

**MINUTES OF THE
NAPA COUNTY TECHNICAL ADVISORY PANEL
SPECIAL MEETING**



Wednesday, June 18, 2008
6:00 p.m.

I. Roll Call; Call to Order.
The Napa County Technical Advisory Panel met during special session on June 18, 2008 with the following members present: Chris Craiker; Dennis Scherzinger; Phill Blake; Chairperson Bill Bennett; and Bob Zlomke. Vice-Chairperson Rolf Ohlemutz was present via telephone and arrived during Item IV. Chip Bouril; Dennis Rinehart; and Barbara Stafford were excused.

II. Public Comment.
None.

III. Approve Minutes of the April 30, 2008 Regular Meeting.
Minutes approved.

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| BB | PB | CB | CC | RO | DR | DS | BS | BZ |
| | | X | | | X | | X | A |

IV. Review of Ritz-Carlton Hotel Request for Waiver (formerly presented as River House Hotel Development) and Possible Approval of Request for Waiver.
Julie Lucido, Principal Engineer, opened the item by briefly describing the hotel development project that was previously brought before the Panel at the May 30, 2007 meeting. Ms. Lucido turned the item over to Chris Tibbets, Design Engineer, Riechers Spence and Associates. (Also present were Kevin Teague, Attorney, Dickenson Peatman and Fogarty and Nick Di Iorio, Developer/Project Manager, LandPlan Co.) Ms. Lucido and Mr. Tibbets went over the plans in the agenda packet and via projector. It was noted that this plan set was dated June 10, 2008 whereas the plans contained in the agenda packet for the City of Napa Planning Commission meeting of June 19, 2008 was a different plan set. The item was opened for discussion. The agenda item staff report contained 24 conditions. Ms. Lucido read the conditions into the record. The Panel made the following revisions to the staff-recommended conditions:

FC-2: A portion of two proposed decks shown in previous plans and noted on cross sections (UP-6) located between Building A and Building B and attached to the west side of Building A that conflict with the final Flood Project maintenance road. ~~The decks are not allowable within the Flood Project dedication area and must be removed from all exhibits and plan sets.~~

FC-19: The Army Corps has proposed the following outlet facilities: 24" at Clay Street, 48" at Pearl Street, and 36" at First Street (elev. 5.64) while the developer proposes only one 48" outfall at a lower elevation (elev. 3.0), ~~and the outfall should not point upstream as currently proposed.~~ The flap gate and manual gate structures are required. In the event the development drainage plan has not constructed by 60 days prior to the advertisement for bid of the Oxbow/Bypass contract, the Flood Project will construct drainage features consistent with 35%

Item IV...Continued

plans entitled, “Napa River/Napa Creek Flood Protection Contract 3, Bypass/Oxbow.”

FC-23: As part of the Oxbow/Bypass construction, the Army Corps will construct bank stabilization and revegetation improvements on the waterside of the floodwall and fill slope including toe rock, riparian plantings and pole cuttings and/or lunkers as specified in the Flood Project General Design Memorandum. The applicant is advised of this construction activity, and the need for construction access will occur adjacent to the proposed development. *UP-3 notes should state “Corps”, not “Flood Project,” in hatch legend.*

~~FC-24: The above stated conditions shall be executed in the form of an agreement with the District within 90 days after the City of Napa Council approves the project. Property dedications from the project to the Napa County Flood Control and Water Conservation District shall be completed prior to approval of the final map.~~

The developer made no objections to the Waiver conditions. The Panel approved the Request for Waiver with the conditions as noted. The motion carried. (The conditions of approval are on file with the District office.)

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| BB | PB | CB | CC | RO | DR | DS | BS | BZ |
| | | X | | | X | | X | |

V. Agenda Items for Future Meetings.
None were mentioned.

VI. General Comments from the Panel. (This is an opportunity for Panel members to informally discuss items and ask questions.)
Vice-Chairperson Ohlemutz discussed cantilevered items on floodwalls. Ms. Lucido replied that in the case of the River House Hotel Development, the proposed location wasn't feasible and would interfere with maintenance of the wall.

VII. Confirm Next Meeting Date of July 30, 2008.
Meeting date confirmed.

VIII. Adjourn.

**Adjourned to the next Regular Meeting of the Technical Advisory Panel on
Wednesday, July 30, 2008, at 5:30 p.m. The meeting will be held at the Flood
Control District Conference Room.**

BILL BENNETT
Chairperson

ATTEST:

JULIE LUCIDO
Secretary

By: GREG MORGAN
Supervising Office Assistant

KEY

Vote: BB = Bill Bennett; PB = Phill Blake; CB = Chip Bouril; CC = Chris Craiker RO = Rolf Ohlemutz;
DR = Dennis Rinehart; DS = Dennis Scherzinger; BS = Barbara Stafford; BZ = Bob Zlomke
Notations under Vote: N = No; X = Excused; A = Abstained