



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, May 18, 2021 @ 6:00 PM
Published: Thursday, May 6, 2021
Revised: Tuesday, May 18, 2021 11:11 AM**

In accordance with Executive Order N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org. All public comments must be emailed by 4:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line Planning Commission agenda.

Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions.

Spanish translation for this meeting will be offered. To access Spanish translation, you will need to join the meeting using the Zoom app from a computer, iPad or iPhone. You will see an icon on the screen that will allow you to choose Spanish translation. To learn how to use Zoom, please see the instructions below.

Please click the link below to join the meeting:

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Or One tap mobile :

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Meeting ID: 852 5444 9323

International numbers available: <https://us02web.zoom.us/j/85254449323>

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

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**Ciudad de Santa Helena**  
**Reunión del Comisión de Planificación**  
**18 de mayo del 2021 @ 6:00 PM**

De acuerdo con las órdenes ejecutivas N-25-20, N-29-20, y la orientación del Departamento de Salud Pública de California sobre reuniones, se permite la participación pública virtual. Seguiremos la Orden de la siguiente manera: Los miembros del público no pueden asistir físicamente a las reuniones. La reunión del Comisión de Planificación de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese el ID de la reunión o llamando al número ubicado en la agenda e ingrese el ID de la reunión. Se aceptarán comentarios públicos para la reunión del Comisión de Planificación por correo electrónico a [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Todos los comentarios públicos se harán públicos y se adjuntarán a la agenda, pero no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda al día siguiente.

**Consulte el final de la agenda para obtener instrucciones detalladas de PARTICIPACIÓN PÚBLICA.**

Se ofrecerá traducción al español para esta reunión. Para acceder a la traducción al español, deberá unirse a la reunión utilizando la aplicación Zoom desde una computadora, iPad o iPhone. Verá un icono en la pantalla que le permitirá elegir la traducción al español. Para aprender como utilizar Zoom, consulte las instrucciones a continuación.

Haga clic en el enlace a continuación para participar en la reunión:

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**ID de la Reunión: 852 5444 9323**

Números Internacionales Disponibles: <https://us02web.zoom.us/j/85254449323>

**TENGA EN CUENTA: Cualquier persona que desee hablar sobre un tema en la agenda o hacer un comentario en la sección de "comentario público" de la agenda puede hacerlo, pero por favor observe el límite de tiempo de cuarto minutos.**

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL  
Chair: John Ponte

Vice Chair: Daniel Hale

Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.

City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:

This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of four minutes.**

4. CONSENT ITEMS

Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: April 6, 2021

9 - 14

[Planning Commission Minutes 04.06.2021](#)

5. PUBLIC HEARINGS

6. SCHEDULED MATTERS

6.1. \*\*Consideration and proposed approval of a resolution determining that the FY 2021/22 Capital Improvement Program (CIP) is in conformance with the General Plan

15 - 36

Prepared By: John Wanger, Interim City Engineer

Recommendation:

Adopt the attached resolution determining that Fiscal Year 2021/2022 Capital Improvement Program is in conformance with the General Plan.

[\\*\\*FY 2021/22 Capital Improvement Program \(CIP\) - Staff Report](#)

[\\*\\*CIP Presentation](#)

[\\*\\*Public Comment\(1\) Smithers](#)

7. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST

Below is a link to a list of pending and upcoming projects which may be of interest to the community.

This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

A list of all current planning projects is available on our city website in the link below:

[http://www.cityofsthelena.org/projects?term\\_node\\_tid\\_depth=21](http://www.cityofsthelena.org/projects?term_node_tid_depth=21)

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for June 1, 2021.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on May 6, 2021 and amended on May 14, 2021.



Maya DeRosa, Planning & Building Director

**Appeal.** A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

**Special Assistance for the Disabled.** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

#### PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

#### CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th

day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

#### **SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA**

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofsthenana.org> and will be available for public review at the respective meeting.

#### **THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN VIRTUAL PLANNING COMMISSION MEETINGS**

St. Helena, CA– The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena Planning Commission will host a Virtual Planning Commission Meeting on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, livestreamed, and posted on the City's website after the adjournment of the meeting if technical difficulties occur: <https://sthenana.civicweb.net/Portal/>

**The ZOOM web link, meeting ID, and phone number will be listed at the top of the Planning Commission Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.**

#### **How to Watch or Listen to Planning Commission Meetings:**

1. Watch on Comcast Channel 28
2. Watch the livestreaming video on the City's website
3. Watch and Listen on Zoom.us by clicking on the link in the Planning Commission Agenda
4. Listen only by calling the Zoom number listed on the Planning Commission Agenda

#### **Watch Planning Commission Meetings by Joining the Zoom Meeting:**

**1. By Computer, Tablet, or Smart Phone:**

- a. Before joining the virtual Planning Commission Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit [zoom.us/signup](https://zoom.us/signup) and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
- b. If you are logged into your account, Enter the **Meeting ID** listed on the Planning Commission Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
- c. Select if you would like to connect audio and/or video and tap **Join Meeting**.
- d. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

**1. Listen Only by Telephone:**

- a. **Dial** the number listed on the Planning Commission Agenda.
- b. At the prompt, enter the **Meeting ID** provided on the top of the Planning Commission Meeting Agenda and **Press #. A participate ID is not required.**
- c. To disconnect from the meeting, hang up the phone.

**Ways to Provide Public Comment:**

While attending the virtual Planning Commission Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Chair will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

**1. Send a Public Comment in by 4:00 PM Prior to the Meeting to:**  
[publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org)

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Please include in the subject line "COMMENT TO PLANNING COMMISSION and the AGENDA ITEM". Any public comment is required to be submitted no later than 2 hours before the scheduled meeting and will be included as an attachment to the agenda. All public comments will be made publicly available and attached to the agenda item and will not be read out loud. All public comments that are received after 4:00 PM will be attached to the agenda the following day.

**2. Provide Comment through Zoom meeting from a computer, tablet, or smart phone**

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the "**raise hand**" feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand.

The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the '**raise hand**' button again.

### **3. Call in to the ZOOM meeting from a cell phone or landline phone only**

This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial **\*9** on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press **\*9** again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.



**MINUTES**  
**City of St. Helena**  
**Planning Commission Meeting**  
**Tuesday, April 6, 2021 @ 6:00 PM**

A complete video recording of this meeting, except for closed session, can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

**Present:** Chair John Ponte, Vice Chair Daniel Hale, Commissioner Autumn Anderson, Commissioner Marika Rothfeld, and Commissioner Rosaura Segura

**Absent:** None

**Staff Present:** Maya DeRosa, Planning & Building Director, John Wanger, Acting City Engineer, Aaron Hecock, Senior Planner, Chantal Power, Contract Planner, and Xinia Gamero, Permit Technician II

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER AND ROLL CALL**
3. **PUBLIC FORUM:**

No public comment was received.

4. **CONSENT ITEMS**

Chair Ponte pulled item 4.1 on the Consent Calendar.

4.1 Approval of Minutes: March 2, 2021

Commissioner Rosaura Segura moved to approve the Minutes of March 2, 2021 with the amended phrase under item 5.1 to read as follows: “.....*disclosed by the Commissioners*.”. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: John Ponte, Daniel Hale, Autumn Anderson, Marika Rothfeld, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

4.2 Appointment of Commissioners Anderson and Segura to the 2023-2031 6th Cycle Housing Element Update Focus Group.

CEQA Determination: Not a CEQA Project.

Prepared By: Aaron Hecock, Senior Planner

**Recommendation:**

Staff recommends that the Planning Commission:

1. Adopt a resolution appointing Commissioners Anderson and Segura to the 6th Cycle 2023-2031 Housing Element Update Focus Group.

Vice Chair Daniel Hale moved to approve staff recommendation. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: John Ponte, Daniel Hale, Autumn Anderson, Marika Rothfeld, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

**5. PUBLIC HEARINGS**

- 5.1 Request by Rifugio Holdings, LLC for Design Review approval in order to make exterior modifications to the existing building on the property located at 1334 Vidovich in the Service Commercial (SC) zoning district.

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301 and 15302.

Prepared By: Aaron Hecock, Senior Planner

**Recommendation:**

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Sections 15301 and 15302; and
2. Accept the required findings and adopt a resolution approving design review for the exterior modifications to the existing building located at 1334 Vidovich Avenue.

Vice Chair Hale disclosed speaking with the applicant and visiting the project site.

Senior Planner Aaron Hecock reported on the item.

Scott Gay showed a presentation and addressed the Planning Commission. Matt Hollis, project architect addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public hearing.

Commissioner Rosaura Segura moved to approve the item with an added Condition of Approval that the applicant must apply for a sign permit for any

new or expanded signage as required by the St. Helena Zoning Code. The motion was seconded by Vice Chair Daniel Hale and on roll call carried by the following vote:

AYES: John Ponte, Daniel Hale, Autumn Anderson, Marika Rothfeld, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 5.2 Request by Jack Herr (property owner) for adoption of a resolution granting design review approval in order to accommodate the construction of a single-family dwelling and accessory dwelling on an undeveloped property located at 777 Pratt Avenue in the 20-Acre Agriculture (A-20) zoning district.

CEQA Determination: Class 3 Categorical Exemption; Section 15303 (Construction or Conversion of Small Structures)

Prepared By: Chantal Power

**Recommendation:**

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve a resolution granting design review approval for the proposed construction of a single family dwelling and an accessory dwelling on the property located at 777 Pratt Avenue.

Contract Planner Chantal Power reported on the item.

Jack Herr, applicant addressed the Planning Commission.

Planning and Building Director Maya DeRosa addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public comment.

Chair Ponte re-opened the public hearing.

Mary Stephenson addressed the Planning Commission.

Chair Ponte closed the public comment.

Vice Chair Daniel Hale moved to approve the item with the following amendments to the resolution: That Condition of Approval #14 be removed from the resolution as it does not apply to the 20-Acre Agriculture (A-20) zoning

district. The condition currently reads “14. Pursuant to St. Helena Municipal Code Section 17.76.070, the commercial trash enclosure requirement is waived as a component of the design review approval.” Additionally, Condition of approval #17 (currently #18 on the resolution) to be amended as follows: “17. In accordance with St. Helena Municipal Code Section 13.04.240(C)4, the City is currently in a Phase II Water Emergency. The subject property is outside of the existing Urban Limit Line as shown in the General Plan. Because the property is outside of the Urban Limit Line, no public utilities will be provided to the property unless a health and safety concern arises. Accordingly, the project must rely on water for all domestic and irrigation needs from the existing onsite well. Because all water to the site will be provided from an existing onsite well, the project will not rely on any City utility services and therefore is not subject to the restrictions of not being able to issue a building permit during a Phase II water Emergency.”. Furthermore, an amendment to the title of the resolution will be made to remove the approval of an Accessory Dwelling as it is not part of a discretionary approval. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: John Ponte, Daniel Hale, Autumn Anderson, Marika Rothfeld, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 5.3 Request by Patrick Rue of Erosion Wine Co. to grant a use permit approval to establish a small brewery operation, "Erosion Brewery", at an existing wine storage and distribution warehouse located at 995 Vintage Avenue, #108 in the Industrial zoning district.

CEQA Determination: Class 1 Categorical Exemption; Section 15301 (Existing Facilities)

Prepared By: Chantal Power

**Recommendation:**

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from CEQA pursuant to Section 15301; and
2. Accept the require findings and approve a resolution granting conditional use permit approval for the proposed brewery operation located at an existing wine storage and distribution facility at 995 Vintage Avenue, # 108.

Contract Planner Chantal Power showed a presentation and reported on the item.

Planning and Building Director Maya DeRosa and Acting City Engineer John Wanger addressed the Planning Commission.

Patrick Rue, applicant addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public comment.

Vice Chair Daniel Hale moved to approve the item with an added Condition of Approval which states that per the applicant's amended project description dated April 2, 2021 and attached to the resolution, a maximum of 108.5 gallons per batch of the final product, and a total of 56 batches per year is allowed with the use permit. Additionally, all water usage mitigations proposed for the brewing operations must be adhered to at all times. If any part of the operation is proposed for expansion beyond what was permitted under this use permit, an amendment shall be presented to the planning Commission for discretionary review. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Daniel Hale, Autumn Anderson, John Ponte, Marika Rothfeld, and Rosaura Segura

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

## **6. NEW BUSINESS**

### **6.1 Our Town St. Helena Overview and Update**

Planning and Building Director Maya DeRosa introduced Our Town St. Helena (OTSH) Executive Director Jennifer La Liberte.

Jennifer La Liberte showed a presentation to the Planning Commission.

Mary Stephenson addressed the Planning Commission.

## **7. SCHEDULED MATTERS**

None.

## **8. DEPARTMENT REPORTS**

Planning and Building Director Maya DeRosa reported on the Zoning Code Update.

**9. AGENDA FORCAST**

Commissioner Anderson requested to have a future discussion regarding requiring water tanks for new development as a water conservation measure.

**10. ADJOURNMENT**

Chair Ponte adjourned the meeting at **7:45 p.m.**

The April 6, 2021 minutes were approved at the \_\_\_\_\_ Planning Commission meeting.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
John Ponte,  
Planning Commission Chair

\_\_\_\_\_  
Maya DeRosa, AICP  
Planning and Building Director



## PLANNING COMMISSION REPORT

Planning Commission Meeting of May 18, 2021

**SUBJECT:** Consideration and proposed approval of a resolution determining that the FY 2021/22 Capital Improvement Program (CIP) is in conformance with the General Plan

**PREPARED BY:** John Wanger, Interim City Engineer

**REVIEWED BY:** April Mitts, Finance Director

**APPROVED BY:** Aaron Hecock, Senior Planner

### **APPLICATION FILED:**

### **BACKGROUND**

Sections 65401 and 65402 of the California Government Code require that the Capital Improvement Program (CIP) be in conformance with the General Plan. State Law also mandates that this determination of conformance be made by a designated planning agency. For the City of St. Helena, the designated planning agency is the Planning Commission. The purpose of this staff report is to have the Planning Commission make a determination of consistency with the adopted General Plan.

### **PROJECT DESCRIPTION**

The Planning Commission is tasked with reviewing the planned CIP for fiscal year 2021/2022 and making the finding that the activities proposed for inclusion in the CIP are in conformance and consistent with the General Plan.

General Plan conformity can best be described as furthering the eventual achievement of the goals, policies, and infrastructure identified in the General Plan. For example, the construction of a roadway would be consistent with the General Plan if the roadway is depicted on the Circulation Element, identified in the goals and policies, or listed as an implementation program/activity.

Staff has reviewed the proposed FY 2021/2022 capital projects and has evaluated the proposed improvements for consistency with the classifications contained in the General

Plan. As shown in the Attachment 2, these activities are consistent with the policies contained in the General Plan.

Once the Planning Commission makes the finding that the 2021/2022 CIP is consistent with the General Plan, it will be brought to the City Council for adoption along with anticipated expenditures and projects over a five-year period at a meeting in June 202.

#### **ANALYSIS**

The City's 2021/2022 CIP consists of a number of projects in four divisions. Forty two of the CIP projects are actively in progress. No new project are being added this Fiscal Year. The fiscal impact of the CIP will be identified in the operating budget for fiscal Year 2021/2022 which will be heard at City Council later this year.

The determination of conformity with the General Plan pursuant to Government Code Sections 65401 and 65402 is not considered a "project" under the California Environmental Quality Act (CEQA). Furthermore, actions implementing the adopted 2019 General Plan are consistent with the certified 2019 General Plan Environmental Impact Report (EIR). Specific projects proposed as part of the CIP will require their own CEQA determination at the time of project implementation.

#### **STAFF RECOMMENDATION**

Adopt the attached resolution determining that Fiscal Year 2021/2022 Capital Improvement Program is in conformance with the General Plan.

#### **ATTACHMENTS**

[Attachment 1 - Fiscal Year 2021-2022 CIP Resolution](#)

[Attachment 2 - 2021-22 CIP List](#)

ATTACHMENT 1

**CITY OF ST. HELENA**

**RESOLUTION NO. \_\_\_\_\_**

**DETERMINING THAT FISCAL YEAR 2021/22 CAPITAL IMPROVEMENT  
PROGRAM IS IN CONFORMANCE WITH THE CITY OF ST. HELENA  
GENERAL PLAN**

**RECITALS**

- A. The City of St. Helena adopted its General Plan on May 14, 2019.
- B. The City Council of the City of St. Helena has designated the City Planning Commission as the planning agency for the City of St. Helena.
- C. State Law requires that designated planning agencies review their agency's capital improvement plan to ensure compliance with the adopted General Plan.
- D. The City has identified a number of capital improvement projects, including civic, street, water, and wastewater improvements for implementation in fiscal year 2020/2021.
- E. On May 18, 2021, the Planning Commission, during a regularly scheduled meeting, considered the projects and programs for FY 2021/22 in the City's Capital Improvement Program and their conformity to the adopted City General Plan.
- F. The determination of conformity with the General Plan pursuant to Government Code Sections 65401 and 65402 is not considered a "project" under the California Environmental Quality Act (CEQA).

**RESOLUTION**

The Planning Commission of the City of St. Helena hereby makes the following finding:

- A. The proposed Fiscal Year 2021/22 capital improvement projects and programs, as attached in Exhibit A, are consistent with the City of St. Helena's adopted General Plan by furthering the goals and policies as discussed in the staff report dated May 18, 2021.

Approved at a Regular Meeting of the St. Helena Planning Commission on May 18, 2021 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**  
**ABSTAIN:**

APPROVED:

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ATTEST:

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### FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM

| Number                                      | Name                                | Description                                                                                                                                                                                                             | General Plan Policy and Goals                                                                                            |
|---------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Civic Projects (Buildings and Parks)</b> |                                     |                                                                                                                                                                                                                         |                                                                                                                          |
| C18-83                                      | ADA Transition Plan - Facilities    | ADA upgrades to existing City public facilities                                                                                                                                                                         | LU6.1 & PR1.2 High quality City public facilities & accessible parks to all residents                                    |
| C19-03                                      | Crane Park Lighting Improvements    | Retrofit existing park lights fixtures and upgrades to electrical equipment.                                                                                                                                            | PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained with adequate lighting |
| C20-02                                      | Repaint Fire Station #1             | Repaint the Fire Station                                                                                                                                                                                                | 4.4 Maintain high standard of quality for facilities and infrastructure                                                  |
| C20-04                                      | Baldwin Park Fence & Pathway Repair | Remove and replace fence bordering, pathway repair, and minor modifications to entrance                                                                                                                                 | PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained                        |
| C20-06                                      | Emergency Back-up Power             | The project will provide for the purchase and installation of emergency generator power to the Library, Madrone Knoll Pump Station, Stonebridge Wells, and Flood Control Project site                                   | 9.4 & PS6.1 Maintain High Levels of Public Health and Safety & Ensure that City emergency procedures are adequate        |
| C21-01                                      | PSPS Emergency Back-Up Power        | To replace the 35-year-old generator at the Louis Stralla Water Treatment Plant (LSWTP) and to purchase one 175 KW portable generator that can be used at all critical City facilities which do not have back-up power. | 9.4 & PS6.1 Maintain High Levels of Public Health and Safety & Ensure that City emergency procedures are adequate        |
| C22-01                                      | Jacob Meily Park                    | Drainage Site Survey and Installation of New Turf and Upgrade Irrigation                                                                                                                                                | PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained                        |
| C22-02                                      | Crane Park                          | Replacement Playground Equipment and Fence                                                                                                                                                                              | PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained                        |
|                                             |                                     |                                                                                                                                                                                                                         |                                                                                                                          |

### FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM

| Number                                         | Name                           | Description                                                                                                                                                                                                                                                                                                                                                                    | General Plan Policy and Goals                                                                                                                                                                                                         |
|------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Streets Projects (including stormwater)</b> |                                |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                       |
| R18-81                                         | Downtown Sidewalk Improvements | This is a sidewalk improvement project funded by One Bay Area Grant II program and local funds. The project will replace sidewalks, trees, and implement traffic calming devices on Main Street between Mitchell Drive and Pine Street.                                                                                                                                        | 5.6 & CR2.5 Safe and Well-Maintained Circulation System & Improve the pedestrian experience through streetscape enhancements, focusing improvements where there is the greatest need, and by orienting development toward the street. |
| R19-79                                         | Year 2 Pavement Restoration    | Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.                                                                                                                                                                                                   | CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.                                                                                                                       |
| R19-01                                         | Stormwater Master Plan         | The Stormwater Master Plan will not only update the 2000 document, but will be integrated with the Water Master Plan and the Stormwater Master Plan which will include recommendations for system improvements, replacement and estimated project costs.                                                                                                                       | PF3.D Update the City's Stormwater Master Plan to include changes and upgrades since the last plan and to help streamline the approval process                                                                                        |
| R19-03                                         | Sulphur Creek Erosion Repair   | This project will implement bank repairs that were caused during the 16/17 storm year and identified in the 2017 Flood Control Project post-construction monitoring and reporting year. The repairs will be made utilizing funds from the Flood Control Project adaptive management program.                                                                                   | PF3.4 & PS5.6 Consider efforts to prevent risk to structures and property along Sulphur Creek & maintain protocols and funding for the regular inspection and maintenance of flood control facilities in the city                     |
| R19-04                                         | Sulphur Creek Sediment Removal | This project will remove sediment build-up in Sulphur Creek beneath the bridge structure at Valley View and the City owned creek section in front of the City Public Works Corporation Yard on Charter Oak. The City plans to coordinate permitting and work efforts with private landowners along Sulphur Creek between the Valley View bridge and the City Corporation Yard. | PF3.4 & PS5.6 Consider efforts to prevent risk to structures and property along Sulphur Creek & maintain protocols and funding for the regular inspection and maintenance of flood control facilities in the city                     |

### FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM

|        |                                                                     |                                                                                                                                                                                                                            |                                                                                                                            |
|--------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| R19-05 | Grayson and South Crane Rehabilitation (Design Only)                | This project will reconstruct Grayson and South Crane Avenues. Accessibility improvements to sidewalks and curb ramps will be included as part of the project whenever applicable.                                         | CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.            |
| R19-07 | Silverado Trail Guardrail Replacement                               | Replace guardrail and pavement markings/stripping on Silverado Trail within the City limits.                                                                                                                               | CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.            |
| R20-01 | Mitchell Drive to Sulphur Creek Storm Drain                         | Replace storm drain pipe on Mitchell Drive and slip-line portion of pipe from Mitchell Drive to Sulphur Creek                                                                                                              | OS3.2 Reduce stormwater runoff in developed areas to protect water quality in creeks.                                      |
| R20-02 | Mills Lane Storm Drain                                              | Install new storm drain along Mills Lane that outfalls to the Napa River                                                                                                                                                   | OS3.2 Reduce stormwater runoff in developed areas to protect water quality in creeks.                                      |
| R21-01 | Pratt and Elmhurst Crosswalk Improvements on Main Street/Highway 29 | This project will upgrade curb ramps as well as improve crosswalk markings and signage.                                                                                                                                    | CR2.F Improve street crossings and gaps in the sidewalk system through development review and capital improvement projects |
| R21-04 | Pope Street Crosswalk Improvements at College Avenue                | Installation of a rectangular rapid flashing beacon system (or equivalent) located on Pope Street at College Avenue, four ADA compliance curb ramps, and continental crosswalk markings on Pope Street and College Avenue. | CR2.F Improve street crossings and gaps in the sidewalk system through development review and capital improvement projects |
| R22-79 | Pavement Restoration                                                | Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.                                               | CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.            |
| R23-79 | Pavement Restoration                                                | Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.                                               | CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.            |
| R24-79 | Pavement Restoration                                                | Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.                                               | CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.            |

**FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM**

|        |                      |                                                                                                                                                                              |                                                                                                                 |
|--------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| R25-79 | Pavement Restoration | Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed. | CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths. |
|--------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|

### FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM

| Number                     | Name                                    | Description                                                                                                                                                                                       | General Plan Policy and Goals                                                                                                                                                                                                                                                        |
|----------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Wastewater Projects</b> |                                         |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                      |
| S-52                       | WWTRP Upgrades Phase 1                  | Feasibility study, workplan and Phase 1 improvements as required by CDO Regional Board Order R2-2016-0004                                                                                         | PF2.B Continue wastewater treatment system upgrades                                                                                                                                                                                                                                  |
| S18-70                     | Replace 1% Sewer Mains Annually         | Replacement of City sewer mains                                                                                                                                                                   | PF2.D & PF2.4 Reduce sewer system inflow and infiltration through repair and replacement of sewer pipes and protection from inflow sources & Increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes                                               |
| S18-71                     | Crinella Pump Station Upgrade           | Update the structure and pumping systems as well as including a filter system to control odors                                                                                                    | LU6.1 & PF1.S Provide high-quality wastewater systems & provide for capital needs of wastewater systems.                                                                                                                                                                             |
| S18-73                     | Wet Weather Flow Monitoring             | This project will provide the City with a sanitary sewer flow monitoring and inflow/infiltration study that identifies areas of storm water and groundwater inflows into the City's sewer system. | LU6.1, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & Increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes               |
| S21-01                     | WWTP Recycled Pipeline and Pump Station | Provide pump station to distribute recycled water to the WWTP spray fields and provide recycled water to City customers via mainline connection                                                   | LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & Increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes |
|                            |                                         |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                      |

### FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM

| Number                | Name                                                             | Description                                                                                                            | General Plan Policy and Goals                                                                  |
|-----------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Water Projects</b> |                                                                  |                                                                                                                        |                                                                                                |
| W-35                  | Bell Canyon Reservoir Improvements                               | Dredging of Bell Canyon Reservoir will return the storage capacity to design limits.                                   | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-80                  | Dwyer Road Booster Station                                       | Contribute a fair share to a project to construct a booster station that will increase water system pressure           | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-85                  | Bell House Valve Replacement                                     | Replace the bell house valve at the base of the Bell Canyon dam per the requirements of the Division of Safety of Dams | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-86                  | Spring Mountain Pressure Zone Improvements (Holmes Tank Upgrade) | Upgrade pressure zone pumps on Spring Mountain Road, piping that feed Holmes Tanks, and emergency back-up power        | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-91                  | Bell Canyon Creek Inflow                                         | Install device to measure inflow from Bell Canyon Creek into Bell Canyon Reservoir                                     | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |

### FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM

| Number  | Name                                          | Description                                                                                                                                                                                                                              | General Plan Policy and Goals                                                                  |
|---------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| W-101   | Tank 2 Rehabilitation                         | Rehabilitate Tank 2                                                                                                                                                                                                                      | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-106   | Pump Station Upgrades                         | Upgrade existing pump stations with back-up power in the event of a power outage as required by the State Department of Health.                                                                                                          | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-108   | Lower Reservoir Dam Rehabilitation            | Replace valves and perform geotechnical investigation as required by Division of Dam Safety                                                                                                                                              | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-109   | Bell Canyon Intake Tower Replacement          | Replace intake tower at Bell Canyon Reservoir                                                                                                                                                                                            | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W-110   | Rutherford Pump Upgrade                       | Upgrade electrical equipment and install a permanent structure                                                                                                                                                                           | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W18-111 | WTP Condition Assessment                      | This is an assessment to develop short and long term needs of the Louis Stralla Water Treatment Plant                                                                                                                                    | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W18-113 | SCADA Improvements – Rutherford and Holmes    | This project will apply power and instrumentation upgrades to integrate the City's water pump stations into Supervisory, Control and Data Acquisition System (SCADA). SCADA is utilized to monitor and control a plant and/or equipment. | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W18-115 | Remove Restriction at Rutherford Pump Station | This project will locate and remove the restriction(s) in order to maximize water delivery                                                                                                                                               | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W18-118 | Replace Mains <6" in Diameter                 | This annual project will begin the replacement of City water mains. It is anticipated that there will be one project per year based on the completed Integrated Master Utility Plan.                                                     | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |

### FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM

| Number  | Name                                                                                        | Description                                                                                                                                                                                                                                                                                | General Plan Policy and Goals                                                                  |
|---------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| W18-120 | Bell Canyon Spillway Stability Assessment                                                   | A new requirement of the Division of Dam Safety as a direct result of the 2017 Oroville Dam incident. Work will include a reconnaissance-level assessment of the spillway reviewing the geologic, structural or performance issues that could jeopardize its ability during a flood event. | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W20-01  | Bell Canyon Spillway Repairs                                                                | Make repairs to the spillway based on the initial spillway assessment completed in 2018.                                                                                                                                                                                                   | LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems. |
| W21-01  | Kearney and Andrea Water Main Replacement (Design in FY 20/21 and construction in FY 21/22) | The 4" water main on Kearney between Hillview Place and Adams Street needs to be replaced as well as the main on Andrea from Kearney to Oak Avenue.                                                                                                                                        | PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains      |



# Capital Improvement Program

FY 2021-2022

Public Works/Engineering Department

May 18, 2021



# Introduction

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- **46 CIP projects proposed in FY 21/22 budget**

| Category                            | Number of Projects |
|-------------------------------------|--------------------|
| Civic                               | 8                  |
| Streets                             | 16                 |
| Wastewater                          | 5                  |
| Water                               | 17                 |
| <b>Total Number of CIP Projects</b> | <b>46</b>          |



# **CIP Program Summary**

- 33 of the projects are currently in progress with projected delivery dates in 21/22 including:
  - 6 Civic Projects (totaling \$1.4M in 21/22)
  - 9 Street Projects (totaling \$12.4M in 21/22)
  - 14 Water Projects (totaling \$9.5M in 21/22)
  - 4 Wastewater Project (totaling \$14.6M in 21/22)



# **Project Highlights**

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- **Civic Projects:**
  - Emergency backup power at the library, Madrone Knoll pump station, Stonebridge Wells, Flood Control Project sites, and Louis Stralla Water Treatment Plant
- **Street Projects:**
  - Annual paving project, pedestrian crosswalk improvements on Main street and Pope Street, Mills Lane Storm Drain project, Downtown Sidewalk Project and Grayson and S. Crane improvements
- **Water Projects:**
  - Bell Canyon Reservoir improvements and Rutherford Pump Station Improvements
- **Wastewater Projects:**
  - WWTP Upgrades and Recycled Water pipeline and pump station



# **General Plan Consistency**

- Applicable 2040 General Plan Goals and Policies have been identified on the proposed CIP program for fiscal year 21/22 attached in Exhibit A to the Resolution



## **Next Steps**

- Planning Commission finds the proposed CIP program for fiscal year 21/22 is consistent with the City of St. Helena's adopted General Plan
- City Council adoption anticipated June 2021



# Questions?



-----Original Message-----

From: Pamela Smithers <[psmithrs@comcast.net](mailto:psmithrs@comcast.net)>

Sent: Tuesday, May 18, 2021 9:01 AM

To: Autumn Anderson <[AAnderson@cityofsthelena.org](mailto:AAnderson@cityofsthelena.org)>; Marika Rothfeld <[mrothfeld@cityofsthelena.org](mailto:mrothfeld@cityofsthelena.org)>; John Ponte <[JPonte@cityofsthelena.org](mailto:JPonte@cityofsthelena.org)>; Daniel Hale <[DHale@cityofsthelena.org](mailto:DHale@cityofsthelena.org)>; Rosaura Segura <[rsegura@cityofsthelena.org](mailto:rsegura@cityofsthelena.org)>

Cc: Cindy Tzaopoulos <[ctzaopoulos@cityofsthelena.org](mailto:ctzaopoulos@cityofsthelena.org)>

Subject: [External] CIP projects & General Plan on tonight's agenda

Planning Commission members,

First of course, thank you for your service to our community and the time that involves. I appreciate that very much.

I understand from the staff report that your task is to make sure the items listed comply with our General Plan. I hope in the future there will be some items on the list that specifically advance items in the Climate Change section of the Plan. As everyone knows, our planet is in trouble and the City of St Helena should do its part (actively finding work we can do) to reduce our impact. I know these efforts take advance planning, but is there possibility to add the following to the list?

1- Adding solar to the newly roofed Boy Scout Hall in conjunction with a battery/power walls (Tesla power walls work wonderfully for ex) would create a mini micro grid that would serve several functions: show the young people that adults care about their future, provide a place for citizens to gather for electricity needs during power outages, and reduce our City reliance on dirty fuels. This project is in process and would not be years in the future like solar for a new City Hall or the library or for our waste water treatment plant. The Boy Scouts are currently fundraising for the refurbishment of the Hall itself, the City has already re-roofed the building (thank you) so now is the time to consider a project like this. It would be a quick win for the climate change goals of our General Plan.

2- City Council approved striping of bike lanes on Spring Street more than a year ago. I'm told this will be accomplished this summer but I don't see it specifically on the list. These lanes will be part of a network of lanes that will help residents get safely to schools and Crane Park. I'd like to see more reference to bike lanes on the CIP list.

Side note: when will the Commission be reviewing and approving the St Helena Bicycle Plan? It is currently in draft mode and has been for some time. I hope that happens soon.

3- The Pope Street crossing has been on lists for several years so I'm glad to see that will finally happen this year. It can't come soon enough for the safety of our youngest citizens trying to get to school. Maybe I missed it, but is another crossing at Main and Elmhurst also in the works? This one will help kids get safely to RLS.

We should expedite safe crossings on our streets to encourage residents to get out of their cars (Council did approve an active transportation "plan" last year...what is status?). Transportation emissions are the largest (~60%) of St Helena's greenhouse gases. Go out some day around 8-830 and watch the car traffic as parents drive cross town delivering their kids to school. Feeling safe on our streets is

imperative to encourage these parents to let their kids walk and bike to school, and thereby accomplish any reduction in these emissions. Let's expedite these improvements!

Thanks again for your attention to important matters before our town. I for one know how much time that takes and appreciate it very much. If you would want to discuss these ideas please feel free to call me anytime.

Pam Smithers  
707-696-0530