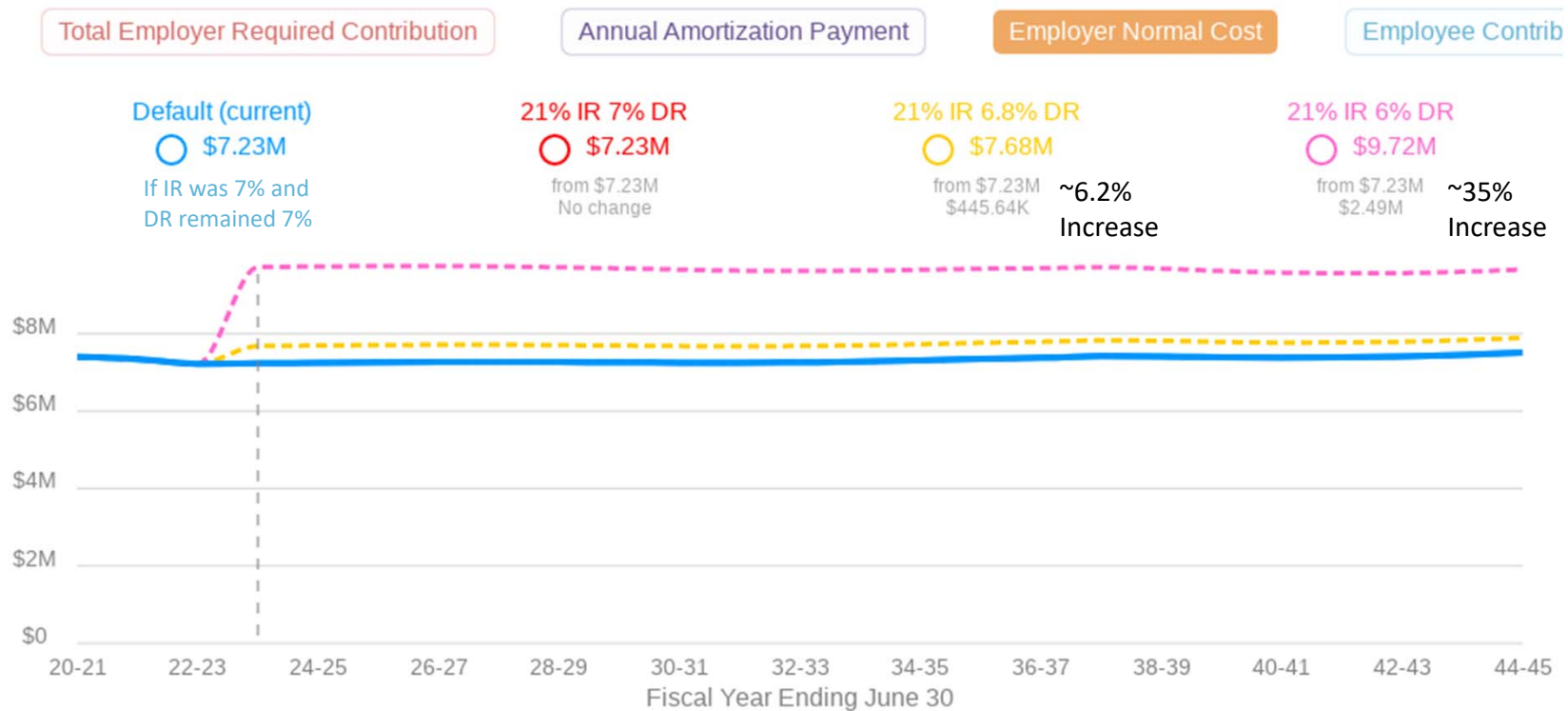
Plan Funded Status (21.3% Return, Discount Rate Assumptions: 7% through 6.0%)



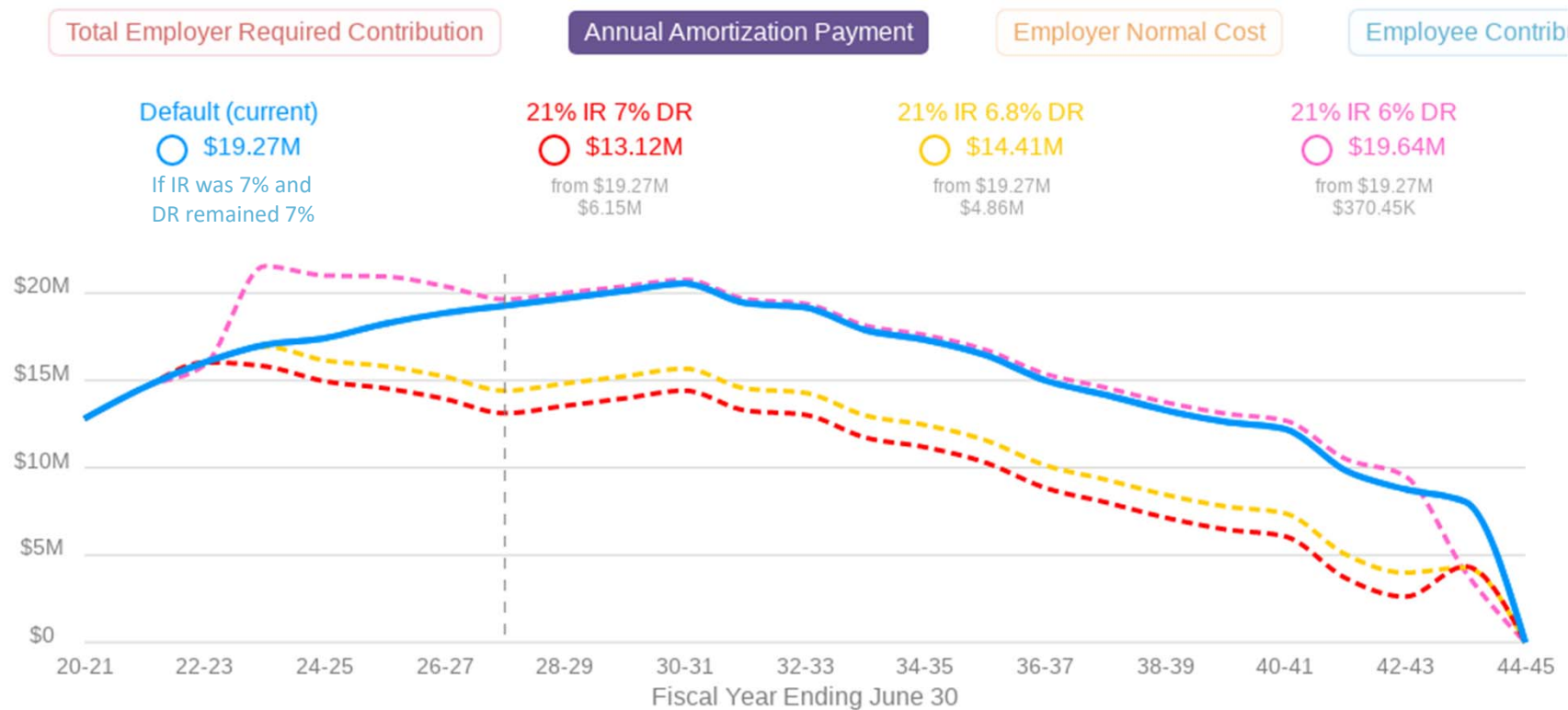
Proprietary and Confidential © 2021 GovInvest Inc.



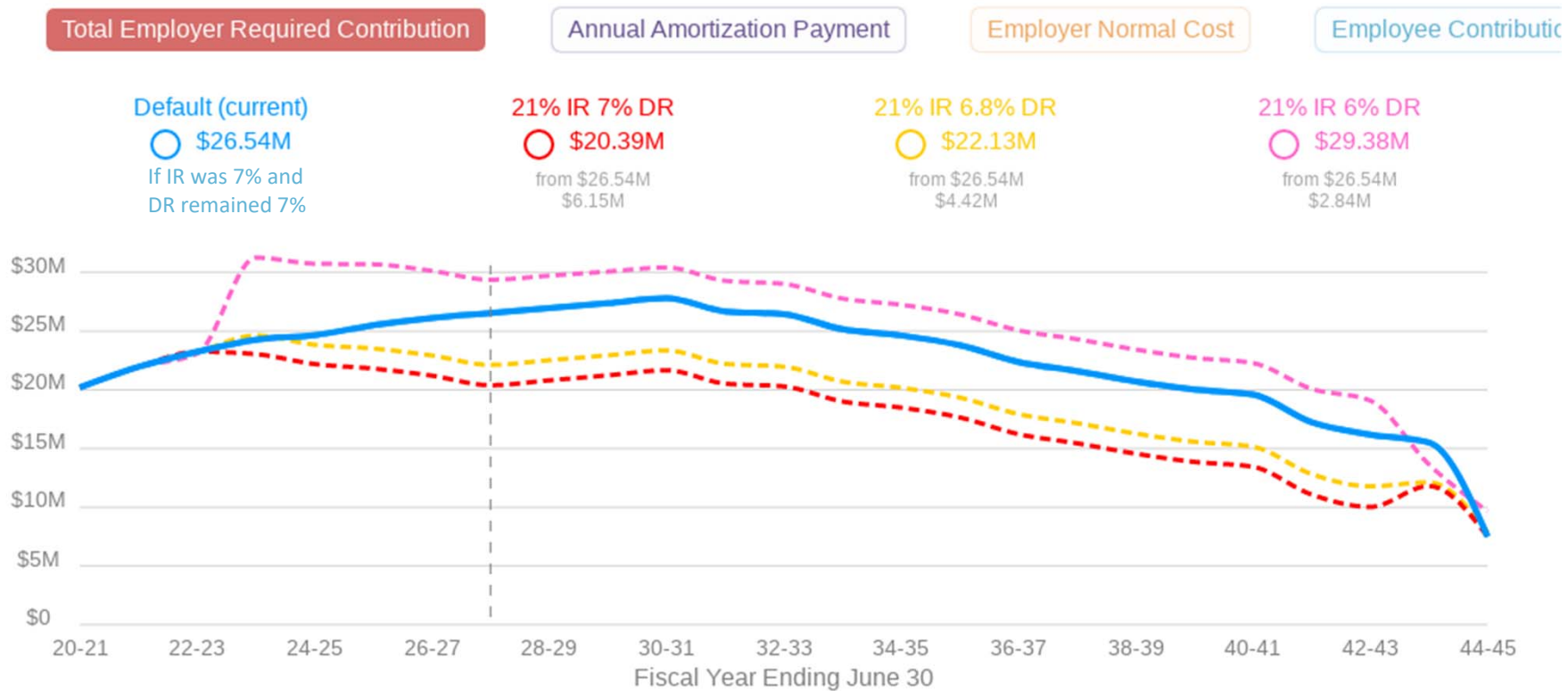
Approximate Dollar Change to **Normal Cost** from Current 7% Discount Rate to New Assumed Discount Rate Alternatives



Approximate Dollar Change to **UAL Amort Payment** from Default 7% Discount Rate to New Assumed Discount Rate Alternatives



Approximate Dollar Change to **Total ER Cost** from Default 7% Discount Rate to New Assumed Discount Rate Alternatives



Financial Impact Takeaways

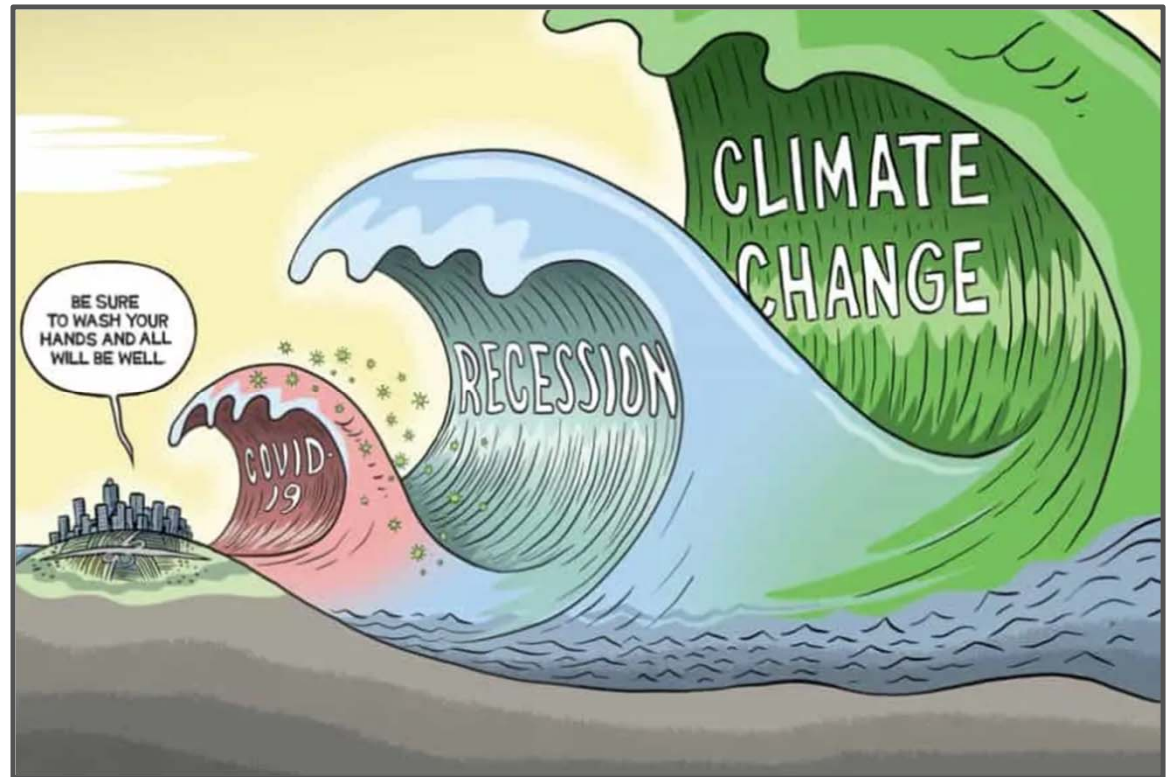
1. The 21.3% Return in FYE 2020-21 will increase Napa's pension assets \$49M boosting Napa's funded projected funded percentage at 6/30/21 from 67% as to 74% before considering any changes to the discount rate
2. Lowering the discount rate to 6.8%, 6.5%, 6.25% or 6.0% will increase Napa's Accrued Liability and lowers the funded status
3. Overall, Napa's **decrease** in the required UAL Amortization contribution will be greater than the increase in the required normal cost contribution, **lowering** the overall employer pension cost to Napa, as long as the investment credit lasts and no new losses are incurred.

Next Move



An Over-Abundance of Uncertainty

Proceed Cautiously



The corona crisis has been a prompt for change. How will these changes impact your agency's finances?

Known Threats

- More Pandemic Waves
- Geopolitical Risks
- Political Gridlock on Further Stimulus
- Low Fixed Income Yields
- Inflation
- Low Fixed Income Yields
- Significant Market Correction or slow reversion to the mean
- Unknown, unknowns but we know you are out there

Exercise Professional Skepticism

In other words,
worry what may
be lurking around
the next bend

- Bank, Don't Spend Savings Associated with 21.3% Investment Return
- Bank, Don't Spend Pandemic Windfall
- Replenish Reserves as necessary
- Investment Gain is masking Long-term Cost of Lower Discount Rate
- Develop Funding Policy
- Good Times Don't Last Forever

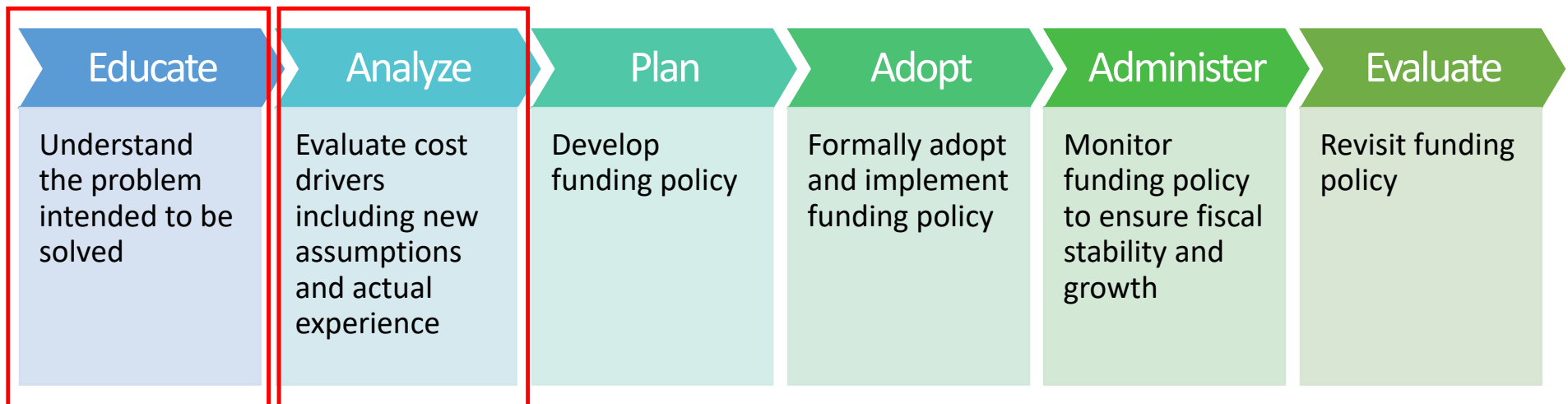


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Why are Funding Policies Important

- Pension obligations are expensive and can become a serious financial threat to agencies without regular and appropriate attention;
- Pensions require long-term management therefore it is important to develop pension management strategies memorialize practices;
- Provides guidance in making annual budget decisions;
- Demonstrates prudent financial management practices;
- Reassures bond rating agencies; and
- Shows employees and the public how pensions will be funded

Building Blocks of Pension Funding



Questions



Disclaimer

While tested against actuarial valuation results, the software results will not necessarily match actuarial valuation results, as no two actuarial models are identical. The software offers financially sound projections and analysis; however, outputs do not guarantee compliance with standards under the Government Accounting Standards Board or Generally Accepted Accounting Principles. The software and this presentation are not prepared in accordance with standards as promulgated by the American Academy of Actuaries, nor do outputs or this presentation constitute Statements of Actuarial Opinion. GovInvest has used census data, plan provisions, and actuarial assumptions provided by Customer and/or Customer's actuary to develop the software for Customer. GovInvest has relied on this information without audit.



Emergency Replacement of Oak Street Storm Drain

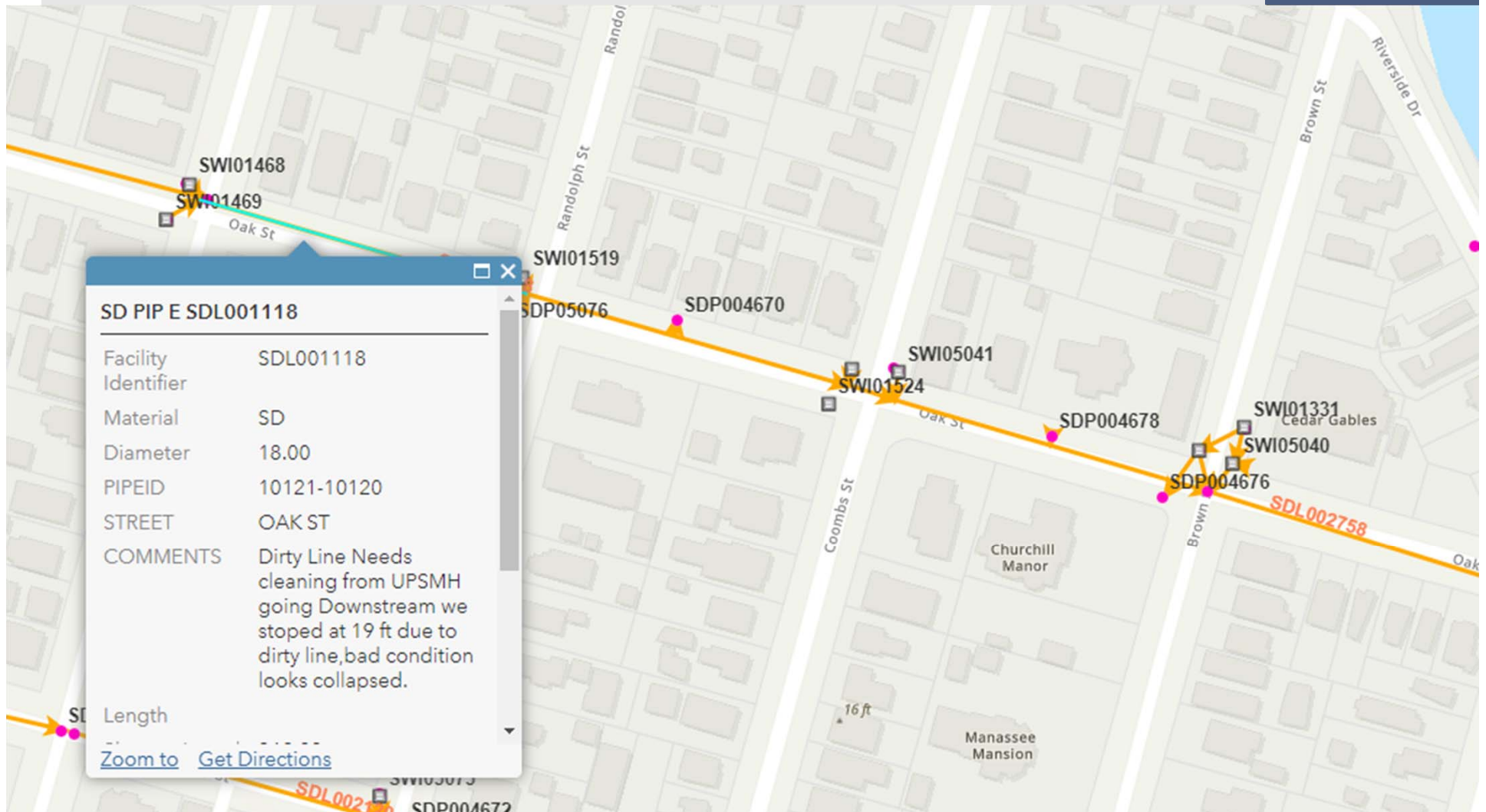
September 7, 2021

Emergency Replacement of Oak Street Storm Drain

- Problem initially identified by a sink hole in Oak Street east of Franklin Street.
- City was concurrently under contract for the storm drain facility assessment. Able to video line up to debris filled pipe.
- Attempts to flush and clean debris from pipe failed due to apparent collapse.
- City immediately engaged on-call contract Surveyors and Engineers to design the project.
- Emergency declaration made on August 25, due to need to fast track the bid process and contract award to complete project before wet weather.
- City will contract with the Lowest and Best Bidder based on weighted at 70% Lowest Bid Price and 30% Schedule and Experience.



Emergency Replacement of Oak Street Storm Drain



Emergency Replacement of Oak Street Storm Drain



Recommended Action

Adopt a resolution determining there is a need to continue the emergency action to execute and implement contracts for the construction to replace the Oak Street Storm Drain from Franklin Street to Brown Street and determining that the actions authorized by this resolution are exempt from CEQA.



ATTACHMENT 2

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

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

September 7, 2021

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

EVENING SESSION:

SUBMITTED PRIOR TO THE COUNCIL MEETING

12. PUBLIC HEARINGS/APPEALS:

12.A. Western Meadows Subdivision – New A 12-Lot Single-Family Subdivision on 7.56 Acres on the North Side of an Existing Private Driveway Extending East from the North End of Borrette Lane

- PowerPoint Presentation from City Staff.
- 1) Email from Frank Toller received on August 16, 2021.
- 2) Email from John Bryden received on September 5, 2021.
- 3) Email from Kevin Brooks received on September 6, 2021.
- 4) Emails from Randy Gularte and Patrick & Katherine Burke dated August 18, 2021, August 19, 2021, and September 7, 2021.

SUBMITTED DURING OR AFTER THE COUNCIL MEETING

12. PUBLIC HEARINGS/APPEALS:

12.A. Western Meadows Subdivision – New A 12-Lot Single-Family Subdivision on 7.56 Acres on the North Side of an Existing Private Driveway Extending East from the North End of Borrette Lane

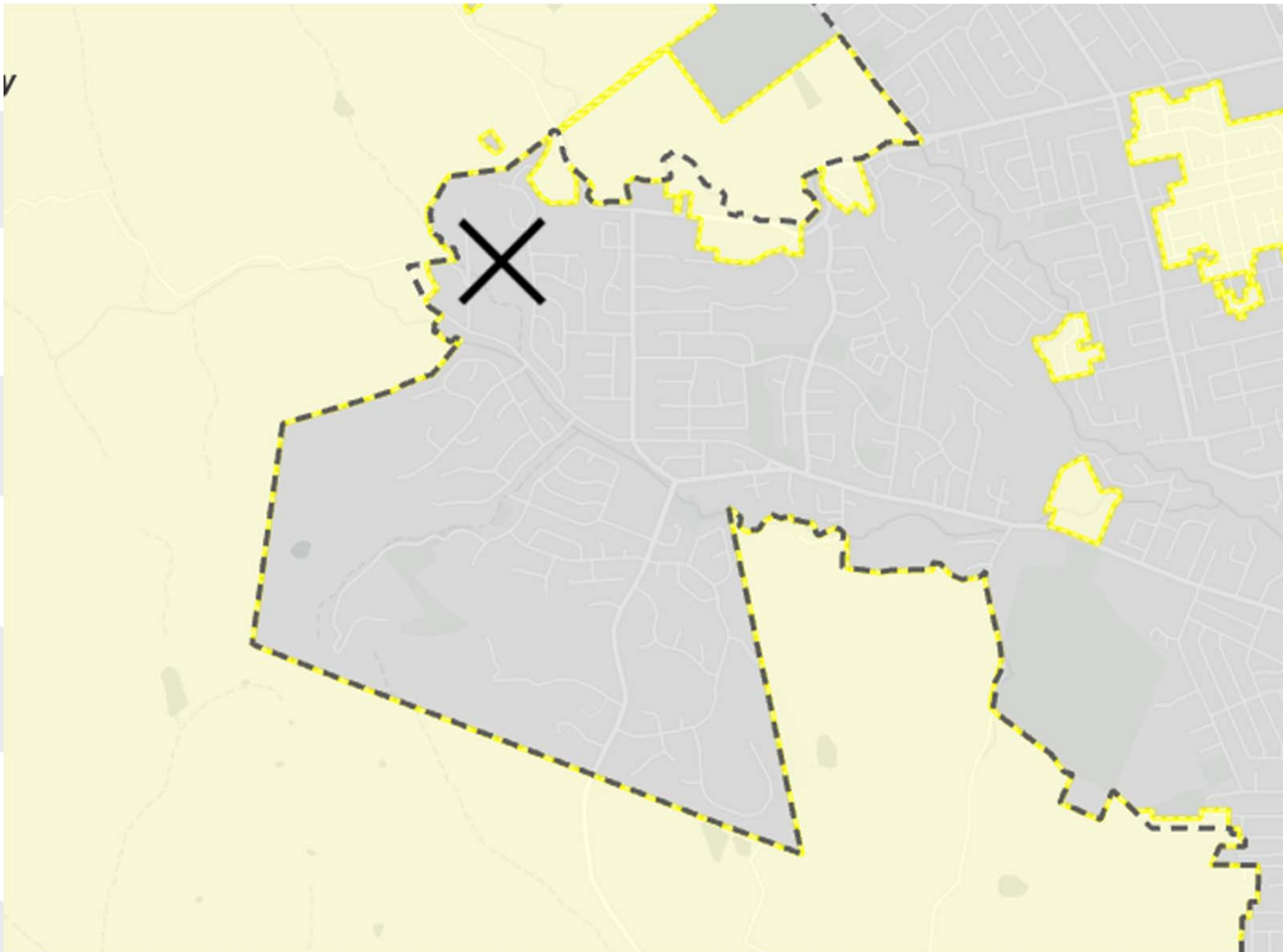
- 1) Four pdf renderings of the landscaping of the Western Meadows project by the Applicant Team, Borrette Lane Estates LLC.



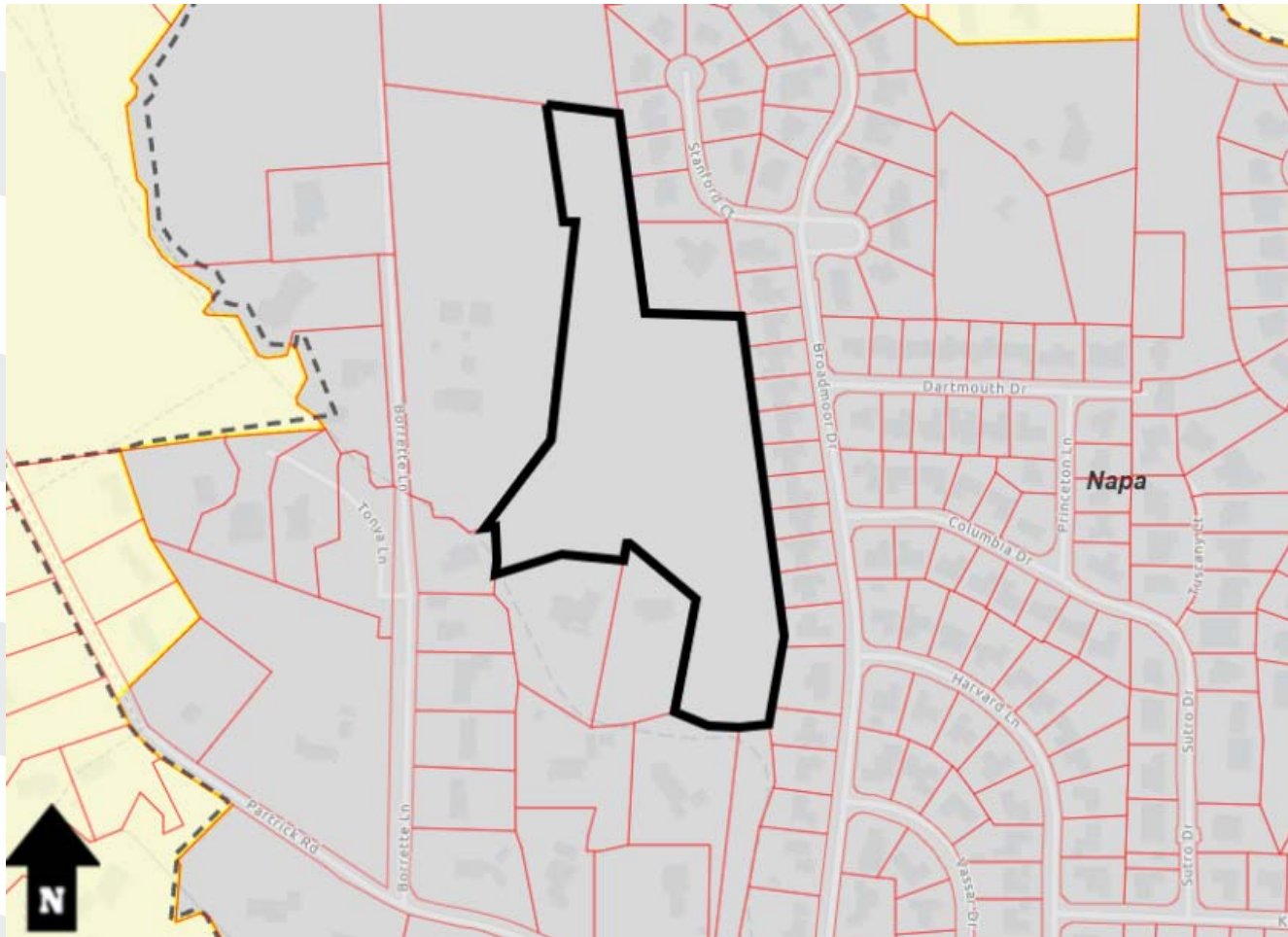
Western Meadows Subdivision

September 7, 2021

Project Location



Project Location



The Site



The Site



Requested Entitlements

- Tentative Subdivision Map
- Design Review Permit for subdivision with 5+ lots
- Use Permit to allow 5 flag lots

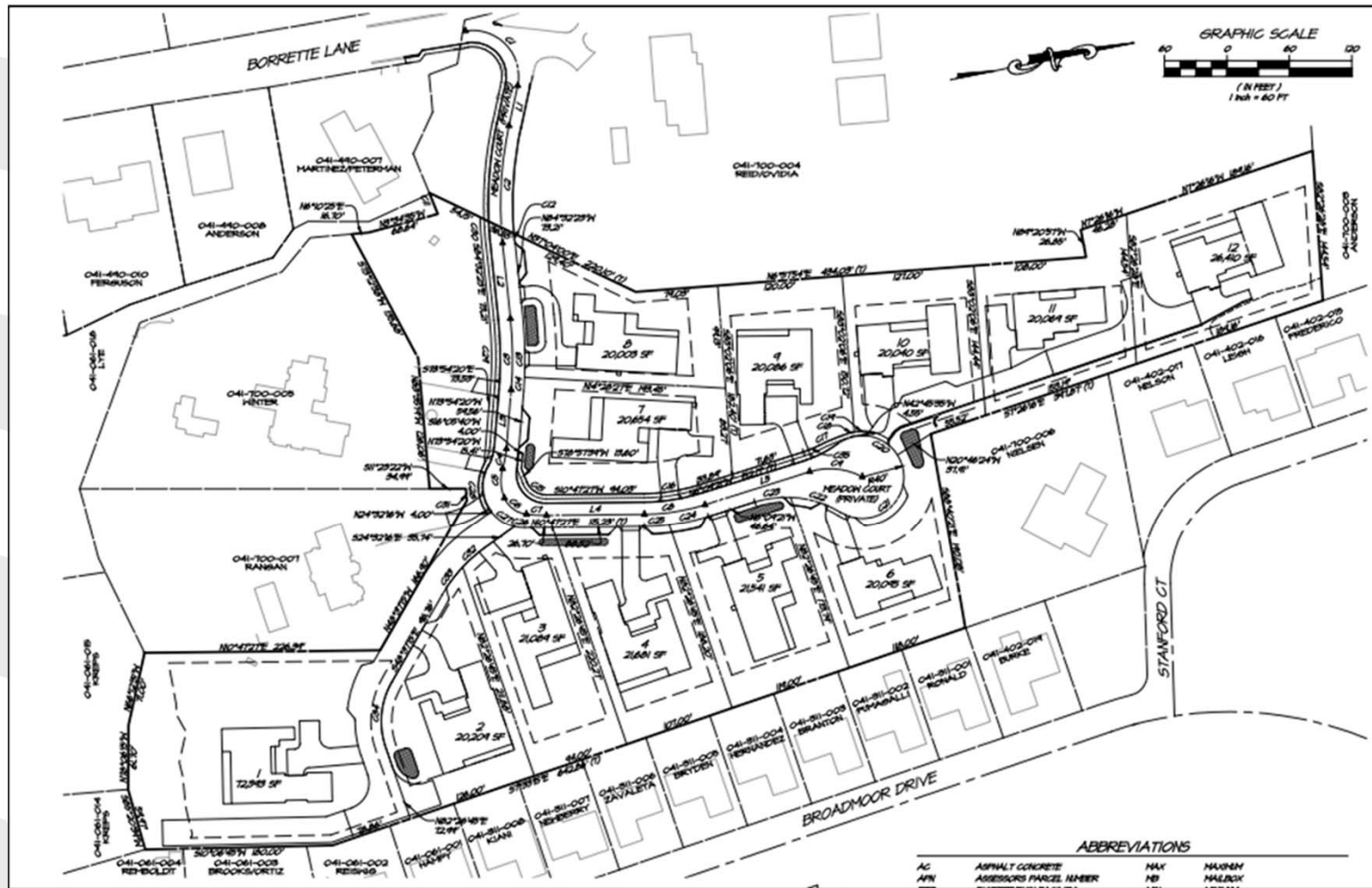


Project Description

- 12-Lot Subdivision
 - Between 20,003 sq. ft. and 72,393 sq. ft.
- 863-Foot-Long Street
 - Alternative rural standard
- 12 New Houses
 - Between 2,953 sq. ft. and 4,344 sq. ft. in size, 3 Bedrooms
 - Two with attached ADUs
 - Two with attached JADUs
 - Five floorplans
 - Two exterior styles that can be applied to each floorplan
- Class III bike route on Partrick from Borrette to Browns Valley Road



Subdivision Layout



Wyatt Earp Floorplan



Lots 1, 2, 9



Wyatt Earp Floorplan



Lot 4



Cisco Kid Floorplan



Lot 7



Maverick Floorplan



Lots 5, 8



Buffalo Bill Floorplan



Lot 11



Buffalo Bill Floorplan



Lot 6



Annie Oakley Floorplan



Lot 10



Annie Oakley Floorplan



Lot 12



General Plan

- Within density range
 - 1.59/acre (12 homes) where 0-2/acre (up to 15 homes) is allowed
- Land Use Policies
- Housing Element Policies
- Transportation Policies



Zoning Regulations

- Use Permitted in RS-20
- Meets development standards:

Criteria	Lot Area (square feet)	Lot Width	Lot Frontage	Height (feet)	Front Setback (feet)	Side Setback (feet)	Side Yard (feet)	Rear Yard (feet)	Lot Coverage (%)
Standard	20,000 min	70 min.	50 min.	30 max.	30 min.	30 min.	10 min.	30 min.	25% max.
Lot 1	72,393	187	NA (314)	24'-10.5"	57.0	-	36.9	88.1	7.40
Lot 2	20,209	126	NA	25'-4.5"	32.5	-	10	30.0	24.86
Lot 3	21,089	94	NA	25'-5"	30.2	-	14	60.9	24.5
Lot 4	21,681	107	139	24'-10.5"	51.3	-	10.0	49.0	24.7
Lot 5	21,541	119	120	21'-11.5"	38.8	-	12.4	35.0	23.7
Lot 6	20,095	132	158	20'-10.5"	37.2	-	15.1	42.7	18.9
Lot 7	20,654	109	297	25'-5"	28.1	30	15.5	33.0	25.0
Lot 8	20,003	125	139	21'-11.5"	48.7	-	10.9	41.5	25.0
Lot 9	20,086	120	109	25'-4.5"	36.3	-	11.1	47.4	25.0
Lot 10	20,040	127	51	21'-10.5"	58.3	-	10.0	35.0	24.8
Lot 11	20,069	144	NA	20'-10.5"	35	-	25.8	30.0	18.9
Lot 12	26,410	144	NA	21'-10.5"	41.6	-	34.9	30.0	22.7



Design Guidelines

- Sense of Place, Appropriate in Place
- Streetscape
- Block Size and Lot Patterns
- Deemphasize Parking
- Natural Features
- Flag Lots



Design Guidelines

- Avoid Repetition
- Avoid Flat Walls
- Four-sided Architecture
- One-story Compatibility
- Durable Materials



CEQA

- ISMND Circulated
- Comment Period May 28-June 28
- Modified to Respond to CDFW Comments
- Responded to Other Comments



Planning Commission

- Two Hearings
- Addition of four conditions of approval:
 - The Applicant shall obtain and comply with a tree preservation plan, prepared by a Certified Arborist, for the redwood trees that could be affected by construction on APN 041-700-004.
 - The Applicant shall plant screening trees along the boundary with APN 041-311-005.
 - The Applicant shall install stop signs at all legs of the intersection of Meadow Court and Borrette Lane.
 - Streetlights and exterior lighting shall be fully shielded.



Planning Commission

- 9 number of people spoke during public comment.
- Issues raised:
 - Size and Appearance of Buildings
 - Traffic Volume and Safety
 - Water Supply and Utility Load
 - Access
 - Runoff
 - Fire Safety
 - Wildlife and Habitat
 - Noise
 - Air Pollution and Greenhouse Gases
 - Density, Intensity, Number of Homes



Recommended Action

- Adopt a resolution adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Western Meadows Subdivision.
- Adopt a resolution approving a Design Review Permit, Use Permit, and Tentative Subdivision Map for the Western Meadows Subdivision, a subdivision of a 7.56-acre project site into 12 single-family lots, located on the north side of an existing private driveway extending east from the north end of Borrette Lane.



A photograph of a historic street in Napa, California. The image shows a row of brick buildings, including a prominent circular building with a red-tiled roof and a flagpole. The street is lined with greenery and flowers in the foreground. The text "End of Presentation" is overlaid on the image in a large, black, sans-serif font.

End of Presentation

From: [Beth Painter](#)
Sent: Monday, August 16, 2021 9:15 AM
To: [Clerk](#)
Subject: Fwd: Western Meadows
Attachments: Western Meadows.docx

Begin forwarded message:

From: Frank Toller [REDACTED]
Subject: Western Meadows
Date: August 15, 2021 at 6:07:08 PM PDT
To: ssedgley@cityofnapa.org, bpainter@cityofnapa.org, mluras@cityofnapa.org,
bnarvaez@cityofnapa.org

Some people who received this message don't often get email from
[REDACTED] [Learn why this is important](#)

[EXTERNAL]

The attached letter is for your consideration.
Thanks, Frank Toller



Western Meadows.

Having practiced law for 50 years and served as an elected on public boards for 15 years, including a term as Mayor of St. Helena, I follow with great interest the Western Meadows issue. The City of Napa is on the verge of using eminent domain to create a public road over vineyard land needed by Western Meadows to build 12 large homes, affordable only to the rich and famous. Let us sidestep whether that action is legal or illegal because that status is often in flux until there is sufficient consequence or money to bring the issue to a high court. Now women can vote, and folks can use marijuana and enter same sex marriages. All were illegal a few years ago.

The question is whether use of eminent domain by a government agency to enrich a private enterprise is the right thing to do. It opens the pandora's box for the private sector to manipulate the City of Napa to do its bidding. If the City can use eminent domain to enable a high-end subdivision, can it take a home on a busy downtown corner to enable construction of a market or drug store? The use of condemnation for the benefit of private enterprise is just not smart policy or good governing.

The city officials may fear a lawsuit if they do not exercise eminent domain. It seems that a coalition of vineyard owners or the farm bureau is just as likely to bring a lawsuit if the eminent domain proceeds. This puts the City Council between a rock and a hard spot. It also allows them to do the right thing for both agriculture and residents, Just Say No!

Frank Toller August 15, 2021

From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: western meadows project
Date: Sunday, September 5, 2021 7:10:08 PM

Mary Lueros

Begin forwarded message:

From: [REDACTED]
Date: September 5, 2021 at 6:54:25 PM PDT
To: Mary Lueros <mlueros@cityofnapa.org>
Subject: western meadows project

You don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

Mary:

I am hoping to convince you to vote down the Western meadows project on Tuesday. This subdivision will be for 12 wealthy out of towners to buy homes that will likely sell for more than \$3,000,000. This does nothing for the local workforce housing problem. When Doctor Kirk Reid sold the property it was intended to have one home. The the owners of 1030 and 1040 Borrette lane bought the property and built the 2 large houses and initially a vineyard almost got planted but that guy went broke. So 1040 turned into a huge party house with weekend rentals with loud music and rude all night parties that kept all of us on Broadmoor drive awake. Now the 1030 and 1040 owners have Randy Gularte and his San Diego developer wanting to build 12 homes using Dr. Reid's front yard for the private entrance road rather than their own driveway as originally intended. So now they have sued Dr. Reid and if they lose they want eminent domain. The planning commission appears to be in collusion with Gularte and the developer and want the city to use the eminent domain. The planning commission didn't care to listen to neighbors concerns and even mocked some during the meetings! A big concern is the city has no policy to stop Picaso which is a real concern with this development. It is highly probable that these overpriced homes will be bought up by Picaso and sold in shares so they will have multiple owners and become VRBO party houses just like 1040 did. Another problem is water. They are already predicting another dry La nina winter. We won't be getting any water from Oroville and Hennessy and

Milliken only have enough to get us through another dry year. St. Helena and American canyon will be begging for some of our water too. Remember our last drought was 5 years and prior to that was the 87 to 92 drought. As much as Napa needs work force housing there needs to be an immediate moratorium on any new water connections as well as stricter rationing asap.

Additionally there is no community fuel break planned around this development. The planning commission thought this was totally unnecessary. They don't have the experience I have as a 30 year Cal Fire Captain. The northwest part of the planned development has a vineyard but you should know unmowed or abandoned vineyards carry fire. They are too blind to comprehend the fire situation that has been getting worse every year. I have been on fires on all sides of this development in my career including one in the Broadmoor area when there was still 5 acres of grass where Karen drive is. Any of those fires could have spread to the area under red flag conditions.

The planning commission had their minds made up on this before any of the community meetings we participated in. That alone made it clear to us that Gularte and his developer had sweetened the pot for the corrupt planning commission. The public input needed to be considered and they didn't want to hear it. So please vote this down and convince the council members to do the same. See you at the Tuesday meeting.

Thanks,

John Bryden
Napa resident since 1951

Sent from my Samsung Galaxy , an AT&T LTE smartphone

From: [Beth Painter](#)
To: [Clerk](#)
Subject: Fwd: Western Meadows Subdivision (PL 19-0048)
Date: Monday, September 6, 2021 7:06:09 PM

Begin forwarded message:

From: Kevin Brooks [REDACTED]
Subject: Western Meadows Subdivision (PL 19-0048)
Date: September 6, 2021 at 6:15:13 PM PDT
To: ssedgley@cityofnapa.org, lalessio@cityofnapa.org,
bpainter@cityofnapa.org, mluros@cityofnapa.org,
bnarvaez@cityofnapa.org

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

[EXTERNAL]

I am writing concerning the Western Meadows Subdivision application (PL 19-0048), which is scheduled for the upcoming September 7, 2021 City Council meeting.

I have two primary categories of concerns related to this application -

1. Approval of this application will, apparently, obligate the City to take on the legal (and associated financial) liability of enforcing eminent domain, under recent State legislation, to facilitate the ability of the development team to obtain an easement to the development. It is clear that the State legislation that is the foundation of this apparent obligation, and associated liabilities, was intended for a different type of housing stock, i.e. mitigation of the State's unfathomable housing crises, which impacts low(er) income persons and not those that will be, ultimately, purchasing the types of housing products offered as part of the Western Meadows Subdivision. It is patently unjust and unreasonable for the City to be forced to take on these liabilities, as well as the associated potential litigation, and, most importantly, the utilization of the referenced legislation is not applicable to this type of housing stock.

2. The application and the July 1, 2021 Planning Commission's approval has, to date, not adequately addressed (all of) the requisite environmental mitigation of this development, including, in particular, the project's contribution to climate change and consumption of water. The conditions of approval need to be fortified to ensure that more than the absolute minimum is offered, but rather that adequate, verifiable measures are put in place to efficiently and effectively mitigate the negative impacts of this development. Mitigation of climate change based on a proposed construction and demolition (C&D) debris, for example, which is below the San Francisco Bay area average is not an effective, nor honest means and should not be represented as such. Mandating the use of green

building rating systems, such as the USGBC's LEED for Residential Construction certification system at a rating level above the CalGreen's code minimum, e.g. Platinum Level, as well as the verifiable accounting/evaluation of the project's overall contribution to climate change, on a component-by-component basis are some good first steps.

Thank you for your consideration.

Kevin Brooks



From: [Tiffany Carranza](#)
To: [Clerk; Carlyce Banayat](#)
Subject: Fw: Public Comment, Western Meadows
Date: Tuesday, September 7, 2021 3:58:48 PM

From: Steven Rosen <srosen@cityofnapa.org>
Sent: Tuesday, September 7, 2021 3:55 PM
To: Tiffany Carranza <tcarranza@cityofnapa.org>
Subject: FW: Public Comment, Western Meadows

Good afternoon.

Please include this in the record for tonight's hearing on Western Meadows.

Thank you.

Steven Rosen

Associate Planner, Planning Division

Community Development Department, City of Napa
1600 First Street, Napa, CA 94559

Phone (707) 257-9530

Email srosen@cityofnapa.org

Website www.cityofnapa.org

Social www.facebook.com/CityOfNapa

Planning Division Customer Service Update: City buildings re-opened to the public on July 6, 2021. We are open Monday through Thursday, from 8 AM to 5 PM; offices will be physically closed to the public on Fridays. Every day, including Friday, community members will still be able to access Planning staff and services by phone or by appointment. We respectfully ask that all visitors to our facilities please wear a mask when indoors, as the safety of our community and our staff is of the utmost importance. Due to current staffing levels, we encourage you to schedule an appointment prior to coming to the office. Most appointments can be handled via TEAMS or Zoom and will be scheduled accordingly. We are receiving live phone calls Monday through Thursday and strive to return calls within 24 hours. On Friday, please leave a detailed message including the address of the property you are inquiring about and we will call you back on Monday.

We accept new project submittals and resubmittals by email and do not require hard copy plans; payments can be mailed or dropped off at our office. For Code Enforcement-related issues, call the Code Enforcement Hotline at 707-257-9646. For more information, visit:
<https://www.cityofnapa.org/915/Coronavirus-COVID-19-Update>

From: Patrick L Burke [REDACTED] >
Sent: Tuesday, September 7, 2021 3:30 PM
To: Randy Gulate [REDACTED]
Cc: Steven Rosen <srosen@cityofnapa.org>; Katherine Zimmer <kzconnects@gmail.com>

Subject: Re: PLEASE PLACE THIS INTO PLANNING COMMISSION RECORD RE: Western Meadows PL 19-0048

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL]

Randy,

Since we have not heard any updates from you since your August 19th email, we are reaching out once again to keep our interests in your mind.

We understand the negotiating process, but we find it interesting that you keep suggesting 2-3 trees from our requested 4 Swan Hill fruitless olive trees. This issue is so minuet in the total size and scope of the Western Meadows development, we believe that one more tree shouldn't be dismissed.

We also cannot understand your proposed time frame of 1-3 years. We would like to have our issue resolve sooner than later as to mitigate our view during the construction phase of the project.

We, once again, hope that our request will be accepted and resolved as soon as possible so you can put this agreed upon condition of permit approval behind you and we can both move forward and co-exist as neighbors in good standing.

Thank you, and we look forward to your positive response.

Patrick and Katherine Burke

P.S. Congratulations on the progress you've made thus far. It seems the City Council meeting will go smoothly, and you will be on your way to getting the development started.

On Aug 19, 2021, at 8:03 PM, Randy Gularte <[REDACTED]> wrote:

Patrick

I will have to research the trees you are suggesting we would talking 2-3 trees plus not full grown trees.

I can not agree to paying you until our landscaper starts his work which may be 1-3 years as developments may occur earlier or later.

Thx

Randy g

Sent from my iPhone

On Aug 19, 2021, at 7:02 PM, Patrick L Burke
[REDACTED] > wrote:

Good Day Randy,

Yes, we did have a phone conversation regarding the placement of trees on the west side of our property. We are in agreement with the concept of me dealing directly with your landscape contractor and once the estimate is finalized the developer will issue me a check for reimbursement in full to exclude the liability on the developer's part.

What I am not in agreement with is your promotion of the choice of trees. The trees you suggest, which you are using in the development, are not within the scope of my existing backyard landscaping nor are they desirable for several reasons. What we want is four Swan Hill fruitless olive trees, 5-6 feet tall, 24 box, to pair with the existing olive tree, close to this location, which was planted years ago. (similar to the attached picture)

We can source the trees and talk directly to your landscaper to provide you with a total cost estimate for approval and reimbursement prior to purchase and planting.

We also would like to move forward faster than your 1-3 year time frame to establish the planting and allow some growth for view shielding.

I would hope that our suggestion is met with agreement and we both can move forward and co-exist as good neighbors.

Thank you Randy,

Pat & Katherine Burke

<5ft+to+6ft+x+4ft+Fruitless.JPG>

On Aug 18, 2021, at 1:47 PM, Randy Gularte
<[\[REDACTED\]](#)> wrote:

Patrick just to confirm our phone call yesterday
You would like to have 2-3 trees of the same type that we
are putting on our side of the lot 6 onto your west side of

your property at the developers expense.
We can do that but when our landscaper is doing the landscaping on our side we will have him give us bid to put 2-3 trees on your side and then we will give you a check for that amount and you deal with the landscaper directly for when and where you want the trees to be placed. This could occur within the next 1-3 years depending on many factors. This eliminates any liability on our part if something goes wrong putting trees on someone else's property.
Please confirm the above is accurate.

Randy A. Gualarte

Golden Gate Sotheby's International Realty

Broker Associate

LIC #00458347



<5ft+to+6ft+x+4ft+Fruitless.JPG>

From: [Steven Rosen](#)
To: [Clerk](#)
Subject: FW: PLEASE PLACE THIS INTO PLANNING COMMISSION RECORD RE: Western Meadows PL 19-0048
Date: Tuesday, September 7, 2021 5:31:57 PM

Steven Rosen

Associate Planner, Planning Division

Community Development Department, City of Napa

1600 First Street, Napa, CA 94559

Phone (707) 257-9530

Email srosen@cityofnapa.org

Website www.cityofnapa.org

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From: Randy Gualarte [REDACTED]
Sent: Tuesday, September 7, 2021 4:48 PM
To: Patrick L Burke [REDACTED]
Cc: Steven Rosen <srosen@cityofnapa.org>; Katherine Zimmer <kzconnects@gmail.com>
Subject: Re: PLEASE PLACE THIS INTO PLANNING COMMISSION RECORD RE: Western Meadows PL 19-0048

[EXTERNAL]

Patrick and Katherine

I agreed to 2-3 trees not 4 nor that you would want 24 box Olive trees. I was thinking to put in the same as we were planting on the buffer side

Also the reason for the delay in planting is there are many factors involved in a project such as it is less expensive to be done when project is being done scales of economy

Also there is never a guarantee that a project will be developed -the market could crash, interest rates skyrocket, the developer gets out of the business

So I appreciate your comments especially the PS but this is the way things are done
Thx
Randy g

Sent from my iPhone

On Sep 7, 2021, at 3:29 PM, Patrick L Burke [REDACTED] > wrote:

Randy,

Since we have not heard any updates from you since your August 19th email, we are reaching out once again to keep our interests in your mind.

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Pat & Katherine Burke

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<r.gularte@ggsir.com> wrote:

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Randy A. Gularte

Golden Gate Sotheby's International Realty

Broker Associate

LIC #00458347



<5ft+to+6ft+x+4ft+Fruitless.JPG>

SHEET NOTES

- 1 Front Entry / Porch, typ. See Architectural Plans.
- 2 Retaining wall. See Civil Plans.
- 3 Bio-Retention. See Civil Plans.
- 4 Concrete Driveway. See Civil Plans
- 5 Street Light, typ.
- 6 Screen Planting

MATERIALS LEGEND

- Solid Fence - Wood
- Open Fence - Hogwire Panels
- Gate
- Street Light
- Asphalt Pavement
- Concrete Front Walk
- Planting Area

HOME MODEL LEGEND

- 1 Wyatt Earp
- 2 Wyatt Earp with Studio
- 3 Cisco Kid
- 4 Annie Oakley
- 5 Buffalo Bill
- 6 Maverick



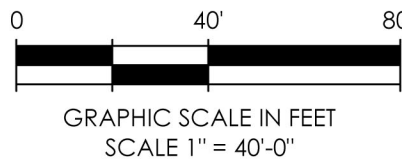
STREET TREE LEGEND

Street Trees may include the following:

PLANT LEGEND

BOTANICAL NAME COMMON NAME	SIZE
Large Trees	
Acer rubrum Red Maple	15 gal
Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	24" box
Quercus agrifolia Coast Live Oak	24" box
Small to Medium Trees	
Acer buergerianum Trident Maple	15 gal
Cercis occidentalis Western Redbud	15 gal
Laurus nobilis Sweet Bay	15 gal
Existing Tree to Remain and Protect in Place (See arborist report)	
Existing "Protected" Tree to be Removed (2 Protected Coast Live Oaks to be removed and replaced with 2 Coast Live Oaks)	
BIO-RETENTION	
Carex divulsa Grassland Sedge	1 gal
Juncus patens Blue Rush	1 gal
Mahonia pinnata California Holly Grape	5 gal
Rosa californica California Wild Rose	5 gal

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landscape
architects, inc.

PRELIMINARY LANDSCAPE PLAN
MAY, 2019

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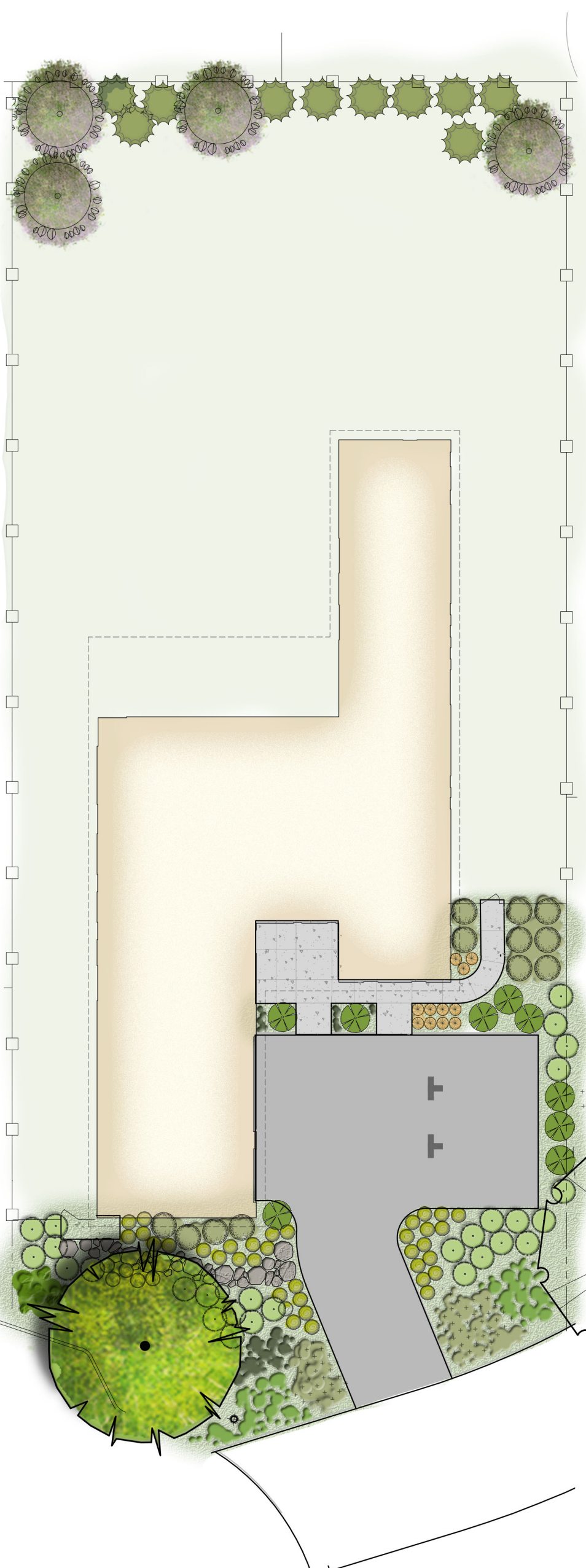
LOT #1
WYATT EARP WITH STUDIO

SCALE: 1"= 20'-0"



LOT #2
WYATT EARP

SCALE: 1"= 20'-0"



LOT #3
CISCO KID

SCALE: 1"= 20'-0"

PLANT LEGEND

BOTANICAL NAME COMMON NAME	SIZE
LARGE STREET TREES	
Acer rubrum Red Maple	15 gal
Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	24" box
Quercus agrifolia Coast Live Oak	24" box
SMALL STREET TREES	
Acer buergerianum Trident Maple	15 gal
Cercis occidentalis Western Redbud	15 gal
Laurus nobilis Sweet Bay	15 gal
SPECIMEN TREES	
Agonis flexuosa 'After Dark' Dark Peppermint Willow	15 gal
Cornus nuttallii Pacific Dogwood	15 gal
Cotinus coggygria Smoke Tree	15 gal
SHRUBS AND PERENNIALS	
Callistemon 'Little John' Dwarf Bottlebrush	5 gal
Ceanothus 'Concha' California Lilac	5 gal
Dianella 'Clarity Blue' Flax Lily	1 gal
Heteromeles 'Davis Gold' Golden Toyon	15 gal
Lomandra longifolia 'Breeze' Dwarf Mat Rush	5 gal
Myrica californica Pacific Wax Myrtle	15 gal
Muhlenbergia rigens Deer Grass	5 gal
Pennisetum orientale Chinese Fountain Grass	1 gal
Rhamnus californica 'San Bruno' Coffeeberry	5 gal
Sesleria autumnalis Autumn Moor Grass	1 gal
GROUND COVER	
Baccharis 'Twin Peaks' Dwarf Coyote Brush	5 gal
Grevillea laniger 'Coastal Gem' Grevillea	5 gal
BIO-RETENTION	
Carex divisa Grassland Sedge	1 gal
Juncus patens Soft Rush	1 gal
Mahonia pinnata California Holly Grape	5 gal
Rosa californica California Wild Rose	5 gal



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PLANTING PLAN

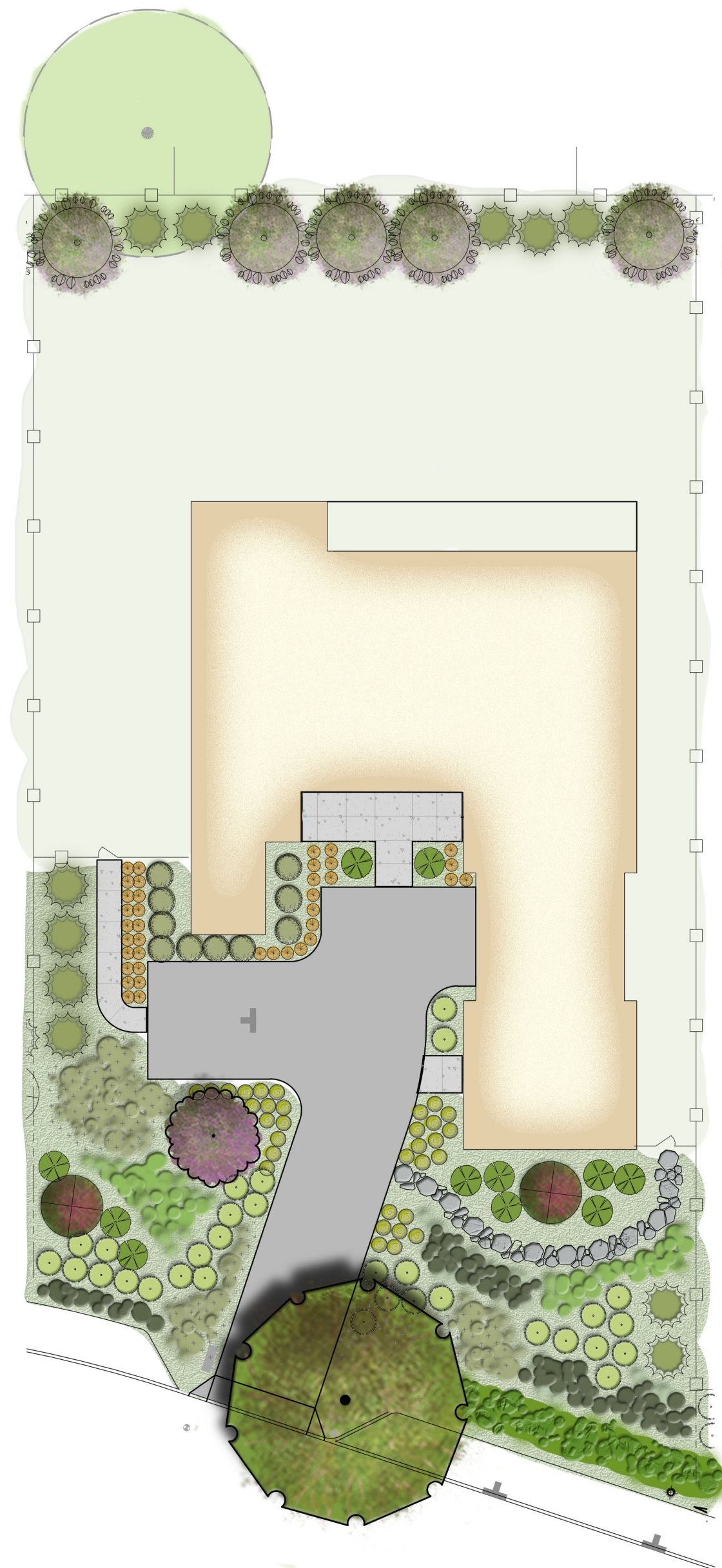
WESTERN MEADOWS
CALIFORNIA

DATE: 04/05/11
REVISED: 06/25/20

FILE NO: 1815

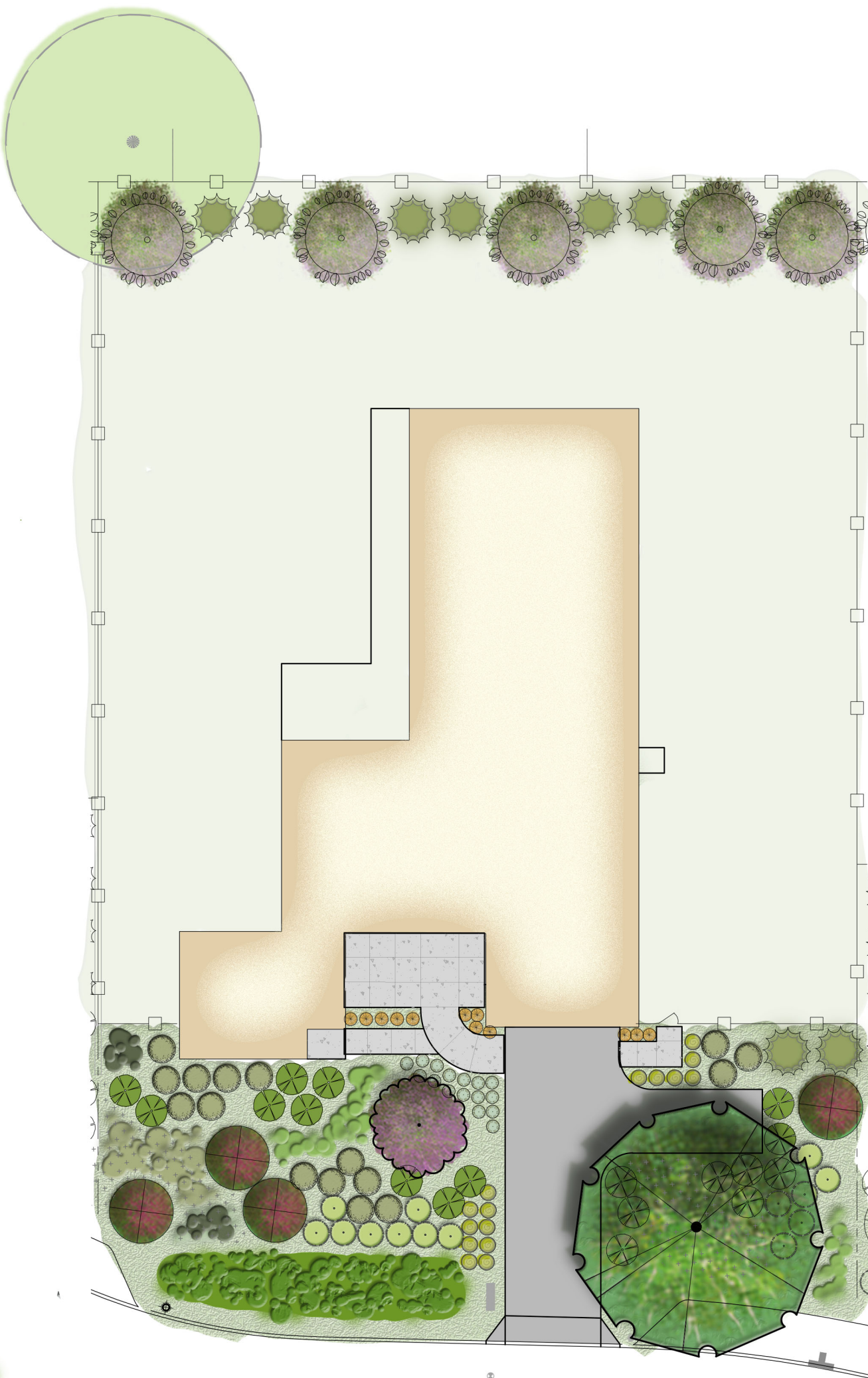
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SHEET NO:
L2.0
OF 6



LOT #4
WYATT EARP

SCALE: 1"= 20'-0"



LOT #5
MAVERICK

SCALE: 1"= 20'-0"



LOT #6
BUFFALO BILL

SCALE: 1"= 20'-0"

PLANT LEGEND

BOTANICAL NAME
COMMON NAME

SIZE

LARGE STREET TREES

Acer rubrum
Red Maple 15 gal

Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo 24" box

Quercus agrifolia
Coast Live Oak 24" box

SMALL STREET TREES

Acer buergerianum
Trident Maple 15 gal

Cercis occidentalis
Western Redbud 15 gal

Laurus nobilis
Sweet Bay 15 gal

SPECIMEN TREES

Agonis flexuosa 'After Dark'
Dark Peppermint Willow 15 gal

Cornus nuttallii
Pacific Dogwood 15 gal

Cotinus coggygria
Smoke Tree 15 gal

SHRUBS AND PERENNIALS

Callistemon 'Little John'
Dwarf Bottlebrush 5 gal

Ceanothus 'Concha'
California Lilac 5 gal

Platanella 'Clarity Blue'
Flax Lily 1 gal

Heteromeles 'Davis Gold'
Golden Toyon 15 gal

Lomandra longifolia 'Breeze'
Dwarf Mat Rush 5 gal

Myrica californica
Pacific Wax Myrtle 15 gal

Muhlenbergia rigens
Deer Grass 5 gal

Pennisetum orientale
Chinese Fountain Grass 1 gal

Rhamnus californica 'San Bruno'
Coffeeberry 5 gal

Sesleria autumnalis
Autumn Moor Grass 1 gal

GROUND COVER

Baccharis 'Twin Peaks'
Dwarf Coyote Brush 5 gal

Grevillea laniger 'Coastal Gem'
Grevillea 5 gal

BIO-RETENTION

Carex divisa
Grassland Sedge 1 gal

Juncus patens
Soft Rush 1 gal

Mahonia pinnata
California Holly Grape 5 gal

Rosa californica
California Wild Rose 5 gal

0 20' 40'

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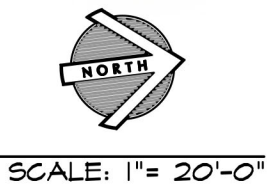
PRELIMINARY
PLANTING PLAN

WESTERN MEADOWS
CALIFORNIA
NAPA

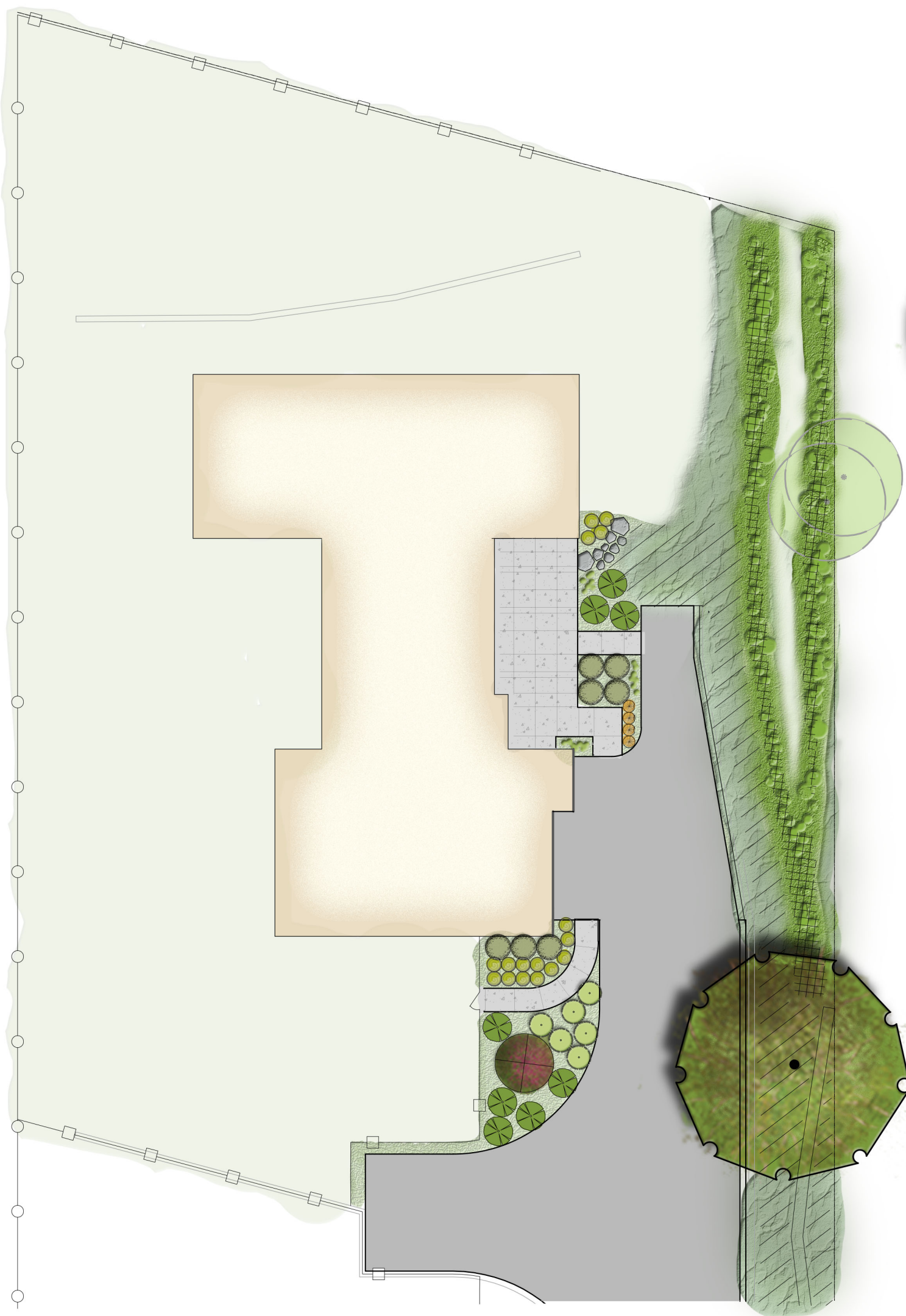
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REVISED: 06/25/20
FILE NO: 18/5
JOB NO: 18/5
SHEET NO:
L2.1
OF 6



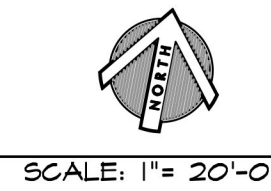
LOT #10
ANNIE OAKLEY



LOT #11
BUFFALO BILL



LOT #12
ANNIE OAKLEY



PLANT LEGEND

BOTANICAL NAME
COMMON NAME

SIZE

LARGE STREET TREES

Acer rubrum
Red Maple 15 gal

Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo 24" box

Quercus agrifolia
Coast Live Oak 24" box

SMALL STREET TREES

Acer buergerianum
Trident Maple 15 gal

Cercis occidentalis
Western Redbud 15 gal

Laurus nobilis
Sweet Bay 15 gal

SPECIMEN TREES

Agonis flexuosa 'After Dark'
Dark Peppermint Willow 15 gal

Cornus nuttallii
Pacific Dogwood 15 gal

Cotinus coggygria
Smoke Tree 15 gal

SHRUBS AND PERENNIALS

Callistemon 'Little John'
Dwarf Bottlebrush 5 gal

Ceanothus 'Concha'
California Lilac 5 gal

Dianella 'Clarity Blue'
Flax Lily 1 gal

Heteromeles 'Davis Gold'
Golden Toyon 15 gal

Lamandra longifolia 'Breeze'
Dwarf Mat Rush 5 gal

Myrica californica
Pacific Wax Myrtle 15 gal

Muhlenbergia rigens
Deer Grass 5 gal

Pennisetum orientale
Chinese Fountain Grass 1 gal

Rhamnus californica 'San Bruno'
Coffeeberry 5 gal

Sesleria autumnalis
Autumn Moor Grass 1 gal

GROUND COVER

Baccharis 'Twin Peaks'
Dwarf Coyote Brush 5 gal

Grevillea laniger 'Coastal Gem'
Grevillea 5 gal

BIO-RETENTION

Carex divisa
Grassland Sedge 1 gal

Juncus patens
Soft Rush 1 gal

Mahonia pinnata
California Holly Grape 5 gal

Rosa californica
California Wild Rose 5 gal

RIPARIAN AREA PLANT LEGEND

Arctostaphylos uva-ursi
Bearberry 5 gal

Rhamnus californica
Coffeeberry 5 gal

Ribes sanguineum
Red Flowering Currant 5 gal

Rosa californica
California Wild Rose 5 gal

MITIGATION AREA PLANT LEGEND

Juncus patens
California Gray Rush 1 gal

Carex densa
Dense Sedge 1 gal

Eleocharis macrostachya
Common Spike Rush 1 gal



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