

# **Napa County**

Board of Supervisors Chambers  
1195 Third Street, Third Floor  
Napa, CA 94559



## **Agenda - Final**

**Tuesday, August 19, 2025**

**9:00 AM**

**Board of Supervisors Chambers  
1195 Third Street, Third Floor**

### **Board of Supervisors**

*Joelle Gallagher, District 1*

*Liz Alessio, District 2*

*Anne Cottrell, District 3*

*Amber Manfree, District 4*

*Belia Ramos, District 5*

*This is a simultaneous meeting of the Board of Supervisors of Napa County, Napa County Public Improvement Corporation, Silverado Community Services District, Monticello Public Cemetery District, In-Home Supportive Services Public Authority of Napa County, Lake Berryessa Resort Improvement District, Napa Berryessa Resort Improvement District, Napa County Housing Authority, and the Napa County Groundwater Sustainability Agency.*

[www.countyofnapa.org](http://www.countyofnapa.org)

**GENERAL INFORMATION**

The Board of Supervisors meets as specified in its adopted annual calendar on Tuesdays at 9:00 A.M. in regular session at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Board of the Napa County Board of Supervisors. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Board's office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Levine Act Compliance: The Levine Act (Government Code Section 84308) governs contributions in Board of Supervisor proceedings related to licenses, permits, or entitlements, as defined in the Act. Board members are prohibited from accepting contributions exceeding \$500 from parties, their agents, or participants during such proceedings and for 12 months after a final decision. If a Board member received a contribution exceeding \$500 within the past 12 months, disclosure is required on the record, and the member must not use their position to influence decisions. Parties and participants must disclose applicable contributions exceeding \$500 on the record, providing the following: • Name of the party or participant and any other person making the contribution • The name of the recipient • The amount of the contribution; and • The date the contribution was made. This information does not constitute legal advice. Parties and participants are advised to consult their legal counsel for guidance on compliance.

**ON A MATTER ON THE AGENDA**

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Board, but is generally limited to three minutes.

**ON A MATTER NOT ON THE AGENDA**

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of Napa County and its related districts and agencies. Public comment is limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. The Board is here to listen to everyone who wishes to address them, but everyone has the responsibility to act in a civil manner. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Board from taking any action today on matters raised during public comment.

**How to Watch or Listen to the Napa County Board of Supervisors Meetings**

The Napa County Board of Supervisors will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

<https://www.countyofnapa.org/1429/Board-of-Supervisors-Special-Districts-C>

The Board realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote participation for members of the public is provided for convenience only. In the event that the remote participation options malfunction for any reason, the Board of Supervisors reserves the right to conduct the meeting without remote access.

Please watch or listen to the Board of Supervisors meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa Suite 305.
2. Watch via YouTube at <https://www.youtube.com/@NapaCounty/streams>.
3. Watch online at <https://napa.legistar.com/Calendar.aspx> (click the "In Progress" link in the "Video" column).
4. Watch on Napa Valley TV Channel 28.
5. Watch on Zoom via [www.zoom.us/join](https://www.zoom.us/join) (Meeting ID: 842-343-169) or listen on Zoom by calling 1-669-900-6833 (Meeting ID: 842-343-169).
6. To listen or watch in Spanish, please visit <https://www.countyofnapa.org/3723/>

**If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:**

1. Call the Board of Supervisors Public Comment Line at 707-299-1776 during the item on which you want to speak. Comments will be limited to three minutes, subject to the discretion of the Chair. If you cannot make the meeting, you may leave a comment by voice mail by calling the Public Comment Line before or after the meeting.
2. Email your comment to [publiccomment@countyofnapa.org](mailto:publiccomment@countyofnapa.org) 24 hours in advance of the meeting to ensure that your comment will be shared with all members of the Board of Supervisors.

In the event of a telephone or email malfunction which prevents a member of the public from submitting or making a public comment remotely, the Board of Supervisors reserves the right to receive only those public comments made in person.

For more information, please contact the Clerk of the Board's office at 707-253-4580 or email [clerkoftheboard@countyofnapa.org](mailto:clerkoftheboard@countyofnapa.org).

**1. CALL TO ORDER; ROLL CALL****2. PLEDGE OF ALLEGIANCE****3. PET OF THE WEEK**

- A. Presentation of the Pet of the Week. (No Fiscal Impact)

[25-235](#)

**Attachments:** [Pet of the Week - Miss Piggy \(added after meeting\)](#)

**4. APPROVAL OF PROCLAMATIONS AND COMMENDATIONS****5. CONSENT CALENDAR****Auditor-Controller**

- A. Adopt a Resolution to authorize the issuance of the Fiscal Year 2024-25 promissory note for delinquent secured taxes and the continuance of the Teeter Plan for Fiscal Year 2025-26. (Fiscal Impact: Increased Revenue; Various Funds; Budgeted; Mandatory)

[25-1463](#)

**Attachments:** [Resolution](#)  
[Attachment A](#)

- B. Accept and file a report summarizing the countywide review of 2024 overtime compensation. (No Fiscal Impact)

[25-1478](#)

**Attachments:** [Report](#)

**Clerk of the Board**

- C. Approval of minutes from the August 5, 2025 regular meeting. (No Fiscal Impact)

[25-95](#)

**Attachments:** [August 5, 2025](#)

- D. Appoint James (Bud) E. Gardner to the Monticello Public Cemetery District Advisory Committee with term of office to commence immediately and expire on December 31, 2029. (No Fiscal Impact)

[25-1464](#)

**Attachments:** [Gardner Application](#)  
[Letter of Recommendation](#)

**County Executive Office**

- E. Approve and authorize out of country travel for Chief Executive Officer Ryan J. Alsop; Board Chair Anne Cottrell; Board Vice-Chair Amber Manfree; and Agricultural Commissioner/Sealer of Weights and Measures Tracy Cleveland to attend the Great Wine Capitals Annual 2025 Conference in Bordeaux, France from November 1-7, 2025 for a cost not to exceed \$25,000. (Fiscal Impact: \$25,000 Expense; General Fund; Budgeted; Discretionary)

[25-1430](#)

- F. Approve and authorize Agreement No. 260110B with Napa County Local Agency Formation Commission to provide support services at cost. (Fiscal Impact: \$40,000 Revenue; General Fund and ITS Fund; Budgeted; Discretionary) [25-1434](#)

**Attachments:** [Agreement](#)

#### County Fire Department

- G. Approve a waiver of competitive bidding requirement and provide a sole source award to Golden State Fire Apparatus to purchase two Type II Engines, due to technical compatibility requirements. (Fiscal Impact: \$1,795,000 Expense; Fire Fund; Budgeted; Discretionary) [25-1428](#)
- H. Approve and authorize Memorandum of Agreement No. 260105B with the Napa County Airport and Napa County Fire Department for the lease of an unused hangar at 2500 Airport Road to use as a temporary fleet maintenance facility. (Fiscal Impact: \$129,740 Expense; Fire Fund; Budgeted; Discretionary) [25-1446](#)

**Attachments:** [Agreement](#)

#### Health and Human Services Agency

- I. Approve and authorize Agreement No. 260055B with On The Move, Inc., for the term Fiscal Year 2025-2026, and each subsequent automatic renewal, for a contract maximum of \$50,000 per fiscal year to provide On-the-Job Training opportunities to qualified participants enrolled in the County's Health and Human Services Agency Self Sufficiency Services work experience program. (Fiscal Impact: \$50,000 Expense, Health and Human Services Agency Fund; Budgeted; Discretionary) [25-1285](#)
- J. Approve and authorize Agreement No. 260075B with Abode Services for the term upon approval through June 30, 2027 for a contract maximum of \$573,373 per fiscal year to provide clients enrolled in Mental Health Plan and Drug Medi-Cal Organized Delivery System programs with housing support services to help sustain treatment, recovery, and wellness. (Fiscal Impact: \$573,373 Expense; Health and Human Services Agency Fund; Budgeted; Discretionary) [25-1322](#)

**Attachments:** [Agreement](#)

- K.** Approve and authorize Agreement No. 260077B with Department of Health Care Services for the term July 1, 2025 through December 31, 2026 for the provision of a zero-dollar Mental Health Plan agreement that allows the County to bill Medi-Cal for specialty mental health services. (No Fiscal Impact) [25-1362](#)

**Attachments:** [Agreement](#)

#### **Housing & Community Services**

- L.** Approve and authorize Amendment No. 11 to Agreement No. 170374B with HomeBase, with no increase to the contract maximum for the term July 1, 2025 through June 30, 2026, and each auto renewal thereafter, for the provision of consulting services and technical assistance in the development of grant applications and homeless services system administration. (Fiscal Impact: \$194,000 Expense; Housing & Community Services Fund; Budgeted; Discretionary) [25-1175](#)

**Attachments:** [Agreement](#)

#### **Human Resources – Division of CEO’s Office**

- M.** Adopt a Resolution to amend the Departmental Allocation List for the Probation Department, effective August 19, 2025, and approve a Budget Amendment. (Fiscal Impact: \$225,000 Expense; General Fund - Federal Grant; Not Budgeted; Discretionary) [25-1416](#)

**Attachments:** [Resolution](#)

#### **Information Technology Services – Division of CEO’s Office**

- N.** Approve sole source award, and approve and authorize Agreement No. 260083B with AMS.NET for the purchase of telephone system software for a five-year term and an annual cost of \$7,992. (Fiscal Impact: \$7,992 Expense; Information Technology Services Fund; Budgeted; Discretionary) [25-1347](#)

**Attachments:** [Agreement](#)

#### **Napa County Housing Authority**

- O.** Approve and authorize covenants to participate in the Low-Income Weatherization Program. (No Fiscal Impact; Discretionary) [25-1442](#)

**Attachments:** [River Ranch LIWP Covenant](#)  
[Mondavi LIWP Covenant](#)  
[Calistoga LIWP Covenant](#)

**Probation**

- P. Approve and authorize Agreement No 260054B with the City of Napa to allow Probation sworn personnel to use its shooting range. (Fiscal Impact: \$48,000 Expense; General Fund; Budgeted; Discretionary) [25-1224](#)

**Attachments:** [Agreement](#)

**Public Works**

- Q. Approve and authorize creation of Capital Improvement Project 25051, “Hangar A Row Roof Construction Project” PW26-07; award Construction Contract to Zivko Corporation, Inc. dba Metal Building Company of Oakland, CA for their low base bid and bid alternate of \$425,816; and approve an associated Budget Amendment. (Fiscal impact: \$577,942 Expense; Airport Fund; Not Budgeted; Discretionary)  
[4/5 vote required] [25-1240](#)

**Attachments:** [Bid Results](#)  
[Budget Summary](#)

- R. Authorization to maintain existing rates that were previously made effective October 1, 2024, for the residential and commercial operational cost associated with the collection of solid waste, recyclables, green waste, and food waste applicable to the Unincorporated Area of Garbage Zone One, a service which is provided by Napa County Recycling and Waste Services, LLC. (No Fiscal Impact) [25-1375](#)

**Attachments:** [Zone 1 Rates](#)  
[Zone 1 Map](#)

- S. Adopt a Resolution approving Measure U Master Agreement No. 260112B between the County of Napa and the Napa Valley Transportation Authority - Tax Agency. (Fiscal Impact: Approximately \$10 million/year Revenue; Measure U Special Revenue Fund; Budgeted; Discretionary) [25-1385](#)

**Attachments:** [Resolution](#)  
[Measure U Master Agreement](#)

- T. Approve and authorize Agreement No. 250450B with Amizetta Winery and Agreement No. 250451B with Quarry Vineyards, LP; authorize contract change orders to construction contract 250460B with Team Ghilotti, Inc.; and approve a Budget Amendment for the “Bale, Big Ranch, Lodi, Silverado Trail, and West Zinfandel Paving Project,” RDS 25-06. (Fiscal Impact \$2,661,434 Expense; Measure U Non-Operating Special Revenue Fund, Capital Improvement Projects Fund, and Winery Contributions; Not Budgeted; Discretionary) [4/5 vote required] [25-1424](#)
- Attachments:** [Amizetta Winery Agreement](#)  
[Quarry Vineyards Agreement](#)  
[Budget Summary](#)
- U. Award of Construction Contract to American River Construction, Inc. of Folsom, CA in the amount of \$2,820,000 for the “CSU Children’s Services Expansion,” PW 24-15; and approve a Budget Amendment. (Fiscal Impact: \$3,807,356 Expense; Health and Human Services Agency Fund; Not Budgeted; Discretionary) [4/5 vote required] [25-1429](#)
- Attachments:** [Bid Results](#)  
[Budget Summary](#)
- V. Approve and authorize Amendment No.1 to Agreement No. 250309B with Mead & Hunt, Inc. increasing the maximum compensation from \$71,432 to \$80,700 for project design services related to Project 25025 “Runway 6-24 PCC Joint Rehabilitation Project”; and approve an associated Budget Amendment to fund the added design costs and an additional \$10,000 for administration costs. (Fiscal Impact \$19,268 Expense; Airport Fund; Not Budgeted; Discretionary) [4/5 vote required] [25-1433](#)
- Attachments:** [Agreement](#)  
[Budget Summary](#)
- W. Approval of Plans and Specifications for the “Cuttings Wharf, Sullivan and Admin Parking Lot Paving Project”, PW 25-46; and authorization to advertise for sealed bids and opening of the bids at a time, date, and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code. (No Fiscal Impact) [25-1435](#)



- X.** Approve and authorize creation of Capital Improvement Project 25049 “Pueblo Area Ditch Project,” RDS 25-36 and approve a Budget Amendment. (Fiscal Impact: \$55,000 Expense; Capital Improvement Projects Fund; Not Budgeted; Discretionary)  
[4/5 vote required] [25-1439](#)
- Attachments:** [Budget Summary](#)
- Y.** Approve a report of emergency Public Works actions on two projects as authorized by Resolution No. 2015-37, determine that the emergency does not permit the delay associated with competitive bidding procedures, and that the emergency actions are necessary to respond to the emergency pursuant to Public Contract Code Section 22050(c)(1) and affirm the need to continue this action. (No Fiscal Impact)  
[4/5 vote required] [25-1440](#)
- Z.** Approve a report of emergency Public Works actions to establish the Mt. St. Helena Communications Tower emergency generator replacement project as authorized by Resolution No. 2015-37; determine that based on the emergency does not permit the delay associated with competitive bidding procedures, and that the emergency actions are necessary to respond to the emergency pursuant to Public Contract Code section 22050; and approve and authorize the emergency construction contract with Peterson Power Systems, Inc. of Santa Rosa, CA. (Fiscal Impact: \$145,313 Expense; Capital Projects Fund; Budgeted; Discretionary)  
[4/5 vote required] [25-1445](#)
- AA.** Approve a Budget Amendment for the Wild Horse Valley Road, Berryessa Knoxville Road and Hardin Road Maintenance Overlay Projects. (Fiscal Impact: \$1,425,000 Expense; PG&E Settlement, Garbage Zone 1 Funds, UVDS Franchise Fee; Not Budgeted; Discretionary)  
[4/5 vote required] [25-1454](#)
- AB.** Authorize contract change orders to Agreement No. 250427B with Coral Construction Company for the “2025 Annual Guardrail Repair, RDS 25-04” project. (Fiscal Impact: \$37,213 Expense; SB-1 Non-Operating Special Revenue Fund; Budgeted; Discretionary)  
[4/5 vote required] [25-1495](#)
- Attachments:** [Budget Summary](#)

**Sheriff**

- AC.** Approve and authorize declared Capital Asset Nos. 101785, 101786, 101787, shower trailers, to be surplus, removed from the capital asset list and sold at public auction. (Fiscal Impact: Increased Revenue; General Fund; Budgeted; Discretionary) [25-1114](#)  
[4/5 vote required]

**Silverado Community Services District**

- AD.** Approve and authorize Amendment No. 3 to Agreement No. 230085B (SCSD) with Sanchez Brothers Landscape, Inc. for a term date through June 30, 2027, with no change to the scope or maximum compensation. (No Fiscal Impact) [25-1367](#)

**Attachments:** [Agreement](#)

- 6. PUBLIC COMMENT**  
**For all matters not listed on the agenda but within the jurisdiction of the Board of Supervisors and Special Districts. (see page 1)**
- 7. BOARD OF SUPERVISORS REPORTS AND ANNOUNCEMENTS**
- 8. DISCUSSION OF ITEMS PULLED FROM CONSENT CALENDARS**
- 9. PUBLIC HEARINGS**

**Human Resources – Division of CEO’s Office**

- A.** Introduction and intention to adopt an ordinance amending Napa County’s contract with the Board of Administration of the California Public Employees’ Retirement System (CalPERS) for unrepresented employees. (No Fiscal Impact) [25-1394](#)

**Attachments:** [Ordinance](#)  
[Exhibit A](#)

**In-Home Supportive Services Public Authority of Napa County**

- B.** Adopt a Resolution amending the In-Home Supportive Services Public Authority Conflict of Interest Code. (No Fiscal Impact; Discretionary) [25-1221](#)

**Attachments:** [Resolution](#)

**Public Works**

- C. Adopt a Resolution to abandon an approximate 2.5-mile portion of Old Howell Mountain Road, while retaining a right of way for a public trail; and approve and authorize Management Agreement No. 8700 with Napa County Regional Park and Open Space District to operate the retained public trail easement. (No Fiscal Impact) [25-829](#)

STAFF REQUESTS A CONTINUANCE TO SEPTEMBER 23, 2025  
AT 9:00 AM.

**Attachments:** [Resolution](#)  
[Agreement](#)

**County Executive Office**

- D. Convene a community forum pursuant to the state Transparent Review of Unjust Transfers and Holds Act (TRUTH Act), which calls for counties to hold annual public forums explaining how County law enforcement worked with Immigration and Customs Enforcement representatives. (No Fiscal Impact) [25-1264](#)

**Attachments:** [Report](#)  
[PowerPoint \(added after meeting\)](#)

**Planning, Building and Environmental Services (PBES)**

- E. Conduct a public hearing to consider the Planning Commission's recommendation from July 16, 2025 to find the proposed General Plan and Zoning Code Update implements the programs and policies of the ALUCP, is within the scope of the activities and impacts identified and analyzed in the ALUCP's Negative Declaration adopted on December 4, 2024 (State Clearinghouse No. 2024060773) and no new environmental effects have been found, and no new mitigation is necessary; adopt a Resolution to amend the Agricultural Preservation and Land Use Element and Community Character Element of the Napa County General Plan; and adopt an Ordinance amending Chapter 18.80 (AC Airport Compatibility Combination District) Sections 18.80.030 (ALUCP Zone E regulations), 18.80.040 (ALUCP Zone D regulations), 18.80.050 (ALUCP Zone C regulations), 18.80.060 (ALUCP Zone B regulations), 18.80.070 (ALUCP Zone A regulations), 18.80.090 (ALUC referral), 18.80.100 (Filing materials), and 18.80.110 (Findings) of Title 18 (Zoning) of the Napa County Code to achieve consistency with the ALUCP adopted on December 4, 2024 by the Airport Land Use Commission (ALUC). (No Fiscal Impact)

[25-1481](#)

**Attachments:** [ALUCP Initial Study - Negative Declaration](#)  
[Planning Commission Resolution - Recommendation to the Board of Supervisors](#)  
[Resolution](#)  
[Resolution Exhibit A – Proposed Text Amendments and Maps to the General Plan](#)  
[Ordinance - Red Lined](#)  
[Ordinance - Clean](#)  
[PowerPoint \(added after meeting\)](#)

**10. ADMINISTRATIVE ITEMS****Planning, Building and Environmental Services (PBES)**

- A. Adopt a Resolution to amend the Planning Commission Bylaws. (No Fiscal Impact)

[25-1382](#)

**Attachments:** [A. Adopted 2008 Bylaws](#)  
[B. Bylaws - Planning Commission Bylaws - Proposed Redlines](#)  
[C. Resolution & Planning Commission Bylaws - Clean](#)  
[D. Board of Supervisors' Policies for Conducting Business](#)  
[E. Public Comment](#)

**County Executive Office**

- B. Approve transmittal of the proposed response to the 2024-25 Grand Jury Report titled, "Behind the Curtain: Napa County Use Permit Process," to the Presiding Judge as prescribed by Section 933 of the Penal Code. (No Fiscal Impact) [25-1420](#)

**Attachments:** [Report](#)  
[Response](#)  
[Response REDLINE](#)  
[PowerPoint \(added after meeting\)](#)

**11. CLOSED SESSION**

- A. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6) Agency Designated Representatives: Christine Briceño, Chief Human Resources Officer regarding Deputy Sheriffs' Association - Law Enforcement Unit and Deputy Sheriffs' Association - Law Enforcement Supervisory Unit Napa [25-1459](#)

- B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION [25-1504](#)  
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): Claim of Circle Oaks Homes Assoc. received July 24, 2025; Claim of Darrel W. Harris received July 17, 2025; Claim of Thomas Falcon received July 14, 2025; and Claim of Christian W. Brix received July 25, 2025 (total 4 claims).

**Attachments:** [Brix Claim](#)  
[Circle Oaks Claim](#)  
[Falcon Claim](#)  
[Harris Claim](#)

**12. ADJOURNMENT**

**ADJOURN TO THE BOARD OF SUPERVISORS REGULAR MEETING, TUESDAY, SEPTEMBER 9, 2025 AT 9:00 A.M.**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON FRIDAY, AUGUST 15, 2025 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS AND AVAILABLE FOR PUBLIC INSPECTION.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Board