



CITY OF NAPA

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

MEETING MINUTES - Final

CITY COUNCIL

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

Tuesday, July 17, 2018

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

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

1.A. Roll Call:

Present: 5 - Councilmember Gentry, Councilmember Krider, Councilmember Sedgley, Vice Mayor Mott, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Under Changes to the Agenda:

City Clerk Roberts stated that due to conflicting times noticed in the legal advertisement and mailed notices for Consent Hearing Item 7B, staff requested that City Council open and accept public comment in the afternoon for Consent Hearing Item 7B and continue it to the Consent Hearings in the Evening Session for further public comment and final action.

City Attorney Barrett stated he had a financial conflict on Consent Hearing Item 7B due to his ownership of property within 500 feet of the subject property; and therefore recused from participation in that item.

Supplemental Reports:

Item 6.B., Item 8.A., Item 8.B.

- PowerPoint presentation by city staff.

10. CLOSED SESSION:

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

3. SPECIAL PRESENTATIONS:

3.A. [1465-2018](#) Recognition of Mike Parness, City Manager

Mayor Techel and members of City Council read the proclamation honoring Mike Parness, City Manager, on the occasion of his retirement from the City. Councilmembers praised Mr. Parness for his many positive contributions to the City of Napa.

Amanda Steiner, with Service Employees International Union (SEIU), who was joined by a number of City employees, commented positively regarding City Manager Parness' fairness and assistance throughout his tenure.

4. PUBLIC COMMENT:

Harris Nusbaum, resident, commented on the defeat of Measure C and stated that the City should take a step back from approving further developments.

Susan Rushinghart, resident, commented on the defeat of Measure C; suggested that a pedestrian bridge over Salvador Creek be built, and voiced concern regarding placement of small cell antennas in the City.

James Hinton, resident, asked for the status of the Civic Center public and private development.

In response to the concerns voiced regarding Measure C, Mayor Techel stated that productive meetings were occurring with city and county representatives concerning municipal watersheds.

5. CONSENT CALENDAR:

Note: After the approval of the Consent Calendar, Mayor Techel acknowledged Mr. Gary Woodruff, who was appointed to the Napa Valley Citizen Advisory Committee as the City's representative.

Approval of the Consent Agenda

A motion was made by Councilmember Gentry, seconded by Councilmember Krider, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

5.A. [1485-2018](#) Appointment of Interim City Manager

Adopted Resolution R2018-087 appointing Steve Potter as Interim City Manager effective July 28, 2018.

Enactment No: R2018-087

- 5.B.** [1486-2018](#) Special City Council Meeting Minutes
- Approved the June 22, 2018 and the July 6, 2018 Special City Council Meeting Minutes.
- 5.C.** [1454-2018](#) Napa Valley Transportation Authority (NVTa) Citizen Advisory Committee (CAC) Membership
- Approved the recommended appointment of Gary Woodruff as the City of Napa representative to the Napa Valley Transportation Authority (NVTa) Citizen Advisory Committee (CAC) for a two-year term to begin the date of the approval by the Napa Valley Transportation Authority Board of Directors.
- 5.D.** [1462-2018](#) Environmental Review Services for the Napa Oaks II Subdivision
- Adopted Resolution R2018-088 authorizing the City Manager to execute Amendment No. 2 to Agreement No. C2013 22, in the amount of \$4,850, for services performed by Lamphier-Gregory for the environmental impact report for the denied Napa Oaks II Subdivision, and authorize the associated budget adjustment.
- Enactment No: R2018-088
- 5.E.** [1468-2018](#) Senior Activity Center - Phase 1 Renovation; Architectural and Engineering Design Services
- Approved Amendment No. 1 to Agreement No. C2017 112 with Napa Design Partners, LLC, for architectural and engineering design services for the Senior Activity Center - Phase 1 Renovation (FC16PR01) in the increased amount of \$71,200 for a total contract amount not to exceed \$213,650, authorize the Public Works Director to execute the amendment on behalf of the City, and determine that the actions authorized by this item are exempt from CEQA.
- 5.F.** [1471-2018](#) Monthly Budget and Investment Statement
- Received and file the Monthly Budget and Investment Statement as of May 31, 2018.
- 5.G.** [1473-2018](#) Public Safety Dispatching Services Provided to the American Canyon Fire Protection District
- Adopted Resolution R2018-089 authorizing the City Manager to execute a one-year contract amendment for Public Safety Dispatching Services between the City of Napa and the American Canyon Fire Protection District (ACFPD).
- Enactment No: R2018-089
- 5.H.** [1481-2018](#) Parking Citation Processing Services Agreement.
- Authorized the Police Chief to execute Amendment 4 to Agreement C2013 11 with Data Ticket, Inc., to process requests from indigent persons for payment plans for parking violations, in compliance with recent changes to the California Vehicle Code.

5.I. [1477-2018](#) Grant from California Fire Foundation

Adopted Resolution R2018-090 authorizing the Fire Chief to accept a grant from the California Fire Foundation, via Pacific Gas & Electric Company (PG&E) in the amount of \$15,000, and authorizing an additional appropriation to the Fire Department Budget.

Enactment No: R2018-090

5.J. [1475-2018](#) Establishment of Department Head Position for Utilities Director

Approved the second reading and final passage, and adopted Ordinance O2018-009 amending Napa Municipal Code Title 2 by enacting a new Chapter 2.42 to establish a new appointive officer and department head position for the Utilities Director; and by amending Chapters 2.12, 2.40, 2.46, 2.48, and 2.52 to update the list of appointive officers and department heads.

Enactment No: O2018-009

5.K. [1483-2018](#) Compensation and Benefits for New Utilities Director Position as a Member of the City Executive Staff

Adopted Resolution R2018-091 approving revisions to the Executive Compensation and Terms of Employment Summary, to add the Utilities Director Position as a Member of the City Executive Staff

Enactment No: R2018-091

5.L. [1476-2018](#) HOME Funding Application

Adopted Resolution R2018-092 authorizing the submittal of an application to the California State Department of Housing and Community Development for funding in an amount up to \$1,000,000 under the HOME Investment Partnership Program.

Enactment No: R2018-092

5.M. [1484-2018](#) Vacation and Abandonment of Easement and Right of Way for Pipe Line Purposes Within Silverado Country Club; Located Northwest of Hillcrest Drive

Adopted Resolution R2018-93 authorizing Summary Vacation and Abandonment of a Pipe Line Easement and Right of Way on property owned by Silverado Resort Investment Group, LLC (APNs 060-010-001 and 061-131-003), and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2018-093

6. ADMINISTRATIVE REPORTS:

6.A. [1426-2018](#) League of California Cities Voting Delegate

Mayor Techel suggested that Vice Mayor Mott be appointed Delegate with Councilmembers Sedgley and Gentry appointed as first and second alternate, based on length of service.

Councilmember Sedgley moved, seconded by Councilmember Gentry, to appoint Vice Mayor Mott as the Voting Delegate, and Councilmember Sedgley as first alternate; Councilmember Gentry as second alternate.

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

6.B. [1436-2018](#) Homeless System Update

Lark Ferrell, City of Napa Housing Manager, and Nui Bezaire, the City/County Homeless Services Coordinator, provided an update. Issues discussed included operational areas of focus, a "Point in Time" number of sheltered and unsheltered individuals, the transition of the Drop-In Services from the Hope Center to the South Napa Shelter, the Family Shelter, and the strategies for expanding the housing inventory and next steps.

Emma Moyer, Program Manager, with Abode Services talked about success stories and introduced other members of the team.

Ms. Bezaire responded to City Council questions.

6.C. [1488-2018](#) State Route 29 Northbound First Street Ramps and California Boulevard Roundabouts Project; Budget Appropriation to Support Amendment to the Cooperative Agreement between City and Caltrans (City Agreement No. C2015 157)

Vice Mayor Mott announced a financial conflict due to his ownership of real property within 500 feet of the project boundaries. Mr. Mott then exited the Council Chambers. (4:41 p.m)

Public Works Senior Engineer John Ferons provided details regarding the request for the additional budget appropriation. Following his report, he responded to questions from City Council.

Councilmember Gentry moved, seconded by Councilmember Sedgley, to adopt Resolution R2018-094 authorizing a budget appropriation in the amount of \$2,300,000 for the State Route 29 Northbound First Street Ramps and California Boulevard Roundabouts Project (ST14PW02), and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action. The motion was carried by the following vote:

Aye: 4 - Gentry, Krider, Sedgley, and Techel

Recused: 1 - Mott

Enactment No: R2018-094

7. CONSENT HEARINGS:

Vice Mayor Mott returned to the meeting at 4:56 p.m.

Mayor Techel called for public testimony, for the Consent Hearing Items. There were no requests to speak. The public hearing for Item 7A was closed; the public hearing for Item 7B was continued to the Evening Session under Consent Hearings.

7.A. [1451-2018](#) Community Development Block Grant (CDBG) Program Annual Action Plan

Councilmember Gentry moved, seconded by Councilmember Krider, to adopt Resolution R2018-095 adopting the Community Development Block Grant (CDBG) Fiscal Year 2018-2019 Annual Action Plan (the "Annual Action Plan") and program budget, approving program certifications, and authorizing the City Manager to execute all documents. The motion was carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-095

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

Mayor Techel called for public comment; there were no requests to speak. The item was continued to Evening Session Consent Hearings.

Enactment No: R2018-096

8. PUBLIC HEARINGS/APPEALS:

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

Indexes: Election ; Ballot Measure

Lark Ferrell, Housing Manager provided information with regard to the resolution to submit a ballot measure for the one percent increase to Transient Occupancy Tax (TOT) for workforce and affordable housing, and the resolution calling for the Election of two councilmembers, the TOT ballot measure and the consolidation for election services from the County of Napa.

Dorothy Roberts, City Clerk, provided further information regarding the procedures to accept arguments and rebuttals.

There were no Council questions. Mayor Techel called for public comment.

James Hinton, resident, provided various alternatives to the ballot measure and the 2/3 voter required approval for a special tax.

There were no further comments.

A motion was made by Councilmember Krider, seconded by Vice Mayor Mott, to close the public hearing. The motion was carried unanimously.

Councilmember Sedgley stated he has questioned whether the jurisdictions would be better served submitting a general tax rather than a special tax, but would support the motion as presented.

A motion was made by Councilmember Krider, seconded by Vice Mayor Mott, to
1) Approve the second reading and final passage, and adopt Ordinance
O2018-010 amending Napa Municipal Code Title 3 by enacting a new Chapter
3.22 to establish a one percent Transient Occupancy Special Tax for Affordable
and Workforce Housing.

2) Adopted Resolution R2018-097 ordering the submission of a Ballot Measure to the Qualified Electors of the City of Napa at the November 6, 2018 General Municipal Election regarding the proposed Ballot Measure F, amending Napa Municipal Code Title 3 by enacting a new Chapter 3.22 to establish a one percent Transient Occupancy Special Tax for Affordable and Workforce Housing; and authorizing related actions including the City Council's authorization of ballot arguments, and directing the City Attorney to prepare the impartial analysis.

3) Adopted Resolution R2018-098 Calling and Giving Notice of a General Municipal Election to be held on Tuesday, November 6, 2018, for the purpose of electing two members of City Council; and submitting one ballot measure to the voters to consider an amendment to Napa Municipal Code Title 3 relating to the establishment of a one percent Transient Occupancy Special Tax for the purpose of providing affordable and workforce housing; requesting the Napa County

Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election; and requesting the Napa County Registrar of Voters render specified services to the City relating to the conduct of the General Municipal Election.. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: O2018-010 R2018-097 R2018-098

8.B. [1474-2018](#)

Affordable Housing Impact Fees Ordinance Amendment Regarding Residential Units 500 Square Feet or Less

Rick Tooker, Community Development Director provided the introduction to the staff report; Lark Ferrell, Housing Manager provided further information regarding the first reading of the ordinance.

There were no public comments.

Vice Mayor Mott moved to close the public hearing, seconded by Vice Mayor Sedgley. The motion was carried unanimously.

Brief City Council comments ensued.

A motion was made by Councilmember Sedgley, seconded by Councilmember Gentry, to approve the first reading and introduction of an Ordinance amending Napa Municipal Code Chapter 15.94 ("Affordable Housing Impact Fees") to include units that are 500 square feet or less within the definition of "affordable units" and to make minor clarifications; and determining that the actions authorized by this Ordinance were adequately analyzed by a previous CEQA action.. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

9. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Sedgley stated he would like to see the Workshop on small cell sites move forward. Mayor Techel stated members of staff have been out of the office and have not yet been able to schedule the date and time.

10. CLOSED SESSION:

10.A. [1493-2018](#)

City Attorney Barrett announced the following Closed Session items:

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

CITY COUNCIL RECESS 5:23 P.M.**6:30 P.M. EVENING SESSION****11. CALL TO ORDER: 6:30 P.M.****11.A. Roll Call:**

Present: 5 - Councilmember Gentry, Councilmember Krider, Councilmember Sedgley, Vice Mayor Mott, and Mayor Techel

12. PLEDGE OF ALLEGIANCE:

13. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Roberts announced the following supplemental material:

17. PUBLIC HEARINGS/APPEALS:**Item 17.A. Trinitas Mixed Use Project.**

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

Note: the following information was received during or after the meeting:

15. PUBLIC COMMENT:

- Handout from William J. Harris dated July 17, 2018, regarding "Questions to Napa City Council VERIZON Small Cell Project".

17. PUBLIC HEARINGS/APPEALS:**Item 17.A. Trinitas Mixed Use Project.**

- Memo from Rick Tooker, Community Development Director dated July 17, 2018, regarding Trinitas Mixed Use Project Affordable Housing Alternative Equivalent Proposal.
- Letter from Anthony K. Zand, The Busch Firm, on behalf of applicant Pacific Hospitality Group, dated July 17, 2018, regarding "Revised Trinitas Mixed-Use Project Affordable Housing Alternative Proposal."

14. REPORT ACTION TAKEN IN CLOSED SESSION:

There was no reportable action from Closed Session.

15. PUBLIC COMMENT:

Bill Harris, resident, asked various questions concerning the Verizon Small Cell project, and discussed health risks, radiation patterns, and costs.

Lin Marie DeVincent, speaking on behalf of the Napa Neighborhood Association stated the group opposes the small cell tower placement in the City of Napa and read her comments into the record.

Mayor Techel thanked the speakers, and stated Public Works would be organizing the meeting with residents. She stated it would not be a Council meeting; however, there would be City Council representation.

16. CONSENT HEARINGS:

At the request of Councilmember Sedgley, Item 16 A was pulled for discussion.

[1461-2018](#)

Designation of 4036 Browns Valley Road as Listed Resource on the City's Historic Resources Inventory (HRI)

Continued from Afternoon Session.

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

Councilmember Krider moved to close the public hearing, seconded by Councilmember Gentry. The motion was carried unanimously.

A motion was made by Councilmember Krider, seconded by Councilmember Gentry, to adopt Resolution R2018-096 approving the designation of the property located at 4036 Browns Valley Road as a Listed Resource on the City's Historic Resources Inventory; and determining that the action is exempt from the requirements of CEQA.

Enactment No: R2018-096

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

Mike Allen, Planner, reported that staff recommended approval of the two-year extension. Mayor Techel called for public comment, there was none.

A motion was made by Councilmember Sedgley to close the public hearing, seconded by Councilmember Gentry. The motion was carried unanimously.

Councilmember Sedgley voiced concern about continual extension. He stated this project was first extended in 2005. He questioned whether a five-acre parcel with five homes was the best use of land. Discussion ensued.

Mr. Allen stated it was a hillside lot and therefore was at maximum density as presented.

A motion was made by Councilmember Gentry, seconded by Councilmember Mott, to adopt Resolution R2018-099 approving a two-year extension of the Use Permit, Design Review Permit, and Tentative Map for the previously approved Los Robles Subdivision at 21 Los Robles Drive and determining that the action is exempt from the requirements of the California Environmental Quality Act. The motion was carried by the following vote:

Aye: 4 - Gentry, Krider, Mott, and Techel

No: 1 - Sedgley

Enactment No: R2018-099

17. PUBLIC HEARINGS/APPEALS:

17.A. [1466-2018](#)

Trinitas Mixed Use Project, Proposed Development of a Dual Branded Hotel, Winery and Office Building on a 11.55 acre site located at 2650 Napa Valley Corporate Drive

The Mayor and Council announced any applicable disclosures. Mayor Techel introduced the hearing.

Contract Planner Victor Carniglia provided details of the project, which included proposed hotel, winery, office space, parking and site access. He then reviewed the background of the project, which began in 2016. He stated in May of this year, after a previous meeting on the subject, the Planning Commission recommended approval.

Erin Morris, Planning Manager, stated the Planning Commissioners felt an important issue facing the project was the issue of affordable housing. Mr. Carniglia completed the report by providing further information regarding key issues that were raised during the Planning Commission's hearings.

Mr. Carniglia stated Shawna Shaffner, CEO of CAA Consultants and the City's environmental consultant, was present to respond to questions regarding the environmental reports.

Mr. Tony Zand, representing Pacific Hospitality Group, speaking on behalf of the applicants, provided information on the project components in detail. He stated that they have been working with the City on an alternative housing alternative and they have agreed to partner with Caritas, a nonprofit group, to deliver affordable housing. *(See supplemental information provided as a late communication: Memo from Ms. Morris dated July 17, 2018 re: Trinitas Mixed Use Project Affordable Housing Alternative Equivalent Proposal, and letter from the Busch Law Firm dated July 17, 2018 re: Revised Trinitas Mixed Use Project Affordable Housing Alternative Proposal.)* He discussed steps that have been taken to provide the alternative housing alternative.

Mayor Techel asked Ms. Morris to provide information regarding the conditions that staff was requesting Council to consider.

Ms. Morris explained the conditions of approval. She stated the goal of one of the conditions was to align the affordable levels of the units with the income levels of the employees that would work at the site.

Mayor Techel called for public comment.

Christina Caro, Attorney with Adams Broadwell, et al, speaking on behalf of "Napa Residents for Responsible Development", asked Council to

send the project back for additional environmental review. She stated that the City needed to review this project in total with the existing projects, and that there was a need to provide mitigation measures for loss of habitat for Swainson's hawks.

Sharon Macklin, resident and member of Napa Housing Coalition, thanked Trinitas for their leadership by proposing the alternative equivalent housing, but added that the percentage of required units in the current ordinance was not enough.

Chuck Shinnaman, resident and member of Napa Housing Coalition, stated there was not consistency with regard to the number of affordable units required in the various studies performed for the City.

Bob Massaro, member of the Housing Coalition, also thanked the applicant for the proposed alternative but stated the studies needed to be reconciled to determine what the true number of units were that should be required.

Bernie Narvaez, resident, spoke in favor of the project and stated there was a need for affordable housing and that the project would increase revenue through Transient Occupancy taxes.

Mr. Zand, speaking on behalf of the applicant, provided clarifying details of the project, the alternative equivalent, and their commitment to their employees.

There were no more requests to speak.

Councilmember Krider moved to close the public hearing, seconded by Councilmember Gentry. The motion was carried unanimously.

In response to a request from Councilmember Gentry, Randy Redwitz, the CEO of Caritas Corporation, provided further information regarding the affordable housing component of the project and verified that the units would be modular homes.

In response to a question from City Council, Mr. Zand explained that fewer employees were required for this project due to many factors, including longer stays, less volume of guests, the AC Hotel component, and no full restaurant.

Councilmember Mott stated he struggled with the community impact, and asked Mr. Zand to provide further information. Mr. Zand stated their company had experience in estimating number of employees needed for

AC hotels. Councilmember Mott asked Mr. Zand about the wages for employee at Trinitas property. Mr. Zand responded that they participate in an annual hospitality survey and use that information to provide fair wages and excellent benefits. Mr. Zand stated they have complied with the reduction of the project per the Planning Commission request, and have provided a commitment for additional affordable housing.

Councilmember Krider asked for clarification on the environmental report. Ms. Shaffner stated the applicant's representation of the number of employees they anticipate. was in line with the more specific BAE study.

Councilmember Sedgley asked about the applicant credit for the undergrounding. Mr. Carniglia stated that the applicant would get a credit but not the full credit. Councilmember Sedgley asked if the undergrounding credit would be better used in another manner. He asked for clarification regarding the swainson hawk and the "piecemealing" that Ms. Caro referred to under public comment. He stated he felt it was a good project and the positives outweighed the negatives.

Ms. Shaffer, environmental consultant, explained there was exhaustive information in the EIR about the swainson hawks which was addressed with Mitigation Measure 505, and required mitigation measures within ½ mile radius of the project. She stated Ms. Caro's reference to "piecemealing" related to the suggestion that the Meritage Resort project which opened in 2006 should have been combined with this Meritage Commons project was not correct and that the EIR provides a comprehensive analysis of all the issues.

Councilmember Gentry commented positively on the project and talked about the highest and best use at the corporate industrial parks.

Councilmember Mott responded by stating there were many companies currently at the Industrial Park, adding he felt that 250 additional rooms was not good for the community when there were empty storefronts.

Mayor Techel stated she felt the Meritage had supported downtown by providing shuttle service and emphasized that the City should have a variety of hotel products to serve various demographics. She stated the applicant has provided something more to get more housing built, and instead of building two units with affordable housing fee, the applicant has offered to build 12 units. They have come back with something different and creative.

City Attorney Barrett provided a summary of the three actions before City Council, adding that the last resolution, approving the use permit, would

be ***as amended***, as provided in the Memo from the Community Development Director, which adds a new section to the Resolution approving and adding the Alternative Equivalenced Proposal and amending the Condition of Approval 35(d) in Section 5 of the Resolution as shown in the memo.

A motion was made by Councilmember Gentry, seconded by Councilmember Krider, to:

- (1) Adopt Resolution R2018 100 certifying the Environmental Impact Report for the Trinitas Mixed Use Project at 2650 Napa Valley Corporate Drive (APNS 046-640-009, 019, 020), adopting certain Findings of Fact and a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program; and
- (2) Deny the application for an ordinance approving a Planned Development (PD) Overlay District to establish development standards for the Trinitas Mixed Use Project at 2650 Napa Valley Corporate Drive (APNS 046-640-009, 019, 020) and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and
- (3) Adopt Resolution R2018-101 as amended, approving Use Permits for the proposed hotel and winery uses and a Design Review Permit for the mixed use project at 2650 Napa Valley Corporate Drive (APNS 046-610-009, 019, 020) and amended as provided in "Exhibit A" to the memorandum from Rick Tooker, Community Development Director, dated July 17, 2018, by adding a new section to approve the Alternative Equivalent Proposal adding the affordable housing; and to amend the Condition of Approval 35(d) in Section 5 of the Resolution to implement the Alternative Equivalent Proposal.

Enactment No: R2018-100, R2018-101

18. COMMENTS BY COUNCIL OR CITY MANAGER:

None.

19. ADJOURNMENT: 8:34 P.M

Submitted by:

Dorothy Roberts, City Clerk