

RESOLUTION R2026-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) APPROVING THE 2027 ANNUAL REPORT, BUDGET AND ADVISORY BOARD FOR THE DOWNTOWN PARKING ASSESSMENT AREA; (2) DECLARING ITS INTENT TO LEVY ASSESSMENTS AND AUTHORIZING THE CITY CLERK TO SCHEDULE A PUBLIC HEARING ON JUNE 16, 2026, TO LEVY ASSESSMENTS IN ACCORDANCE WITH NAPA MUNICIPAL CODE CHAPTER 3.30; AND (3) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM CEQA

WHEREAS, pursuant to California Streets and Highways Code Section 36500, et seq., as codified in Napa Municipal Code (“NMC”) Chapter 3.30, and City Agreement No. 9354 between the City of Napa and the Napa Downtown Association (“NDA”), the City Council reviews the annual report and budget for the Downtown Parking Assessment Area (“DPAA”) and authorizes the levying of assessments upon businesses within the DPAA, as identified on Exhibit “B,” attached hereto and incorporated herein by reference; and

WHEREAS, the NDA Advisory Board caused to be prepared and submitted to the City the DPAA 2027 Annual Report and Budget, attached hereto as Exhibit “A,” and incorporated herein by reference, as well as the boundary map for the DPAA attached hereto as Exhibit “B”; and

WHEREAS, the DPAA 2027 Annual Report and Budget contains a full and detailed description of ongoing maintenance and activities to be provided to the DPAA, the boundaries of the DPAA, and the proposed assessments to be levied upon the businesses in the DPAA; and

WHEREAS, the City Council has considered all information related to this matter, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council’s adoption of this Resolution.

2. The City Council hereby determines that the actions authorized by this Resolution are exempt from CEQA, pursuant to CEQA Guidelines Section 15301 (normal operations, repair, and maintenance of existing public facilities).

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3. The City Council hereby approves the 2027 Annual Report and Budget for the Downtown Parking Assessment Area (“DPAA Annual Report”), as set forth in this Resolution, including Exhibits “A” and “B,” attached hereto. As required by California Streets and Highways Code Section 36533, the Fiscal Year 2027 DPAA Annual Report includes the following information:

(a) Any proposed change in boundary of area or benefit zone, or parcel classification: As identified on Exhibit “B,” no changes to boundaries or classifications are proposed.

(b) Improvements and activities to be provided for Fiscal Year 2026 – 2027: The activities include maintenance of twelve (12) surface parking lots and three (3) parking structures in downtown Napa, including: litter and garbage cleanup, sweeping, repair and cleaning of elevators in the garages, pressure washing, pest control, irrigation, pruning and tree planting, equipment purchasing and rental, monitoring of fire sprinklers, utilities, painting, graffiti removal, signage, electrical materials and janitorial supplies.

(c) Estimated cost to provide the improvements and activities for the year: The estimated cost to implement the DPAA work program is \$357,707 as set forth in Exhibit “A.”

(d) Method and basis of levying the assessment in the Downtown Parking Assessment Area: an amount equal to seventy percent (70%) of the business license fee imposed under NMC Section 5.04.370, and consistent with the authority of NMC Section 3.30.040.

(e) Amount of any surplus or deficit revenues to be carried over from previous Fiscal Year is estimated at: \$282,194.04 surplus.

(f) Amount of any contributions to be made from sources other than assessment revenue levied pursuant to this part: For fiscal year 2027, DPAA Assessment revenues of \$249,000, investment earnings anticipated at \$1,560 for the year, a transfer in from the General Fund of \$70,000, and a contribution from the DPAA fund balance of up to \$37,147 will provide the balance of funding for the DPAA work program.

4. The City Council hereby declares its intention to levy and collect an assessment upon each business within the DPAA for Fiscal Year 2027 as described in this Resolution.

5. The proposed improvements and activities to be provided include maintenance of twelve (12) surface parking lots and three (3) parking structures in downtown Napa, including: litter and garbage cleanup, sweeping, repair and cleaning of elevators in the garages, pressure washing, pest control, irrigation, pruning and tree planting, equipment purchasing and rental, monitoring of fire sprinklers, utilities,

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painting, graffiti removal, signage, electrical materials and janitorial supplies. There are no proposed changes to the improvements and activities for Fiscal Year 2027.

6. The Downtown Parking Assessment Area is generally located in the Downtown Napa Area bounded by 1400-1200 Third Street, 800 Coombs Street, 1100 Second Street, 800 Brown Street, 1100 Third Street, 800 Main Street, 900 First Street, 1100 Yajome Street, 800 Pearl Street, 1200 West Street, 1200 Clinton Street, 1300 Main Street, 1300 Pearl Street, 1000-1100 Seminary Street, 1500 First Street, 800-900 School Street, and more particularly shown in Exhibit "B."

7. The Fiscal Year 2027 DPAA Annual Report is on file in the Office of the City Clerk and reference is hereby made to such report for a full and detailed description of the improvements and activities to be provided for Fiscal Year 2027, the boundaries of the area, and the proposed assessments to be levied upon the businesses for Fiscal Year 2027.

8. The City Council hereby appoints the NDA Board of Directors as the Advisory Board for the DPAA, and acknowledges the following members of the 2026 Downtown Parking Assessment Area Advisory Board:

President – Chrissy Pearce Jeffries, Jeffries General

Vice President – Sara Brooks, Napa River Inn

Treasurer – Tom Finch, Filippi's Pizza Grotto

Bob Magnini - Bazan Cellars

Kimberly McMaster - Blue Water Day Spa

Chuck Meyer – Napa Palisades Saloon

Gabe Carlin – Oxbow Public Market

Faith Ventrello – Folklore Napa

Allison Hallum – Eikos – Napa Noodles

Cassan Macaraig – Winston's Café and Bakery

Adam McClary – Gamling and McDuck

Bill La Liberte - Executive Director

9. The City Council hereby sets the time and date for a public hearing to consider the proposed assessments for Fiscal Year 2027 on Tuesday, June 16, 2026, at 3:30 p.m., or as soon thereafter as the matter may be heard, at City Hall Council Chambers, 955 School Street, Napa, CA, at which time written and oral protests may be made in accordance with California Streets and Highways Code Sections 36524 and 36525.

10. The City Council hereby directs the City Clerk to give notice of the public hearing by publishing this Resolution once in a newspaper of general circulation in the City not less than seven days before the public hearing.

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11. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 2nd day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
City Attorney