

TOWN OF YOUNTVILLE
MINUTES OF REGULAR COUNCIL MEETING
July 17, 2007

1. CALL TO ORDER - 5:30 P.M.

Mayor Saucerman called the Regular Town Council Meeting to order at 5:30 p.m.

2. CLOSED SESSION -

- A. Public Employee Appointment/Recruitment/ of the following Positions -
Government Code Section 54957:

Titles: Town Manager

- B. Conference with Legal Counsel – Existing Litigation (Pursuant to
Government Code Section 54956.9(a)):

Name of Case: Town of Yountville v. Timothy Bringman (Napa Superior
Court Case Number 26-38104)

- C. Conference with Legal Counsel – Existing Litigation pursuant to Government
Code Section 54956.9(a):

Name of Case: Linda Pedroni and George Louie Superior Court Case
Number 26-36225

3. CONVENE REGULAR COUNCIL MEETING – 6:00 P.M.

Council convened the Regular Town Council Meeting at 6:02 p.m.

4. PLEDGE OF ALLEGIANCE

Vice Mayor Dunbar led the pledge of allegiance.

5. ROLL CALL

Mayor and Town Councilmembers Present:

Mayor Cynthia L. Saucerman, Vice Mayor John F. Dunbar and Councilmembers
William “Bill” Dutton, Steven C. Rosa and Lewis G. Chilton

Town Staff Present:

Bob Tiernan, Interim Town Manager/Planning Director; Amy L. Valukevich, Town
Attorney; Michelle Price, Town Clerk; and Myke Praul, Public Works
Director/Town Engineer

6. CLOSED SESSION REPORT

Amy Valukevich, Town Attorney, stated there is no reportable action.

7. ADOPTION OF THE AGENDA

ACTION: A Motion by Councilmember Dutton, Seconded by Councilmember Rosa to adopt the agenda was unanimously approved.

Ayes: Dutton, Rosa, Chilton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

**8. Public Comment on Matters Not Listed on the Agenda
(Five-minute limitation per speaker)**

Todd Trescott read a brief statement into the record regarding his concerns related to high-density development in Yountville and the impact of development along Hopper Creek. Mr. Trescott further commented that he along with other residents feel that the Mayor and Council are not hearing concerns raised by residents and feels Council needs to comply with the Mission of the Town Council "To direct the growth and welfare of the community while fostering open communication and involvement."

Margaret Jefferson commented on the previous Council Meeting noting there was a problem with the podium microphone, as she could not hear the speakers.

9. APPROVAL OF CONSENT CALENDAR

Vice Mayor Dunbar requested Consent Calendar Items 9 C and 9 G be held for separate vote.

ACTION: A Motion by Councilmember Rosa; Seconded by Councilmember Dutton to approve Consent Calendar Items 9 A, B, D, E, F, and H was unanimously approved.

Ayes: Dutton, Rosa, Chilton, Dunbar and Saucerman

Noes: None

Absent: None

Abstain: None

Items 9 C and 9 G

ACTION: A Motion by Councilmember Dutton; Seconded by Councilmember Chilton to approve Consent Calendar Items 9 C and G was approved.

Ayes: Dutton, Rosa, Chilton and Saucerman
Noes: None
Absent: None
Abstain: Dunbar

A. *Approval of Warrants* —

- Accounts payable check numbers \$579,389.73
- Total payroll and benefits \$105,981.29
- Total payments for period \$685,371.02

Recommendation: Received and Filed.

B. *Monthly Financial & Quarterly Investment Report* – June

Recommendation: Received and Filed.

C. *Adopt Resolution Number 2586-07* Approving Use Permit Amendment for the Napa Valley Wine Train to include launching hot air balloons from the Yountville Wine Train Station site (use limited to Balloons Above the Valley). (1A California Drive (APN 034-140-012)) **(Continued from July 5, 2007)**

Recommendation: Adopted Resolution.

D. *Adopt Resolution Number 2590-07* Authorizing the filing of a Notice of Completion and accepting the work for Vineyard Park Basketball Court performed by Ameca General Engineering for a total contract amount of \$13,608.

Recommendation: Adopted Resolution.

E. *Adopt Resolution Number 2591-07* Authorizing the filing of a Notice of Completion and accepting the work for the Laundry Site (Auxiliary Parking Lot) performed by Taylor-Bailey Construction for a total contract amount of \$9,330.

Recommendation: Adopted Resolution.

F. *Adopt Resolution Number 2592-07* Approving Professional Services Agreement Number 2007-192 with Bill Pramuk, Certified Arborist, for the Preparation of a Townwide Forestation Plan for an approximate sum of \$12,000.

Recommendation: Adopted Resolution.

G. *Adopt Resolution Number 2593-07* Approving a Construction Contract with Hodgin & Sons Tree Care to Remove Three Heritage Oak Trees for a sum not to exceed \$27,830.

Recommendation: Adopted Resolution.

H. ***Approval of Minutes*** – May 23, 2007
Recommendation: Approved.

10. PRESENTATIONS

A. Sheriff Department Public Safety Quarterly Report.

Sergeant Pete Berg presented report.

B. Fire Department Public Safety Quarterly Report.

Mike Parkes, CalFire Battalion Chief, presented report.

11. PUBLIC HEARING – PRELIMINARY MASTER DEVELOPMENT PLAN – AD HOC AFFORDABLE HOUSING PROJECT – 6476 WASHINGTON STREET (APN 036-090-020)

Consider Adoption of Resolution Number 2594-07 Approving a Preliminary Master Development Plan including Design Review, Use Permit, and Parcel Map for a project consisting of 11 affordable housing units and associated parking on the rear portion of the Ad Hoc Restaurant site.

Recommendation: Adopted Resolution.

Mayor Saucerman recused herself due to a conflict of interest resulting from her primary residence being located within 500' of the French Laundry Property and there is a direct correlation with this project and the project proposed to be built on the French Laundry site and left the Council Chambers.

Councilmember Rosa recused himself due to a conflict of interest resulting from his primary residence being located within 500' of the affordable housing portion of the subject project and left the Council Chambers.

Bob Tiernan, Interim Town Manager/Planning Director, presented staff report.

Please be advised that the following submitted letters to Council and are included as part of the record:

- Letter prepared by Rose Trescott signed by concerned citizens (Todd and Rose Trescott, Pat Alexander, Diane Brinker, Steve and Deirdre Combs, Richard and Louise Gervasio, Gene and Renate Halliday, Robin Johnson and Patricia Walsh) discusses the flood hazard to Hopper Creek and the potential for flooding up stream from introducing new water to Hopper Creek and citing past effects of overtopping by Hopper Creek – five instances from 1992 in the Heritage Estates neighborhood.
- Letter prepared by Todd Trescott which addresses higher density of the project and his reading of general plan and affordable units be dispersed throughout Town and perhaps compliance with General Plan is not met.

- Stephen and Deirdre Combs letter questioned the density of the project and requested lower numbers of 12 units for Bardessono and Ad Hoc be lowered to five units and noted the State would not take action on the Town for failing to obtain a number of affordable units given to us by the State.
- Friends of the Napa River, Bernhard Krevet talks about condition and health of the creek and the affects of the project alongwith special flood zone adjacent to mobile home park and concludes by discussing methods used by the Town to clear Hopper Creek.

Becky Boulton, Project Manager, Napa Valley Community Housing, provided brief report.

Paul Bartelt, Principal Engineer, Bartelt Engineering, discussed hydrology and potential flood issues caused by project and discussed the details associated with grading and drainage into Hopper Creek.

Public Hearing Opened

Patricia Alexander read a letter into the record from Diane Brinker and commented on the following:

- Supports the Town's responsibility to contribute to affordable housing opportunities and making it a priority.
- Supports responsible planning.
- Concerned about fast-tracking of the Bardessono Inn project stating there seems to be too many disconnects between the project concept and reality.
- Concerned about building next to creek setbacks.
- Concerned about raising ground level near a waterway that floods.
- Concerned about high density projects with the bare minimum of parking when parking issues are a significant problem in Town.
- Would like affordable housing spread throughout Town.
- Suggested building affordable with a more reasonable density rather than the density dictated.

Patricia Alexander commented on the following:

- Check density of housing and supports Vice Mayor Dunbar's approach to possibly reduce density.
- Concerned about potential flooding.
- Concerned about preserving the trees.

Richard Gervasio commented he recently received an article that was in *SF Gate* regarding the nation's largest apartment developer creating apartments that violated the ADA requirements. Mr. Gervasio expressed concerns regarding the dimensions of the bathrooms not being the appropriate size to get through the doorway and use the facility. Mr. Gervasio further commented that he does not believe the questions from Council have been answered in regard to water coming down Hopper Creek.

Donna Heine commented on the following:

- Suggested Council and NVCH hold another community meeting so issues regarding density can be addressed before a final decision is made.
- Would like a scale model created in order to see what the number of units will look like on the proposed property including the landscaping.

Rose Trescott added additional names of people who contacted her after she sent in her letter on Friday (Janet Gotch, Helen Pestoni and Jim and Mimi Young) and believes these people represent a large percentage of the community that is concerned about the two developments along Hopper Creek. Ms. Trescott further commented and expressed concern regarding the following:

- Concerned about the developments impact on Hopper Creek.
- General Plan states there needs to be engineering solutions and she would like to know why this information is not being provided to the public.
- Hopper Creek is not capable of holding a 100-year storm.
- Ratio at Ad-Hoc is too dense and if the number of units were reduced it might work.
- Due to the small area the project is proposed, reduction of units should be considered.

Harold Maxwell owns property next to the proposed project and commented on the following:

- Would like to know what is going to happen with the drainage.
- Likes the suggestion of moving things back to the west.
- Suggested reducing the parking strip because trees will be too big in twenty years and suggested using shrubbery.
- When he purchased his property he inquired about the setbacks and he was told he couldn't do anything and now NVCH is being allowed to go into setbacks and he is strongly opposed to it.
- Above Oak Street, the creek is well maintained and he wants to know why this work cannot be done in the portion concerned with the proposed project.

Steve Combs would like the questions addressed in his letter responded to in public and read his letter into the record. Mr. & Mrs. Combs would like the following questions answered:

- Why allow 25 units high density on 1.25 acres at Bardessono instead of 12.
- Why allow 11 units high density at Ad Hoc instead of 5.

Douglas Haigh thanked the Council for being sensitive to moving property back from fence line 8 to 10 feet. Mr. Haigh further commented on the following:

- His wife requested that some or most of the trees be preserved and they are not happy that all of the Redwood Trees will be removed.

- Agrees with Vice Mayor Dunbar comments and thinks the project should move south and be kept out of the flood plain and not sure why there is a 6' to 8' buffer.
- Wants the 35' setback maintained.
- Still concerned about parking due to the high density of the project.
- In favor of affordable housing and supports project and if it has to go behind his back fence okay, but he prefers the project not be on top of his back fence.

Margaret Jefferson stated she liked Diane Brinker's letter and like Donna Heine's comments and commented on the following:

- Feels the project is being rushed and there is no logic.
- Would like to see a chart of how many more affordable housing units need to be provided in Yountville.
- Concerned about affordable housing units being dumped all in one place.
- Not opposed to affordable housing, but does not like it being lumped together.
- Concerned NVCH has not considered to reduce the density by one unit.

Janet Gotch suggested based on comments made earlier that the prudent thing to do would be to make it through the winter after the hotel is built and the residents see how Hopper Creek handles the discharge from those projects.

Mr. Trescott commented and requested clarification on the following:

- Flooding in terms of Ad Hoc – Concerned about potential flooding liability and have to look at potential flooding for all three projects (Ghirardi, Bardessono and Ad Hoc)
- General Plan requires any improvements along Hopper Creek have to coincide with some sort of improvements to the creek and would like to know what exactly is being improved in the creek to help mitigate any increase of potential flooding.
- Elevation increase is one of the problems to the west side of a foot and a half and he believes he has heard it is being reduced. An increase to west side is going to obviously increase problems to the east side.
- Understands EIR and hydrology reports address the project, but the problem is the reports lack how people to the east side of the creek will be impacted.
- Other potential problems that have to be considered - Ad Hoc is proposing developments be built within 35' setback which he is opposed to. Concerned about potential dangers situation associated with people with children moving into a creek area during a high flow.
- Was there a hydrology report and an EIR done for Ad Hoc? It was his understanding that there was not going to be an EIR and he would like know what the exceptions are to that. He has not seen a hydrology report for Ad Hoc.
- Hopper Creek, according to the Town's General Plan, is not a 100-year flood capable creek, and the General Plan shows it as 10-year flood potential or less. As has been stated, the creek has overflowed several times in recent years.
- Would like clarification about information regarding swales being built into Ad Hoc; which he believes will delay flow and allow it to percolate, but on the

other hand he was talking about elevation would be expediting the flow into the creek.

- Discussions going on among agencies about increased concerns about flood liabilities in flood zones. There is also talk about increasing creek setbacks beyond the 35 feet we are dealing with now and thinks the Town should stop and take a look at those discussions.
- Density - How was the number of the units determined? The number of units seems to be dictated by NVCH which is a private business with private investors which combine with government funding to build affordable housing projects.
- How does the Council reconcile high density development with the General Plan which requires affordable housing to be spread out throughout Town.

Public Hearing Closed

Staff responded to various questions regarding the above comments.

Council Comments

Councilmember Chilton commented on the following:

- Looking at alternatives other than NVCH for providing affordable housing - The reason he can support the project, with some changes, is because NVCH is involved. Looks at this as an opportunity despite some restrictions he is uncomfortable with.
- Concerned two months have gone by and virtually nothing has been changed on the plan with the exception of changes requested by Mr. Haigh.
- Would like to see options that could occur to reduce encroachment.
- Preliminary Process – Hydrology Report is to be completed next week and he does not feel comfortable approving something in the setback when flooding is occurring and would like condition of approval to reflect almost or no impact on flooding. If the report comes back the opposite way, the next meeting will not be as fun.
- Parking Concerns – Parking will come down to management. If parking becomes an issue, what type of redress does the Town have and would like more thoughts on how to mitigate these issues.

Councilmember Dutton commented on the following:

- Clarified the density is what makes the project feasible. Ms. Boulton clarified that NVCH only builds low or very low income affordable housing.
- Would like effort made to move building to the west and glad it was moved away from the residences.
- Trees – While it is not good to see trees go, but for the project and working with homeowners behind the project, planting new trees is adequate.
- Density – Need density to make the project go and Mr. Tiernan pointed out the Town has done nothing in the low to very low for affordable housing.

- Flooding – Cannot control Mother Nature and we are a victim of where we are. Houses have been built above flood zones and streets become the drainage channel.
- Management – There will be no shortage of supervisors for this project and thinks it will be successful because NVCH is involved.

Vice Mayor Dunbar emphasized confidence in the management team and commented on the following:

- Shares Councilmember Chilton's concern that there were not adjustments made prior to tonight.
- Landscaping Plan – west edge of north buildings will get a couple feet by adjusting the screening plan.
- Dividing Wall – Potentially narrowing dividing wall between Ad Hoc and the affordable housing project.
- Comfortable moving buildings 5 feet to the south out of the setback with only the concrete pad remaining
- Read brief email from Craig Morrow, Housing Policy Manager for the State of California Department of Housing and Community Development. Essentially, jurisdictions with a non-compliant housing element will eventually face the loss of access to state and federal funding including infrastructure flooding. The flood wall came to mind and Town spent single digit percentage of the overall money for the floodwall thanks to State and Federal money. Flood damage around Forrester Park is being repaired with Federal flood money. Jurisdictions with non-compliant housing elements could face potential litigation from both public and private entities and referenced a recent Attorney General Lawsuit filed against San Bernardino County for having a non-compliant General Plan due in part to a non-compliant Housing Element and could lead to a halt on all permit issuing for any type of building project (i.e. home remodeling, commercial or retail building or other improvements).

There was Council consensus to have a completed plan prior to voting on the project.

ACTION: A Motion by Councilmember Chilton, Seconded by Councilmember Dutton to continue this item to August 7, 2007 was unanimously approved.

Ayes: Chilton, Dutton and Dunbar

Noes: None

Absent: None

Abstain: None

Mayor Saucerman and Councilmember Rosa returned to Council Chambers for the remainder of the meeting.

12. PUBLIC HEARING – PRELIMINARY MASTER DEVELOPMENT PLAN – FINNELL ROAD AFFORDABLE HOUSING PROJECT – FINNELL ROAD WEST OF HOPPER CREEK (APN 036-090-022)

Consider Preliminary Master Development Plan including Design Review and Use Permit for a project consisting of 25 affordable housing units, community room, and associated parking at the northeast portion of the Bardessono Inn site.

Recommendation: Received Applicant's presentation and provided comments.

Mayor Saucerman chaired the remainder of the Council Meeting.

Bob Tiernan, Interim Town Manager/Planning Director, presented staff report and noted correction to the total number of parking spaces to be 38 (rather than 42).

Becky Boulton, Project Manager, Napa Valley Community Housing, commented on the following:

- Would like to include suggested bicycle parking.
- Work like to work with Mr. Bardessono and the Town on the landscape based on the hardscape in setback.
- Provided update on where NVCH is with the financing as it relates to both affordable housing projects and indicated they were 3 weeks away from submitting HOME Application to the State and the Application is one of nine funding sources and worth \$2.8 million.
- Request input regarding comments from the ZDRB and would like to know what comments to incorporate and what Council would like to incorporate.

Public Hearing Opened

Renate Halliday commented on the following:

- When she asked Becky why the farmhouse design on this property, she understood her to say that they were giving lessons for fiscal management for anyone who lived on this property - which was a red flag.
- If 100% of the tenants worked here and would be willing to walk to work, then it would be setting an example for the entire State.
- Is not suggesting changing the floor plan, but would like adjustment to the roof line and incorporation of some of the building materials used for the Bardessono Inn project so the two meld together.

Todd Trescott commented he has the same questions and comments as he did with Ad Hoc and does not feel they were addressed on the last topic. Comments include the following:

- Information regarding lawsuits and receiving certain financial penalties for not complying with housing element (i.e. cited lawsuit where a private citizen sued Pittsburgh for not providing affordable housing)
- He believes he heard Director Tiernan say the housing element is not in compliance with the Town's current General Plan.

- Previous project discussed potential for increased setbacks and potential for increased flood liability for development in flood plain areas.
- Bardessono project was going to do 7 to 10 affordable housing units and are now doing 25 affordable housing units because that is what NVCH is requiring.
- Would like “scattered house” financing to be more evenly scattered throughout Town.
- Issue is density per acre and concern about density and the number of units per acre. The closest they come to that type of development in Town is a mobile home park which is 10-units per acre.
- Wanted to know if anyone has talked to the Veterans Home about building affordable housing. It is State property, but is in the Town and he does not think the State can be a NIMBY (Not in my back yard). Thinks this is one possible scenario that should be explored.
- Water issues – The hydrology report for the Bardessono project indicated a 43 percent increase of flow to Hopper Creek and this should be considered with the two other projects - Ghirardi and Ad Hoc.
- Water – any time there is a bad winter, streets get flooded and become inaccessible and that does not seem acceptable. What does the Town do when it comes to emergency access during this time?
- Concerned that the available properties just happen to be on a sensitive critical creek area and noted density is a problem.
- Suggested using TOT dollars or In Lieu funds to fund other alternatives for affordable housing.

Richard Gervasio requested his letter read previously regarding ADA compliance be distributed to Mayor Saucerman and Councilmember Rosa and commented on the following:

- There are diversions on Hopper Creek that the water could not make the turn because it was going so fast it overflowed the banks.
- Says it is a fact that there will be flooding and he lives in the flood plain and he believes in 1995 when it flooded, the water came up over the sidewalk and up a couple of steps and that is as far as it came because of the pathway/spillway that takes the water from Heritage down to Holly Street.
- Also says comments raised by ZDRB have not been addressed.

Rose Trescott has spoken extensively and written to Town regarding their concerns about potential water damage to their homes. She knows of at least 6 properties in Heritage Estates where properties are raised above flood zone, but have extensive substructure damage from water damage in the soil. Many homeowners had to replace flooring and one resident had extensive mold.

Ms. Trescott is concerned about the cumulative affect of the Ghirardi, Finnell Road projects and the affordable housing projects for Bardessono and Ad Hoc. Concerned that this issue is being brushed aside in because the hydrology report says there is no impact to the particular project, but there is an impact to the adjacent properties. Ms. Trescott further commented that if the residents incur

higher levels of water that causes damage, residents know where they can go to get remedy (i.e. The Town, property owner, and NVCH).

Stephen Bardessono commented he was unable to attend the ZDRB meeting, but sent letter that outlined a couple of issues that were important to address and wanted them to be on the record, as follows:

- Laundry Facility – Suggests considering laundry facilities in the units rather than a centralized, coin-operated laundry and suggested how that would relieve space in Community Room and commented it really is a quality of life issue.
- Use of Community Room – What sort of uses would be in the Community Room and it was not clear and discussed this with NVCH staff. NVCH is open to discussion with Council to determine uses and suggested Council may want to discuss this at the Final Master Development Plan stage. Believes it is important because it is a capacity issue for the property and would like to know what sort of impact, if any, the activities would have to the property (i.e. parking).

Public Hearing Closed

Director Tiernan responded to some of the comments made, as follows:

- Clarified Ghirardi Place does not drain to Hopper Creek and drains towards Beard Ditch.
- Clarified comments about Housing Element not being consistent with the General Plan and stated the General Plan is comprised of seven elements and the Housing Element is one of them and is part of the General Plan.
- The Bardessono Project – The Town entered into Development Agreement (DA) and there was an Exhibit in the DA and the exhibit showed the design and site plan of the project and stated NVCH was not driving the number of units. The units were prescribed in the DA. The current project is at the low end of the 25-30 that was described in DA.
- Veterans Home Suggestion – Generally the Veterans Home does not volunteer land and is sure they have a long-range plan for their property as relates to their housing needs.

Director Praul responded to some of the comments made, as follows:

- Swales - Swales are not designed to retain water. They are for post construction storm water quality and are not designed to be retention basins and hold water back.
- Outside Agencies Discussing Increasing Stream Setbacks – Stream setbacks are set by Town ordinance and he has not been made aware of any changes to stream setbacks or anybody who is taking further jurisdiction within Town limits.

Council Comments

Mayor Saucerman commented on the following:

- Personally sat on the committee during the housing element development and remembers the committee struggled to find land to build the housing required by the State.

Councilmember Chilton commented on the following:

- Commented on potential flooding and peak discharge and referenced numbers provided in the report and he will rely on the experts. If and when flooding occurs he does not believe this piece of the project is responsible for that.
- Reviewing comments by ZDRB –
 - Jason Janes comment number 3 - Not in favor of individual laundry facilities. Ms. Boulton responded NVCH would prefer not to have individual laundry facilities due to costs for maintenance and replacement. Councilmember Chilton would probably favor the Community Room.
 - Jason Janes comment number 4 – talks about reduced setbacks on Finnell and he does not have a problem with them and agrees.
 - Jarrod Denton comment number 3 – would like to see more variation of the two-story elements along Finnell Road. Councilmember Chilton says comment is worth considering
 - Jarrod Denton comment regarding units in housing clusters south on Hopper Creek be shortened so front doors may be constructed to face inside site rather than Hopper Creek to shorten walk to units and lessen presence along creek. Councilmember Chilton likes the comment.
 - Agrees with comments regarding parallel parking.
 - Renate Halliday comment number 1 – Does not understand why the farmhouse style is being used.

Councilmember Rosa stated he agrees with a lot of the comments made by Councilmember Chilton and commented on the following

- Agrees that the architecture has to be different than the Inn and the Farmhouse style does not bother him.
- Hydrology study will be done on the creek and a study has been done years ago and will dust it off and update it.
- Drainage - Some of the housing developments in Town - the streets were designed as part of the flood project and designed to carry flood water rather than get into the homes.
- Seems funny to have the front doors open along the creek.
- No problem with overall project and parking.
- Commented on concerns the Town is rushing into this project and clarified this project has been on the books for years and it needs to be carried through and completed.
- Likes one-story units towards the end.

Councilmember Dutton commented on the following:

- Likes changes to units along Hopper Creek to one level.
- Facing of Units - Would like to face the creek rather than facing the parking lot, but could go either way.
- Parking – Believes additional parking referenced in Mr. Bardessono’s letter has been addressed
- Bulbouts – Might pick up a parking space.
- Requested Clarification on Ghirardi Affordable Housing – Director Tiernan responded had inclusionary 15% imposed and ended up with two affordable units and then the rest are marketplace
- Veterans Home Property – If they build any affordable housing, it will be for their employees (they have over 900 employees).
- Overall likes the way the project has turned out.
- Washer and Dryers – Understands ease to police with one common area and understands the costs.

Vice Mayor Dunbar thanked the ZDRB as a whole for their feedback and provided the following comments:

- Appropriate to have distinction of this site and fine with the style and quality we are looking at.
- Prefer outer-facing units on the east side because it enhances the pedestrian walkway.
- Favors laundry room rather than individual units for the reasons brought up earlier.
- Councilmember Dutton made it very clear in the previous hearing about the overall distribution we have of affordable housing throughout Town. We have distributed market rate and moderate rate throughout Town and now we are down to the challenge of developing low and very low income levels.
- Cannot accuse this project of being on the fast track.
- Look at adding another parallel parking space on Finnell Road if numbers work out.

Mayor Saucerman thanked everyone for their comments and concerns and commented on the following:

- Has always been concerned about flooding and hydrology issues associated with development.
- Clarified this project has been before this Council and 3 or 4 prior Councils and all have spent a lot of time and effort on the project.
- NVCH has done an excellent job and Architects have done a nice job with design.
- Appreciates the comments from ZDRB.
- Comfortable with farmhouse style and should be distinguished from Bardessono Inn.

- Concurs with comments from Jason Janes regarding the community wash rooms and thinks it is nice to have a Community Room to socialize and thinks it is an asset to the development. Agrees with NVCH about the nightmare it would be to manage individual units.
- Agrees with last comment made by Jason Janes that the ZDRB and their role is to advise if plans comply with Town ordinances and standards and he finds that these plans comply with density and other applicable standards and agreements. Mayor Saucerman further commented that Council relies on ZDRB comments, staff comments and public comments when considering projects.
- Not concerned with Finnell Road setback.
- Jarrod Denton made a good point about entrances on east side being on Hopper Creek. Would prefer patio on creek side, but either way looks okay and works for her. She also likes Vice Mayor Dunbar comments about looking nicer to see front yards rather than backyard fences.
- Staff report requires updated Hydrological Report and is under preparation and will be submitted before final approval and concerns will be considered.

ACTION: A Motion by Vice Mayor Dunbar; seconded by Councilmember Dutton to continue this meeting beyond 10:00 p.m. was unanimously approved.

Ayes: Dunbar, Dutton, Rosa, Chilton and Saucerman

Noes: None

Absent: None

Abstain: None

ACTION: A Motion by Councilmember Chilton; seconded by Councilmember Rosa to continue this item to the August 7, 2007 meeting was unanimously approved.

Ayes: Chilton, Rosa, Dutton, Rosa and Saucerman

Noes: None

Absent: None

Abstain: None

13. COUNCIL REPORTS AND COMMENTS

Report of Council Member Meeting Attendance:

- A. Napa County Flood Control and Water Conservation District
(Saucerman/Dunbar)

No Meeting

- B. Napa Valley Housing Authority (Dunbar/Rosa)

Meets this Friday.

C. Napa County Mosquito Abatement District (Rosa)

Councilmember Rosa reported the District approved its final budget.

D. Other Reports and Comments

Councilmember Chilton reported several Councilmembers attended the Memory Center Dedication at the Veterans Home which was a good event and well attended.

Councilmember Dutton attended the Allied Council Meeting and reported on the following:

- Blood drive at Grants Hall
- Member Services Building will be demolished and reconstruction starting on March 1, 2008.

Vice Mayor Dunbar commented on the following:

- He was unable to attend, but heard the Fireworks Display was the best it has ever been.
- Thanked staff for their efforts during the recruitment process for the Town Manager position.
- Compadres Mixer was great as always.

Mayor Saucerman reported on the following:

- Attended NCLOG meeting where a presentation was given by the Vintners Association.
- Attended Memory Center Dedication and acknowledged what a beautiful facility.
- Attended 50th Anniversary for the Native Daughters of the Golden West and the Town issued a Proclamation.

Recommendation: Received and Filed.

14. STAFF REPORTS

Bob Tiernan, Interim Town Manager, reported on the following:

- Council received email from Director Praul regarding a hydrant connection at the pump plant.
- League of California Cities – Need to complete registration by August 14, 2007 for the September meeting.

15. FUTURE AGENDA ITEMS

- A. Knight Subdivision Concept Review
- B. Appoint Voting Delegates for the League of California Cities Annual Conference
- C. Professional Service Agreement to Perform Actuarial Study

16. ADJOURNMENT

Adjourned to the Next Regular Town Council Meeting August 7, 2007.

ATTEST:

/s/ Michelle Price, Town Clerk

Approved by Town Council:

January 3, 2008