

Napa County

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



Agenda - Final

Tuesday, April 28, 2026

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.

<https://www.napacounty.gov/>

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.

PUBLIC COMMENT

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.

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 are generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA OR ANY CLOSED SESSION AGENDA ITEM

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 generally 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. Any comments on the closed session agenda shall be made during the time allotted for General 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.napacounty.gov/1429/Meetings-Agendas-Calendar>

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 (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.napacounty.gov/3723/Junta-de-Supervisores>

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 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.

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) [26-61](#)

4. APPROVAL OF PROCLAMATIONS AND COMMENDATIONS

- A. Presentation of a Proclamation recognizing April 2026 as “Sexual Assault Awareness Month” in Napa County. (No Fiscal Impact) [26-364](#)

Attachments: [Proclamation](#)

- B. Presentation of a Proclamation recognizing May 2026 as “Wildfire Preparedness Month” in Napa County. (No Fiscal Impact) [26-367](#)

Attachments: [Proclamation](#)

5. CONSENT CALENDAR**Auditor-Controller**

- A. Approve and authorize Agreement No. 260355B with CliftonLarsonAllen LLP (“CLA”) for audit services for fiscal years ending June 30, 2026, 2027 and 2028, in an amount not to exceed \$76,960 per contract year, with two optional one-year renewals at the discretion of the Auditor-Controller. (Fiscal Impact: \$76,960 Expense; Various Funds; Budgeted; Mandatory) [26-950](#)

Attachments: [Agreement](#)

Clerk of the Board

- B. Approval of minutes from the April 14, 2026 regular meeting. (No Fiscal Impact) [26-94](#)

Attachments: [Meeting Minutes](#)

- C. Approve the following proclamations: National Crime Victims’ Rights Week and Bike Month (No Fiscal Impact). [26-1037](#)

Attachments: [Bike Month Proclamation](#)
[National Crime Victims' Rights Week Proclamation](#)

Corrections

- D.** Adopt a Memorandum of Understanding with the Golden State Finance Authority to provide cost reimbursement for participation in a regional Jail Medical Care Feasibility Study to evaluate the long-term alternatives for jail medical service delivery. (Fiscal Impact: \$42,500 Expense; General Fund; Budgeted; Discretionary) [26-378](#)
- Attachments:** [Agreement](#)
[Attachment A](#)
[Attachment B](#)
- E.** Approve and authorize Agreement No. 260207B with Petersen Power Systems, Inc., to provide professional services to inspect and provide service to the generator at the Napa County Detention and Rehabilitation Center. (Fiscal Impact: \$26,498 Expense; General Fund; Budgeted; Discretionary) [26-873](#)
- Attachments:** [Agreement](#)

County Counsel

- F.** Approve and authorize Amendment No. 3 to Agreement No. 210390B with the law firm of Rimon P.C., extending the term of the agreement through June 30, 2031. (No Fiscal Impact) [26-863](#)
- Attachments:** [Agreement](#)
- G.** Approve and authorize Amendment No. 1 to Agreement 260180B with BTR Consulting LLC., revising the scope and increasing the maximum compensation by \$75,000 allotted to the Probation Department portion of the project and an additional \$85,000 for the Department of Corrections portion. (Fiscal Impact: \$160,000 Expense; General Fund; Budgeted; Discretionary) [26-919](#)
[4/5 vote required]
- Attachments:** [Agreement](#)

County Executive Office

- H.** Adopt a Resolution authorizing the Calistoga Joint Unified School District to issue Series 2026 Bonds of the District without further approval of the Board of Supervisors or Officers of Napa County. (No Fiscal Impact; Discretionary) [26-930](#)
- Attachments:** [Resolution](#)
[District Resolution No. 25-26-9](#)

- I. Approve and authorize Amendment No. 2 to Agreement 230290B with IGM Technology Corp. to extend the term through July 11, 2029, and increase the maximum contract amount from \$137,813 to \$271,327 to obtain software as a service for budget book and Annual Comprehensive Financial Report creation. (Fiscal Impact: \$133,514 Expense; General Fund; Budgeted; Discretionary) [26-944](#)
- Attachments:** [Agreement](#)
- J. Adopt a Resolution terminating the State of Local Emergency Due to Pervasive Tree Mortality. (No Fiscal Impact) [26-963](#)
- Attachments:** [Resolution](#)

Housing & Community Services

- K. Approve and authorize Amendment No. 8 to Agreement No. 210018B with Abode Services, Inc., increasing the contract maximum from \$4,338,140 to \$4,643,703 for the term July 1, 2025, through June 30, 2026, for the provision of homeless shelter operations, case management and housing placement services. (Fiscal Impact: \$305,563 Expense; Housing & Community Services Fund 2030, Subdivision 2030002; Not Budgeted: Discretionary) [4/5 vote required] [26-294](#)
- Attachments:** [Agreement](#)
- L. Approve and authorize an agreement subordinating a County Deed of Trust on a 5-unit Affordable Housing Project in St. Helena to an Easement Agreement. [26-946](#)
- Attachments:** [Agreement](#)

Human Resources – Division of CEO’s Office

- M. Adopt a Resolution approving the Memoranda of Understanding (MOU) for the Deputy Sheriffs’ Association Law Enforcement Unit and Law Enforcement Supervisory Unit for the term October 1, 2025, through September 30, 2028. (No Fiscal Impact) [26-869](#)
- Attachments:** [Resolution](#)
[Exhibit A - redline](#)
[Exhibit A - clean](#)
[Exhibit B - redline](#)
[Exhibit B - clean](#)

- N.** Adopt a Resolution amending the Napa County Policy Manual Part I Section 37C-1, 37C-2, 37C-3, 37C-4, and 37C-5 collectively, the Management Compensation Plan, effective April 25, 2026. (No Fiscal Impact; Discretionary) [26-870](#)
- Attachments:** [Resolution](#)
[Exhibit A 37C-1 - redline](#)
[Exhibit A 37C-1 - clean](#)
[Exhibit B 37C-2 - redline](#)
[Exhibit B 37C-2 - clean](#)
[Exhibit C 37C-3 - redline](#)
[Exhibit C 37C-3 - clean](#)
[Exhibit D 37C-4 - redline](#)
[Exhibit D 37C-4 - clean](#)
[Exhibit E 37C-5 - redline](#)
[Exhibit E 37C-5 - clean](#)
- O.** Adopt a Resolution amending the Departmental Allocation List for the Probation Department, and Appropriate Personnel Policies. (Fiscal Impact: \$17,000 Expense; General Fund; Budgeted; Discretionary) [26-958](#)
- Attachments:** [Resolution](#)
[Exhibit B - Section 37C-3 \(redline\)](#)
[Exhibit B - Section 37C-3 \(clean\)](#)
- P.** Adopt a Resolution amending the Table and Index of Classes and the Departmental Allocation List for Human Resources, a Division of the County Executive Office, and the County Executive Office. (Fiscal Impact: Net Zero; General Fund; Budgeted; Discretionary) [26-962](#)
- Attachments:** [Resolution](#)
- Q.** Adopt a Resolution amending the Napa County Policy Manual Part I Section 37H, Rules and Regulations Relative to Personnel Practices, effective April 28, 2026. (No Fiscal Impact; Discretionary) [26-967](#)
- Attachments:** [Resolution](#)
[Exhibit A - redline](#)
[Exhibit A - clean](#)

Library

- R. Adopt a Resolution designating Arts Council Napa Valley (ACNV) as the County's local art agency partner; and authorize ACNV to prepare an application for grant funds for art related programs from the California Arts Council's State-Local Partnership Program should funds become available in Fiscal Year 2026-2027 and Fiscal Year 2027-2028. (No Fiscal Impact) [26-881](#)
- Attachments:** [Resolution](#)
[Letter of Support](#)

Probation

- S. Approve and authorize Agreement No. 270005B with Public Safety Solutions, LLC for a contract maximum of \$29,500 per fiscal year and term through June 30, 2029 to provide pre-employment background investigations. (Fiscal Impact: \$29,500 Expense; General Fund; Budgeted; Discretionary) [26-929](#)
- Attachments:** [Agreement](#)

Public Works

- T. Approve and authorize Amendment No. 1 to Agreement No. 250311B with the City of American Canyon to increase the contract maximum amount from \$124,013 to \$163,889 to provide additional engineering services for the South Kelly Road and Tower Road Paving Project, RDS 25-16, and approve a budget amendment for the additional contract amount and staff time. (Fiscal Impact: \$50,000 Expense; Local Transportation Tax (T/U) and Zone-1 Garbage Fund; Not Budgeted; Discretionary) [26-54](#)
[4/5 vote required]
- Attachments:** [Agreement](#)
- U. Award of Construction Contract to Bay Cities Paving & Grading Inc., of Concord, CA in the amount of \$1,057,707 for the Devlin Road Paving, RDS 25-50 project; and approve a Budget Amendment. (Fiscal Impact \$1,162,134 Expense, Accumulated Capital Outlay Fund, Not Budgeted, Discretionary) [26-871](#)
[4/5 vote required]
- Attachments:** [Budget Summary](#)

- V. Adopt a Resolution submitting to the State Department of Transportation the total mileage of Napa County maintained roads as of April 2026 so that the State Department of Transportation may certify the total mileage to the California State Controller in accordance with the provisions of California Streets and Highways Code section 2121. (No Fiscal Impact, Mandatory) [26-907](#)
- Attachments:** [Resolution](#)
- W. Approve the Plans and Specifications for the “Redwood Road Slide Repair Project, MPM 2.3,” RDS 25-27; and authorize advertisement 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; Discretionary) [26-927](#)
- Attachments:** [Budget Summary](#)
- X. Approve and authorize Agreement No. 260358B with Toby’s Trucking, Inc. for on-call trucking and hauling services for a maximum compensation of \$750,000 per contract year for the term April 28, 2026 to April 27, 2031. (Fiscal Impact: \$750,000 Expense per year; Mainly for Roads Projects, but may be used for other County projects; Budgeted; Discretionary) [26-961](#)
- Attachments:** [Agreement](#)
- Y. Approve the Plans and Specifications for the “2026 Road Striping Maintenance Project”, RDS 26-17; and authorize advertisement 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) [26-966](#)
- Z. Approve and authorize Agreement No. 260308B with Fortify Fire Protection for a maximum contract amount of \$105,400 per fiscal year to provide monitoring, testing, inspection, and maintenance services for fire alarms systems at various County locations for a three-year term of April 28, 2026 to June 30, 2029, with two one-year automatic renewal options. (Fiscal Impact: \$316,200 Expense; Budgeted, Various Funds, Discretionary) [26-973](#)
- Attachments:** [Agreement](#)

- AA.** Approve and authorize Cooperation Agreement No. 260364B with Imola Avenue, LP for Napa County to design and construction of a Class 1 Multi-use path on Imola Avenue and a Class IV Protected Bikeway Highway 221; and authorize the Director of Public Works to submit an Affordable Housing and Sustainable Communities Program grant application and execute documents related to the grant application. (No Fiscal Impact, Discretionary) [26-979](#)

Attachments: [Agreement](#)

- AB.** Approve and authorize Amendment No. 2 to Agreement No. 230377B with Peterson Power Systems, Inc. dba Peterson CAT to increase maximum compensation from \$155,721 to \$200,721 in fiscal year 2025-26, and to increase maximum compensation from \$157,257 to \$202,257 in fiscal years 2026-27 and 2027-28 (Fiscal Impact: \$135,000 Expense; Property Management; Budgeted; Discretionary) [26-991](#)

Attachments: [Agreement](#)

- AC.** Approve and authorize Amendment No. 1 to Lease Agreement No. 260113B with Gateway Partners 1, LLC increasing the contract amount by \$375,156 for tenant improvements with no change to the monthly lease amount and a Budget Amendment. (Fiscal Impact: \$375,156 Expense; 2011 Realignment Local Community Corrections Non-Operating Special Revenue Fund; Not Budgeted; Discretionary) [4/5 vote required] [26-998](#)

Attachments: [Agreement](#)

6. PUBLIC COMMENT

For all matters not listed on the agenda but within the jurisdiction of the Board of Supervisors, Special Districts and any Closed Session agenda item. (see page 1)

7. BOARD OF SUPERVISORS REPORTS AND ANNOUNCEMENTS

8. DISCUSSION OF ITEMS PULLED FROM CONSENT CALENDAR

9. PUBLIC HEARINGS

- A. Conduct a public hearing to consider an appeal filed by Water Audit California (Appellant) concerning the Arrow and Branch Winery Use Permit Major Modification and the decisions made by the Napa County Planning Commission on December 3, 2025, to approve the Use Permit Major Modification Application No. P23-00057-MOD and adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Appellant, Applicant, and staff request that the Board consider and adopt the revised conditions of approval to resolve the appeal. (No Fiscal Impact.) [26-264](#)

Attachments: [Attachment A - Revised BOS - Joint Conditions of Approval](#)
[Attachment B - Revised BOS - Joint Mitigation Monitoring and Reporting Program](#)
[Attachment C - Joint Letter to Clerk of the Board](#)

10. ADMINISTRATIVE ITEMS**County Fire Department**

- A. Receive a presentation on the Napa County Fire Department 2025 Annual Report. (No Fiscal Impact) [26-161](#)
- B. Receive a presentation of the Fire Organizational Structure Study and provide direction. (No Fiscal Impact) [26-160](#)

Attachments: [Report](#)

11. PUBLIC HEARINGS (continued)**Planning, Building and Environmental Services (PBES)**

- A. Conduct a public hearing to consider the Inn at the Abbey Use Permit Modification (P19-00038-MOD), requested by Jackson Family Investments III LLC, and the Planning Commission's March 4, 2026, advisory recommendations to the Board including: Certification of a Final Environmental Impact Report (FEIR) (State Clearinghouse #2020079021); adoption of Findings pursuant to the California Environmental Quality Act (CEQA); adoption of a Mitigation, Monitoring and Reporting Program (MMRP); find the Project consistent with the General Plan; approval of a Use Permit Major Modification and Conditions of Approval that would encompass demolition of existing structures and construction of a 79-room hotel involving 78,500 sq. ft. of new construction split between multiple parcels; and adoption of an ordinance approving a Development Agreement between Napa County and Jackson Family Investments III, LLC. (No Fiscal Impact) [26-215](#)

Attachments: [1 - Recommended Resolution](#)
[2 - Attachment A - Mitigation Monitoring and Reporting Plan](#)
[3 - Attachment B - General Plan Consistency Analysis](#)
[4 - Attachment C - Use Permit Modification Findings](#)
[5 - Attachment D - Recommended Conditions of Approval](#)
[6 - Recommended Ordinance](#)
[7 - Attachment 1 - Development Agreement](#)
[8 - Draft Environmental Impact Report](#)
[9 - Draft Environmental Impact Report Appendices](#)
[10 - Final Environmental Impact Report](#)
[11 - Use Permit Major Modification Application and Narrative](#)

12. CLOSED SESSION**13. ADJOURNMENT**

ADJOURN TO THE BOARD OF SUPERVISORS REGULAR MEETING, TUESDAY, MAY 5, 2026 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, APRIL 24, 2026 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