

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



Wednesday, April 25, 2012  
5:30 p.m.

I. Call to Order; Roll Call.  
**The Napa County Technical Advisory Panel met during regular session on Wednesday, April 25, 2012 at 5:30 p.m. with the following members present: Chairperson Dennis Rinehart; Tony Norris; Chip Bouril; Chris Craiker; Bill Bennett; Bob Zlomke; Vice-Chairperson Rolf Ohlemutz; Barbara Stafford; and Dennis Scherzinger.**

II. Public Comment.  
**None.**

III. Approve Minutes of the March 28, 2012 Regular Meeting.  
**Minutes approved.**

**BB CB CC TN RO DR DS BS BZ**

IV. Review and Possible Approval of Napa River Inn Waiver Request.  
**Andrew Butler, Associate Civil Engineer, went over the Napa River Inn proposed development project, which includes a new hotel/commercial building at Main, Brown and Fifth Streets and adding a third floor to the existing building. The District requires that access be maintained to operate and maintain the existing and future Flood Project improvements. The District also requires that no permanent improvements are constructed in the southwest area of the property before the planned floodwall is built. The District was unable to get approval from the U.S. Army Corps of Engineers (USACE) for a proposed trellis at this time but will follow up with them for review and possible approval in the future. Mr. Butler went through the plan sheets in the agenda packet and via projector and read the District's recommended conditions as stated in the agenda packet. Harry Price, the developer of the Napa River Inn, went over some of the aspects of the development project, such as the proposed trellis, niches for art displays, the location of the Fish On sculpture if approved for acquisition as part of the public art requirement by the City of Napa, structural treatments to the existing hotel building, and modification to the HVAC system. Mr. Price discussed the previous USACE project along the Napa Mill property and the design changes that were incorporated during the construction phase. Mr. Price explained the intent of his request for "the right to plan" to the City of Napa for the area southwest of the Napa Mill property was to establish conceptual designs through a collaborative process for the public/private interface. The concept would then be provided to the USACE to facilitate coordination of the floodwall and trail design with a design the local stakeholders support. Mr. Price also discussed the historic wharf in this area and possible future plans to replicate the original embarcadero steamboat landing. The item was opened for discussion. Ms. Lucido stated that docks cannot be reviewed before the Flood Project is completed and that any additional costs to the Flood Project from**

**Item IV...Continued**

**alternate designs would be considered a betterment and would require additional funding from a source other than the Flood District. The Waiver Request was approved with the following amendments to the conditions noted in the agenda packet:**

- **Number the conditions.**
- **Add the following to condition #8: District staff will be allowed to work with the applicant on collaborative planning.**
- **The last sentence of condition #8 will be separated out to become condition #9 and will be amended as follows: Plans for future boat docks will not be reviewed and considered until the Flood Project is completed per the dock policy and is conditional to the USACE's construction.**
- **Specific plan sheets relevant to the District's interests should be referenced in the staff report and conditions.**

**Julie Lucido, Project Manager, stated design of the dock would be brought to the TAP for their review at the same time as the Corps' 35%, 65%, and 100% design plans for the area or earlier if available. Mr. Price added the site for the new building will be on toxic soil and they have to obtain approval for their encapsulation plan from the State's Department of Toxic Substances Control prior to construction of the building.**

**BB CB CC TN RO DR DS BS BZ**

V. **Agenda Items for Future Meetings.**

- **Possible review of Waiver Request (depending on level of development)**

**Julie Lucido, Project Manager, stated the TAP will be emailed an informational memo containing the responses to their comments on the 100% Bypass plans.**

VI. **General Comments from the Panel. (This is an opportunity for Panel members to informally discuss items and ask questions.)**

**Member Norris mentioned there will be a Napa River Festival at the end of the summer (September 2) and adjustments are being made to the City of Napa's new permitting process.**

VII. **Confirm Next Meeting Date of May 30, 2012.**

**Meeting date confirmed.**

VIII. **Adjourn.**

**Adjourned to the next Regular Meeting of the Technical Advisory Panel on Wednesday, May 30, 2012, at 5:30 p.m. The meeting will be held at the Flood District Conference Room.**

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DENNIS RINEHART  
Chairperson

ATTEST:

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JULIE LUCIDO  
Secretary

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By: GREG MORGAN  
Supervising Office Assistant

KEY

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