

RESOLUTION R2026-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) AUTHORIZING THE UTILITIES DIRECTOR TO AWARD AND EXECUTE A CONSTRUCTION CONTRACT WITH, INNOVATIVE CONSTRUCTION SOLUTIONS, FOR THE HIDDEN GLEN REMEDIATION PROJECT IN THE BID AMOUNT OF \$557,896; AND (2) AUTHORIZING THE UTILITIES DIRECTOR TO APPROVE CHANGE ORDERS AND CHARGES FOR PROJECT SERVICES UP TO \$282,684 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$840,580; AND (3) AUTHORIZING THE UTILITIES DIRECTOR TO EXECUTE AMENDMENT NO. 3 TO AGREEMENT NO. C2022-285 WITH NINYO & MOORE GEOTECHNICAL & ENVIRONMENTAL SCIENCES CONSULTANTS FOR ENVIRONMENTAL MONITORING AND GEOTECHNICAL SERVICES DURING CONSTRUCTION IN AN AMOUNT NOT TO EXCEED \$140,000 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$340,000; AND (4) AMENDING THE PROJECT BUDGET AS DOCUMENTED IN COUNCIL BUDGET AMENDMENT NO. 12P096; AND (5) DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION.

WHEREAS, City owns 2.18 acres of land (Napa County Assessor's Parcel Number 045-411-022-000) within the Hidden Glen Subdivision near the intersection of Pascale Place and Glory Court ("Project Site"); and

WHEREAS, the Project Site is part of the "Hidden Glen Dump" listed in the CalRecycle Solid Waste Information System ("SWIS") database and assigned SWIS No. 28-AA-0028, which is identified as an unpermitted, closed, solid waste disposal site and contains waste associated with a burn dump (melted, glass, bottles, and other small miscellaneous debris); and

WHEREAS, in 2001, the Hidden Glen Dump was closed and capped; and

WHEREAS, in 2018, Langan (an engineering and environmental consulting firm) conducted subsurface investigations on the City property and neighboring residential properties which identified waste on those properties and lead concentrations in certain locations that exceeded screening levels established by state regulatory agencies; and

WHEREAS, the Langan reports were submitted to the Napa County Local Enforcement Agency ("LEA"); and

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WHEREAS, on August 9, 2019, the LEA issued an advisory and notice to all of the property owners advising them that waste debris and lead had been observed on their properties and that as such all the properties were subject to the LEA's regulatory jurisdiction over disposal sites; and

WHEREAS, on November 26, 2019, the LEA issued a notice to comply to the City requiring a workplan to remediate the Project Site by removing or covering residual waste on the City's property; and

WHEREAS, the City's obligation under the LEA's order is to remediate only the City property; but the City has approached the other property owners and has offered to accept waste-impacted soil from their property, reconsolidate it on the Project Site, and cover it with a minimum of 2 feet of clean fill to resolve claims those owners have asserted or might assert against the City; and

WHEREAS, on October 16, 2024, the City submitted a Remedial Action Plan (RAP) to the LEA to remediate the City property, accept waste-impacted soil from adjacent properties, reconsolidated it on the existing landfill cap, and then cover it by a minimum of 2 feet of clean fill ("Project"); and

WHEREAS, on December 20, 2024, the LEA approved the RAP; and

WHEREAS, on October 16, 2024, the City submitted a grant application to the Department of Resources Recycling and Recovery ("CalRecycle") Legacy Disposal Site Abatement Partial Grant Program that would, if approved, reimburse costs associated with grading and covering waste-impacted soil from the City property and potentially from adjacent properties on the Project Site; and

WHEREAS, on March 4, 2025, CalRecycle approved a grant for such reimbursement up to a maximum of \$473,415 and on July 28, 2025, approved a modification to the budget and workplan for the grant to allow for reimbursement of trucking and disposal costs incurred by private property owners; and

WHEREAS, the City has executed agreements with adjacent property owners related to the potential use of grant funds for eligible remediation activities; and

WHEREAS, on September 2, 2025, the City Council adopted the Final Initial Study/Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Hidden Glen Remediation Project and since that adoption, there have been no changes proposed in the project, no changes with respect to the circumstances under which the project is undertaken, and no new information which would require revisions to the IS/MND consistent with CEQA Guidelines 15162 and 15164; and

WHEREAS, on May 7, 2026, a public invitation for bids was posted for the Project; and

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WHEREAS, three (3) bids were received, opened, and read on June 4, 2026, for the Hidden Glen Remediation Project (“Project”); and

WHEREAS, the lowest responsible bidder submitting a responsive bid was Innovative Construction Solutions, for a total bid amount of \$557,896; and

WHEREAS, the construction budget includes the contract amount of \$557,896 plus contingency, environmental monitoring, geotechnical services, other construction services, and engineering staff time for a total amount of \$840,580; and

WHEREAS, additional project budget is needed to complete the project; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, 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 were adequately analyzed by the Final Initial Study/Mitigated Negative Declaration prepared for the Hidden Glen Remediation Project, adopted September 2, 2025, (Resolution No. R2025-101), pursuant to the California Environmental Quality Act Guidelines, Code of California Regulations, Title XIV, Section 15000 et seq. (“CEQA”) and since that adoption, there have been no changes proposed in the project, no changes with respect to the circumstances under which the project is undertaken, and no new information which would require revisions to the IS/MND consistent with CEQA Guidelines 15162 and 15164.

3. The City Council hereby authorizes the Utilities Director to award and execute a construction contract with Innovative Construction Solutions, for the Hidden Glen Remediation Project in the bid amount of \$557,896.

4. The City Council hereby authorizes the Utilities Director to approve change orders and charges for project services up to \$282,684 for a total contract amount not to exceed \$840,580.

5. The City Council hereby authorizes the Utilities Director to execute Amendment No. 3 to Agreement No. C2022-285 with Ninyo & Moore Geotechnical & Environmental Sciences Consultants for environmental monitoring and geotechnical

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services during construction in an amount not to exceed \$140,000 for a total contract amount not to exceed \$340,000.

6. The City Council hereby approves the amendment to the Project budget as documented in Council Budget Amendment No. 12P096 (attached hereto as Exhibit A and incorporated herein by reference).

7. 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 16<sup>th</sup> day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
City Attorney