



A Tradition of Stewardship
A Commitment to Service

MINUTES OF THE
NAPA COUNTY - BOARD OF SUPERVISORS MEETING
COUNTY OF NAPA

January 13, 2015

Draft Summary of the Proceedings

1. CALL TO ORDER; ROLL CALL

The Board of Supervisors of the County of Napa met in regular session on Tuesday, January 13, 2015, at 9:00 a.m. with the following supervisors present: Chair Diane Dillon, Supervisors Brad Wagenknecht, Mark Luce, Alfredo Pedroza and Keith Caldwell. The meeting was called to order by Chair Diane Dillon.

2. PLEDGE OF ALLEGIANCE

Auditor-Controller Tracy Schulze led the assembly in the pledge of allegiance.

3. APPROVAL OF MINUTES

- A. Clerk of the Board requests approval of minutes of November 22, 2014 (All Supervisors were present).

Motion moved by Brad Wagenknecht, seconded by Mark Luce, to approve minutes. Motion passed 4 - 0, with Brad Wagenknecht, Mark Luce, Diane Dillon, and Keith Caldwell voting yes / Alfredo Pedroza abstaining.

4. PRESENTATIONS AND COMMENDATIONS

None.

5. DEPARTMENT HEADS REPORTS AND ANNOUNCEMENTS

None.

6. CONSENT ITEMS

Community Resources & Infrastructure

- A. Director of Public Works requests award of the contract for the "HHS-A-TI 650 Imperial Way Remodel Project," PW 15-400, to Carr's Construction Service, Inc. of Santa Rosa, California, for their low base bid of \$354,900, and authorization for the Chair to sign the construction contract.
- B. Director of Public Works requests authorization for the Chairman to sign a Certificate of Acceptance of an Avigation and Hazard Easement Deed from MNCVAD-IND Greenwood CA LLC (Assessor's Parcel No. 057-210-065-000).

- C. Director of Public Works requests acceptance of the donations to the Animal Shelter and approval for the Chair to sign letters of appreciation for:
1. A donation of \$1,000 to the Spay/Neuter Fund from Andre Remesal; and
 2. A donation of \$1,750 from Donald D. Niemann.

General Admin & Finance

- D. Director of Housing and Intergovernmental Affairs requests approval of and authorization for the Chair to sign the following Special Projects Fund Visitor Management Grant Funding Agreements for a total of \$125,601 for the term of July 1, 2014 through December 31, 2015, as recommended by the Local Governance Committee of the Napa Valley Tourism Improvement District and approved by the Board of Supervisors on July 15, 2014:
1. Arts Council Napa Valley/Napa Valley Museum/Celebrate Napa Valley - \$20,000
 2. Napa Valley Vine Trail - \$33,601
 3. Napa Valley Opera House - \$10,000
 4. Napa Valley Performing Arts Center at Lincoln Theater - \$15,000
 5. Saint Helena and Calistoga Chambers of Commerce - \$20,000
 6. Napa Valley Film Festival - \$15,000
 7. Napa County Historical Society and Napa County Landmarks in partnership - \$12,000
- A-8256; A-8257; A-8258; A-8259; A-8260; A-8261; A-8262**

- E. Director of Housing and Intergovernmental Affairs requests approval of and authorization for the Chair to sign the following agreements with the City of Napa related to the Napa Pipe Project:
1. A Sphere of Influence Agreement that establishes the development standards, and planning and zoning requirements for the property, as a part of the City's Sphere of Influence (SOI) expansion application to LAFCO.
 2. A Third Party Agreement that allows the County, if so desired, to contract with a third party consultant mutually agreeable to both the City and County for processing of ministerial approvals, such as plan reviews and inspections.
 3. A Tax and Revenue Sharing Agreement governing the tax and revenue sharing for the property.
 4. A Regional Housing Needs Assessment (RHNA) Agreement stating that the County will identify the Napa Pipe property in its 2014-2022 Housing Element and shall issue residential building permits during the 2014-2022 Housing Element cycle, and receive RHNA credit for units permitted on the property while residential portions of the property remain in the County's jurisdiction.
 5. A Municipal Services Agreement that establishes a process for providing municipal services to the site.

ENVIRONMENTAL DETERMINATION: A Final Environmental Impact Report ("EIR") was prepared for the Napa Pipe Project and certified by the Board of Supervisors on January 14, 2013. An Initial Study/Addendum ("Addendum") to the County's EIR was prepared by the City of Napa and adopted by the City of Napa City Council on July 22, 2014, concluding that the County's EIR for the Napa Pipe Project adequately identified and analyzed the potential environmental effects of the City providing municipal services to and potential annexation of the Napa Pipe

Project site. Prior to taking action to recommend Board of Supervisors adoption of ordinances and resolutions regarding the actions requested below, the Planning Commission has made recommended CEQA findings to document the reasons why the County has determined that the EIR and Addendum provide coverage for the proposed actions and that additional environmental review, in the form of a subsequent or supplemental EIR, is unnecessary prior to Board approval of the Development Agreement and Development Plan.

(CONTINUED FROM NOVEMBER 25, DECEMBER 16, 2014 AND JANUARY 6, 2015; STAFF REQUESTS A CONTINUANCE TO JANUARY 27, 2015)

- F. County Executive Officer requests adoption of a resolution allocating eight dollars (\$8) from existing initial civil filing fees to fund the Dispute Resolution Programs Act (DRPA) program per the requirements of the Judicial Council.

R-2015-03

Motion moved by Brad Wagenknecht, seconded by Keith Caldwell, to approve consent items. Motion passed 5 - 0.

7. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None.

8. PUBLIC COMMENT

None.

9. SET MATTERS OR PUBLIC HEARINGS

- A. 9:15 AM Consideration and adoption of a resolution of Findings of Fact and Decision on Appeal denying the appeal filed by Patricia Simpson to a decision by the Planning Commission on November 6, 2013, to approve the Woolls Ranch Winery application for a use permit (P13-00187) to establish a new winery with an annual production capacity of 50,000 gallons including: (1) the construction of three new winery buildings with approximately 17,432 sq. ft. of floor area, including 13,060 sq. ft. for production uses and 4,372 sq. ft. for hospitality/administrative uses, including a commercial kitchen; (2) approximately 7,454 sq. ft. of outdoor work area including a 3,450 sq. ft. covered crush pad; (3) on-site parking for 19 vehicles; (4) a Marketing Plan with four (4) events per month for a maximum of 30 guests at each event; two (2) events per month for a maximum of 100 guests at each event; four (4) events per year for a maximum of 200 guests at each event; and participation in the wine auction; (5) tours and tastings, which may include food pairings, by appointment only for a maximum of 60 visitors per day; (6) hours of operation seven days per week from 10:00 AM to 5:00 PM for tours and tastings and 8:00 AM to 8:00 PM non-harvest production activities; (7) on-premises consumption pursuant to the Evans Bill (AB2004); (8) employment of 10 or fewer full-time employees; (9) installation of a new on-site winery process and domestic wastewater treatment system; and, (10) new landscaping, driveway improvements and signage. The approval also includes an exception to the County's Road and Street Standards to allow the use of an existing 14 foot wide access drive for a length of approximately 400 feet (of a 6,700-foot long access drive) with a proposed turnout meeting County standards. The remainder of the access drive will meet County standards. The 236.66 acre Project Site is located on the east side of Mt. Veeder Road, approximately 1,000 feet north of its intersection with Redwood Road

within an Agricultural Watershed (AW) zoning district. APN: 035-010-054. (1032 Mt. Veeder Road, Napa).

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed Project would have potentially significant environmental impacts on: Biological Resources and Hydrology & Water Quality if mitigation measures were not included as part of the project. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

(CONTINUED FROM FEBRUARY 25, MAY 20, JUNE 10, OCTOBER 21 AND NOVEMBER 22, 2014; APPELLANT REQUESTS CONTINUANCE TO JANUARY 27, 2015)

Motion moved by Brad Wagenknecht, seconded by Keith Caldwell, continue the Item to January 27, 2015 at 9:20 am. Motion passed 5 - 0.

- B. 9:30 AM Napa County Mental Health Board to present its annual report covering July 1, 2013 through June 30, 2014.

Chair of the Mental Health Board Dr. Robin Timm presented report.

10. ADMINISTRATIVE ITEMS

Community Resources & Infrastructure

- A. Director of Public Works requests the following actions regarding the "Napa County Administration Building Earthquake Repairs Project" PW 15-14:
1. Present results of bid proposals;
 2. Provide recommendation for the award of the contract; and
 3. Authorization for the Chair to sign the construction contract consistent with the award recommendation.

Director of Public Works Steve Lederer made presentation.

Motion moved by Mark Luce, seconded by Brad Wagenknecht, to approve requested actions. Motion passed 5 - 0.

- B. Director of Public Works requests the following actions regarding the South Napa County Earthquake which may be ordered by the County Executive Officer or Director of Public Works:

1. Receive and review report of emergency public work actions in response to the event without competitive bidding as authorized by Public Contract Code Section 22050(b) and Board of Supervisors Resolution No. 2014-103; and
2. Determine the need to continue, or alternatively terminate, each emergency public work action so ordered. (4/5 Vote Required)

Director of Public Works Steve Lederer announced no action is required.

General Admin & Finance

- C.

Auditor-Controller to present and request acceptance of the County's Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2014.

Auditor-Controller Tracy Schulze made presentation.

Assistant Auditor-Controller Bob Minahen made presentation.

Motion moved by Brad Wagenknecht, seconded by Alfredo Pedroza, to accept report. Motion passed 5 - 0.

- D. County Executive Officer and Director of Housing and Intergovernmental Affairs requests the Board make four (4) appointments to the Napa County Arts and Culture Advisory Committee with terms of office to commence immediately with terms to expire on September 30, 2018.

| <u>Applicants</u> | <u>Representing</u> |
|-------------------------|-------------------------|
| Nathell Buford* | City of American Canyon |
| Olivia Everett * | District 4 |
| Elizabeth Ann Stokkebye | City of Calistoga |

| <u>Choose One</u> | <u>Applicant to represent the City of Napa</u> |
|-------------------|------------------------------------------------|
| Eddi Wolk* | City of Napa |
| Miki Hsu Leavey | City of Napa |
| John Hannaford | City of Napa |
| *Incumbents | |

Staff Liaison to the Arts and Culture Advisory Committee JoAnn Melgar made presentation.

Motion moved by Brad Wagenknecht, seconded by Mark Luce, to approve applicants as requested and Eddi Wolk as City of Napa representative. Motion passed 5 - 0.

11. LEGISLATIVE ITEMS

Chair Diane Dillon and Supervisor Mark Luce reported on yesterday's Legislative Subcommittee meeting.

12. BOARD OF SUPERVISORS COMMITTEE REPORTS AND ANNOUNCEMENTS

Chair Diane Dillon reported on:

1. Multiple local crab feed events that have taken place recently;
2. Golden Gate Bridge new safety barrier ribbon cutting on Sunday;
3. Napa County League of Governments (NCLOG) meeting last Thursday; and
4. Public meeting last Wednesday night regarding the Calistoga Library remodel.

Supervisor Brad Wagenknecht reported on his attendance at the Local Agency Formation Commission (LAFCO) and new members workshop held yesterday.

13. BOARD OF SUPERVISORS FUTURE AGENDA ITEMS

Chair Diane Dillon announced future agenda items will be reviewed at the January 27, 2015 Board of Supervisors meeting.

14. COUNTY EXECUTIVE OFFICER REPORTS AND ANNOUNCEMENTS

County Executive Officer Nancy Watt commented on the Governor's proposed budget.

15. CLOSED SESSION

A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2): (1 case)

Closed session held. No reportable action.

B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2): (1 case)

Closed session held. No reportable action.

16. ADJOURNMENT

Adjourned to the Board of Supervisors special meeting Tuesday, January 27, 2015 at 8:00 a.m.

DIANE DILLON, Chair

ATTEST:

GLADYS I. COIL, Clerk of the Board