City of St. Helena
Regular City Council Meeting
Tuesday, April 25, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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.

The City Council meeting will be live-streamed on Comcast Channel 28 and on the City's website.

Public comment **for City Council meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be received three hours prior to the meeting. All other public comments received after the deadline will be attached to the item the next business day or soon thereafter. Public comments will not be read out loud but will be publicly available and attached to the on-line City Council agenda.**

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at https://sthelena.civicweb.net/portal/.

Simultaneous Spanish interpretation services during meetings can be scheduled upon request. To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofsthelena.org**.**
The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at https://sthelena.civicweb.net/portal/**.**

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelena.org **.**
El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en https://sthelena.civicweb.net/portal/ **.**

Page

1. CALL TO ORDER
2. ROLL CALL
   Mayor: Paul Dohring, Vice Mayor Eric Hall:, City Council Members: Anna Chouteau, Lester Hardy, Billy Summers
3. PLEDGE OF ALLEGIANCE
4. ADOPTION OF THE AGENDA
5. PUBLIC FORUM:
   Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person's comments shall be limited to 4 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Council Members for clarifications may

be posed and answered, and Council Members may make requests that items be placed on future agendas, but in accordance with state law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda.

6. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, AND AB 1234 REPORTS:
Reports by staff and/or Council Members on items of general interest. Brief questions for clarification may be posed and answered, and Council Members may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

7. PRESENTATIONS AND PUBLIC RECOGNITIONS

7.1. National Library Week Proclamation 7

Proclamation

8. STAFF BRIEFING

None

9. CONSENT ITEMS
Members of the Council or the public (present at the meeting) 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)

9.1. March 2023 Review and Forecasting of City Water Supply Availability 9 - 14

CEQA Determination: Exempt
Prepared By: Ian Dale, Environmental Services Tech
Recommendation:
Receive and File

Staff Report - Pdf

9.2. Consideration and proposed adoption of a Resolution Authorizing (1) the City Manager to execute Amendment No. 4 to STH Contract: FY2021-077 in the amount of $220,200, to the Professional Service Agreement with Operational Technical Services for temporary Wastewater Treatment Operators for a total amount not-to-exceed $950,200; (2) a Wastewater Fund budget increase of $220,200 to 571-5029-2020; and (3) use of Wastewater Operations Fund balance of $220,200; (4) the City Manager to execute Amendment No. 5 to STH Contract: FY2021-048 in the amount of $490,650 to the Professional Service Agreement with Operational Technical Services for temporary Water Treatment Operators for a total amount not-to-exceed $2,644,005; (5) a Water Fund budget increase of $490,650 to 561-5034-2020; and (6) use of Water Operations Fund balance of $490,650. 15 - 26

CEQA Determination: Not a CEQA project
Prepared By: Martin Beltran, Senior Management Analyst
Recommendation:
Staff recommends adoption of the attached Resolution.

Staff Report - Pdf

9.3. Consideration and proposed adoption of a Resolution approving the plans for the R23-79 Pavement Restoration Project, and authorizing advertisement for bids. 27 - 61

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA
Prepared By: Mario Traverso, Public Works Assistant Engineer
Recommendation:
Staff recommends City Council adopt the attached Resolution.
Staff Report - Pdf

9.4. Consideration and proposed approval of a resolution (1) authorizing the City Manager to execute a reimbursement agreement with Napa Valley Wine Train in the amount not to exceed $115,300 for the installation of a pedestrian crossing structure on the Sulphur Creek railroad bridge, (2) authorizing a budget transfer from the General Fund Reserve of $115,300 to Streets Capital Fund to fund the project. 63 - 79

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA
Prepared By: Mario Traverso, Public Works Assistant Engineer
Recommendation:
Staff recommends adoption of the attached resolution.
Staff Report - Pdf

9.5. Consideration and Proposed Approval of (1) Amendment #3 to STH Contract: FY2020-049 with Lisa Wise Consulting for additional meetings and revisions to public review draft in association with Zoning Code Update for an additional $38,875 for a total contract amount not-to-exceed $376,234, (2) a budget increase of $38,875, and (3) use of General Fund fund balance of the same. 81 - 142

CEQA Determination: Exempt
Prepared By: Maya DeRosa, Community Development Director
Recommendation:
Staff recommends the City Council adopt the attached Resolution.
Staff Report - Pdf

9.6. Quarterly Grant Report for FY 2023 Q3, for the period ending March 31, 2023 143 - 150

CEQA Determination: Not a CEQA project
Prepared By: Martin Beltran, Senior Management Analyst
Recommendation:
Receive and file report.
Staff Report - Pdf

10. PUBLIC HEARINGS

10.1. Appeal filed by Joseph Berchtold to overturn the March 7, 2023, denial of his applications for demolition permit and design review in order to 151 - 487

demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture zoning district.

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA
Prepared By: Chantal Power, Associate Planner
Recommendation:
Staff recommends that the City Council:

1. Approve a resolution denying the appeal thereby upholding the Planning Commission denial of an application for demolition permit and design review for the proposed demolition and new construction on the property located at 2126 Madrona Avenue.

Staff Report - Pdf
Presentation
Public comment.Margot Ainsworth
Public comment.Sandra Barros
Public comment.Susan Michul
Public comment.Dennis Rossi
Public comment.Dennis Rossi
Public comment.Christopher Hill
Public comment.Annette Smith
Public comment.Clay Timon
Public comment.Connie Wilson
Public comment.Jodie Morlet
Public comment.Rita Hellewell
Public comment.Ross Allen
Public comment.Susan and Ron Krausz
Public Comment.Herdell.DiTamaso
Public comment.Laura Andersen and Frank Rodrigues
Public comment.Gina Lewis
Public comment.Kevin P Block
Public Comment.Mary Alice Stielau
Public Comment.Jim Gamble
Public Comment.Celeste Neeley

11. OLD BUSINESS

11.1. None

12. NEW BUSINESS

12.1. Fiscal Year 2022 Annual Comprehensive Financial Report and Independent Auditor's Report on Internal Control Over Financial Reporting. 489 - 513

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Staff recommends the City Council receive accept the Comprehensive Annual Financial Report of the City of St. Helena for Fiscal Year Ended June 30, 2022.

Staff Report - Pdf
Presentation

12.2. Fiscal Year (FY) 2022-23 2nd Quarter Finance Report and Consideration of Resolution Approving Mid-Year Budget Adjustments for FY 2022-23. 515 - 580

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Staff recommends the City Council receive and file the report and approve a Resolution Approving Mid-Year Budget Adjustments for FY 2022-23.

Staff Report - Pdf
Presentation

12.3. Consideration and proposed approval of a resolution appointing applicants to the Active Transportation & Sustainability Committee, Planning Commission, Library Board of Trustees, and Measure H Oversight Committee 581 - 631

CEQA Determination: Not a CEQA project
Prepared By: Cindy Tzafopoulos, City Clerk
Recommendation:
Staff recommends adopting a resolution appointing applicants to the following committees:

- Appoint two applicants to the Active Transportation Sustainability Committee
- Appoint one applicant to the Library Board of Trustees
- Appoint one applicant to the Planning Commission
- Appoint five applicants to the Measure H Oversight Committee

Staff Report - Pdf
Public Comment.Jack and Loraine Stuart

13. ADJOURNMENT

The next Regular City Council meeting is scheduled for May 9, 2023, at 6:00 p.m.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on April 21, 2023.



Cindy Tzafopoulos, City Clerk

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 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this 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 City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1088 College Avenue, St. Helena, California, during normal business hours and by appointment. In addition, such writings or documents will be made available on the City's web site at https://sthelena.civicweb.net and will be available for public review at the respective meeting.

CITY OF ST. HELENA
National Library Week
2023 Proclamation

WHEREAS, libraries provide the opportunity for everyone to pursue their passions and engage in lifelong learning, allowing them to live their best life; and

WHEREAS, libraries have long served as trusted institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status; and

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and

WHEREAS, libraries adapt to the ever-changing needs of their communities, continually expanding their collections, services, and partnerships; and

WHEREAS, libraries play a critical role in the economic vitality of communities by providing internet and technology access, literacy skills, and support for job seekers, small businesses, and entrepreneurs; and

WHEREAS, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals; and

WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all; and

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week; and

NOW, THEREFORE, be it resolved that I, Paul Jamison Dohring, Mayor of the City of St. Helena, and the St. Helena City Council, proclaim National Library Week, April 23-29, 2023. During this week, I encourage all residents to visit their library to explore the wealth of resources available.

Dated: April 25, 2023

_____

Paul Jamison Dohring, Mayor
City of St. Helena

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **CONSENT ITEMS**

Subject: **March 2023 Review and Forecasting of City Water Supply Availability**

CEQA Determination: **Exempt**

Prepared By: Ian Dale, Environmental Services Tech

Reviewed By: Joseph Leach, Public Works Director and City Engineer

Approved By: April Mitts, Assistant City Manager

BACKGROUND

The City of St. Helena publishes a monthly water report on the City website (www.cityofsthelena.org/publicworks/page/water-reports). The report includes the amount of water produced at the Louis Stralla Water Treatment Plant and the Stonebridge Potable Water Wells, and potable water delivered from the City of Napa. In addition to presenting data on the amount delivered monthly, the report includes year-to-date information and prior year data. Water elevation and capacity at the Bell Canyon Reservoir is included as well as information on rain and temperatures.

At the City Council meeting of July 27, 2021, the City Council requested City staff enhance the monthly water report to include a forecast of available water supply, consistent with the adopted Urgency Ordinance. This request is consistent with the City's Fiscal Year 2021-22 Council Goal to develop a Comprehensive Water Security Framework, and the recently developed Framework that includes a goal to "Maximize Conservation During Water Emergency" and subtask 1C to "provide customers with comparison of actual vs. projected water demand" as well as Framework Goal Improve Consumer Satisfaction and Confidence" and subtask 3C to "additional analytical tools to improve consumer confidence."

DISCUSSION

City staff has developed a forecasting tool to facilitate its ability to optimize water use and track water availability. Included as Attachment 1 is the Monthly Water Report for March 2023. The water produced for March 2023 is down by -20% when compared to March 2022 and is down -23% compared to the average of March 2018-2020. Below is a chart summarizing the water produced per source:

Water Produced per Source

Source	Average (2018 - 2020) (Acre-Feet)	March 2022 (Acre-Feet)	March 2023 (Acre-Feet)
Bell Canyon	37	17.3	14
Stonebridge Wells	7	32.2	14
Napa Water	48	39	43
Total	**92**	**88.5**	**71**

Percent change from March 2022: -20**%**
Percent change from average of March 2019 - 2021: -23%

Bell Canyon Reservoir

The City is still in drought conditions. Bell Canyon Reservoir has adequate water to support the City's needs through this calendar year with Phase I conservation measures in effect. The storage in Bell Canyon graph (Attachment 2) has been revised to include historic reservoir supply levels since July 2021. It also shows the water availability forecast through June 2024 based on the highest water usage during a non-drought year (FY 2019/20) and 10 inches of rainfall (lowest recorded).

As of April 1, 2023, Bell Canyon Reservoir elevation was at 422.3 feet representing approximately 2,383.69 acre feet (AF) and 100% capacity. Bell Canyon spillway level is 422 feet representing 2,383.69 acre feet in water supply volume. Below is a chart comparing Bell Canyon elevation levels, water supply availability in acre feet, and percent capacity of the reservoir on April 1st in 2021, 2022, and 2023.

Year	**2021**	**2022**	**2023**
Bell Canyon Elevation Level	402.07 Ft.	418.50 Ft.	422.30 Ft.
Acre Feet	1,060 AF	2,121 AF	2,383 AF
Percent Capacity	44.5%	89%	100%

As a follow up to the May 24th City Council meeting, staff developed a graph (Attachment 3) highlighting the relationship between the reservoir elevation level and water supply availability in acre feet. The graph shows the current status of the reservoir. Furthermore, the graph also displays the points where City Council decided to implement Phase I and Phase II drought restrictions in 2020.

Continued Water Conservation

California experienced two consecutive dry years 2020 and 2021 and drought conditions state-wide persist. Due to the combination of warmer-than-average temperatures and

minimal precipitation in the state, the Department of Water Resources (DWR) declared 2021 as the fourth-driest year on record statewide. The record-breaking dry period in January and February 2022, and the absence of significant rains in March, have required DWR to reduce anticipated deliveries from the State Water Project (SWP). However, the reduction does not affect St. Helena as the City has multiple robust water sources not affected by the executive order. Water availability from the Bell Canyon reservoir is based on the City's State Water Rights permit and not the SWP. The City has not received any curtailment order from DWR nor does the City anticipate receiving one.

Due to the ongoing drought conditions, Phase I Water Emergency remains in effect, even though Bell Canyon Reservoir level is above the level when Council initially called for Phase I conservation. Staff will monitor State-wide and local drought conditions, weather conditions, and provide updates on a monthly basis.

City of Napa Water Supply

Normal operations continue at Rutherford Pump Station (RPS) and the City is taking delivery of the allotment purchased from City of Napa. During the month of March 2023, Rutherford Pump Station was producing an average of 0.454 MG/day for a total of 43.23 acre feet (AF) for the month.

FISCAL IMPACT

None

RECOMMENDED ACTION

Receive and File

ATTACHMENTS

MWR March 1-31 2023
Attachment 2 - Bell Canyon Water Storage Forecast
Attachment 3 - March Bell Canyon Reservoir Storage with Phase I II

CITY OF ST. HELENA
MONTHLY WATER REPORT

CC: CC __X__ PC__X__ FILE _____
RECEIVED: _____ BY: __

March 1-31, 2023

	LOUIS STRALLA WATER PLANT	STONEBRIDGE POTABLE WELLS	SBW IRRIGATION WATER	NAPA WATER	TK #1 & #2 ADJUST
AMOUNT PRODUCED in AF	14.67	14.39	0.00	43.23	-0.44
AMOUNT PRODUCED in MG	4.78	4.69	0.00	14.08	-0.14
PERCENT	**20.4%**	**20.0%**		**60.2%**	-0.6%

WATER PRODUCED ~~DELIVERY~~ (AGGREGATE)

	THIS YEAR	LAST YEAR
TOTAL PRODUCED THIS PERIOD	23.55 **MG**	28.19 **MG**
MAXIMUM DAILY PRODUCED	2.16 **MG**	2.44 **MG**
MINIMUM DAILY PRODUCED	0.45 **MG**	0.42 **MG**
AVERAGE DAILY PRODUCED	0.76 **MG**	1.17 **MG**

WATER YEAR TOTALS

	THIS FISCAL YEAR	%	LAST FISCAL YEAR	%
LOUIS STRALLA WATER PLANT	349.31 **AF**	36.8%	298.42 **AF**	31.5%
	99.38 **MG**		97.21 **MG**	
NAPA WATER	413.96 **AF**	43.7%	258.50 **AF**	27.3%
	134.84 **MG**		84.20 **MG**	
STONEBRIDGE POTABLE WELLS	185.06 **AF**	19.5%	389.90 **AF**	41.2%
	60.28 **MG**		127.00 **MG**	
TOTAL WATER PRODUCED ~~DELIVERY~~ (ALL)	**948.33 AF**	**100.0%**	**946.82 AF**	**100.0%**

SBW IRRIGATION WATER

	THIS MONTH	THIS MONTH, LAST YR.
STONEBRIDGE APARTMENTS	0.00 **MG/Mar 1 -31**	0.05 **MG/Mar 1-31**
NAPA VALLEY COLLEGE	0.00 **MG/Mar 1 -31**	0.34 **MG/Mar 1-31**

WATER ELEVATION, CAPACITY & RAINFALL

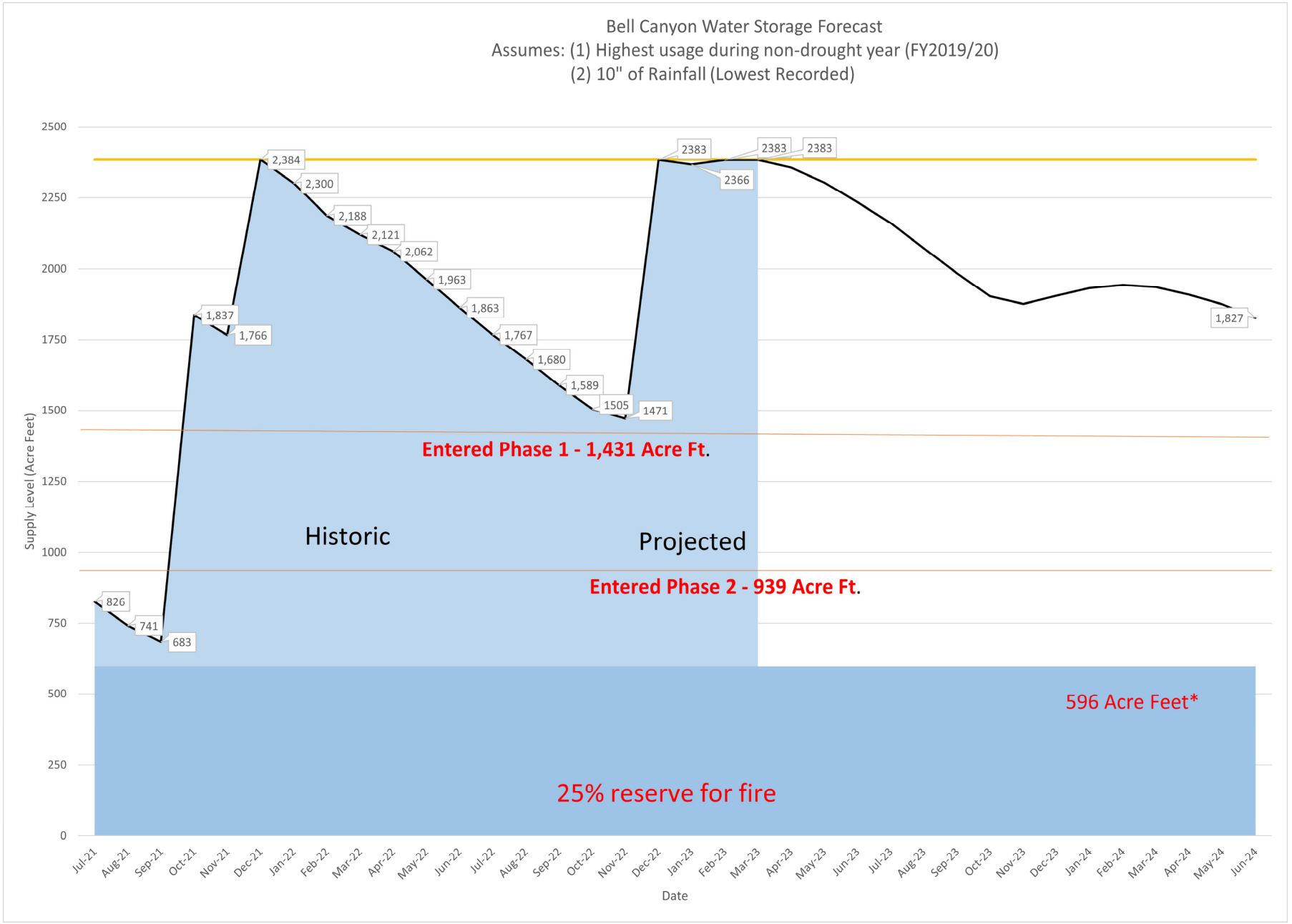
	THIS FISCAL YEAR	LAST FISCAL YEAR
ELEVATION BELL CANYON RESERVOIR	422.30 **FT.**	418.50 **FT.**
MONTHLY RISE OR DROP	-0.02 **FT.**	-0.88 **FT.**
CAPACITY AT END OF PERIOD	2383.00 **AF**	2121.23 **AF**
PERCENT OF FULL CAPACITY	100.0 **%**	89.0 **%**
RAINFALL IN THIS PERIOD	14.08 **IN**	1.03 **IN**
TOTAL RAINFALL SEASON TO DATE	40.01 **IN**	24.46 **IN**

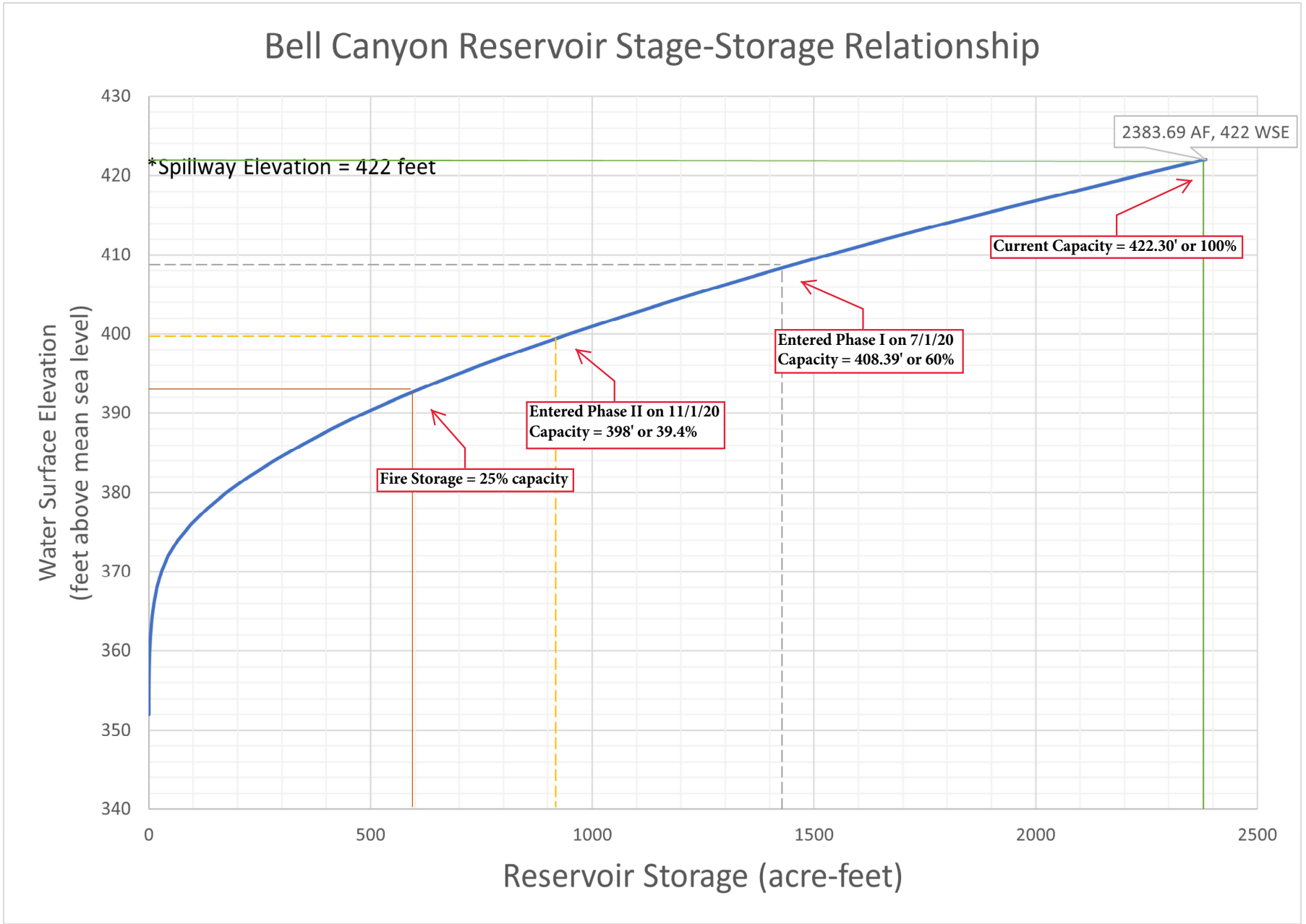
TEMPERATURES

	THIS MONTH, THIS YEAR	THIS MONTH, LAST YR.
DEGREES IN FAHRENHEIT	37-68	39-84
AVERAGE	52	56

REMARKS

City of Napa Water Delivery: RPS producing an average of 0.454 MG/day during March 2023.
DISCLAIMER: The data presented in this report is approximate and for informational purposes only. Updates will be provided if any errors are identified.


Bell Canyon Water Storage Forecast
Assumes: (1) Highest usage during non-drought year (FY2019/20)
(2) 10" of Rainfall (Lowest Recorded)
Supply Level (Acre Feet)
Date
Historic
Projected
Entered Phase 1 - 1,431 Acre Ft.
Entered Phase 2 - 939 Acre Ft.
596 Acre Feet*
25% reserve for fire
826
741
683
1,837
1,766
2,384
2,300
2,188
2,121
2,062
1,963
1,863
1,767
1,680
1,589
1505
1471
2383
2366
2383
2383
1,827


Bell Canyon Reservoir Stage-Storage Relationship
*Spillway Elevation = 422 feet
2383.69 AF, 422 WSE
Current Capacity = 422.30' or 100%
Entered Phase I on 7/1/20
Capacity = 408.39' or 60%
Entered Phase II on 11/1/20
Capacity = 398' or 39.4%
Fire Storage = 25% capacity
Water Surface Elevation
(feet above mean sea level)
430
420
410
400
390
380
370
360
350
340
0
500
1000
1500
2000
2500
Reservoir Storage (acre-feet)

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and proposed adoption of a Resolution Authorizing (1) the City Manager to execute Amendment No. 4 to STH Contract: FY2021-077 in the amount of $220,200, to the Professional Service Agreement with Operational Technical Services for temporary Wastewater Treatment Operators for a total amount not-to-exceed $950,200; (2) a Wastewater Fund budget increase of $220,200 to 571-5029-2020; and (3) use of Wastewater Operations Fund balance of $220,200; (4) the City Manager to execute Amendment No. 5 to STH Contract: FY2021-048 in the amount of $490,650 to the Professional Service Agreement with Operational Technical Services for temporary Water Treatment Operators for a total amount not-to-exceed $2,644,005; (5) a Water Fund budget increase of $490,650 to 561-5034-2020; and (6) use of Water Operations Fund balance of $490,650.**

CEQA Determination: **Not a CEQA project**

Prepared By: Martin Beltran, Senior Management Analyst

Reviewed By: Joseph Leach, Public Works Director and City Engineer

Approved By: Anil Comelo, City Manager

BACKGROUND

Wastewater Treatment Plant Staffing Agreement (STH FY2021-077)

On April 27, 2021, the City and Operational Technical Services (OTS) entered into an initial agreement (STH FY2021-077) for OTS to provide temporary Wastewater Treatment Operator services with SWRCB Wastewater Treatment Grade 4 Certification or higher for an amount not-to-exceed $100,620. At the time the initial agreement with OTS was signed, two of the City's three positions at the Wastewater Treatment Plant (WWTP) were vacant and under recruitment. Similar to the WTP, the City needed

assistance with temporary Wastewater Treatment Plant Operators to remain in compliance with the State Water Resources Control Board (SWRCB).

On January 25, 2022, City Council approved Amendment No. 1 with OTS in the amount of $100,293 for a total amount not-to-exceed $200,913 to continue providing a temporary CPO and a temporary Plant Operator with the corresponding SWRCB certifications until a time when the positions are filled.

On February 22, 2022, City Council approved Amendment No. 2 with OTS in the amount of $258,337, for a total amount not-to-exceed $459,250 to continue providing a temporary CPO and a temporary Plant Operator with the corresponding SWRCB certifications until a time when the positions are filled. Amendment No. 2 extended the OTS contracts to allow OTS to provide services through June 30, 2022, or until the vacant positions were filled, whichever came first.

With signficant difficulties with multiple failed recruitments, on August 9, 2022, City Council approved Amendment No. 3 with OTS in the amount of $270,750 for a total not-to-exceed amount of $730,000.

Water Treatment Plant Staffing Agreement (STH FY2021-048)

On January 26, 2021, the City and OTS entered into an initial agreement in an amount not-to-exceed $25,000 to provide temporary staffing assistance for the vacancy of the City's Chief Water Plant Operator (CPO) position. At the time the initial agreement with OTS was signed, the City had two full-time plant operators and an active recruitment for the CPO. One plant operator had a T3 Certification and the other plant operator had a T2 Certification. Since the execution of the initial OTS agreement, it became necessary to increase the scope and contract amount with OTS due to the subsequent resignations of the City's T3 and T2 shift operators leaving the City with three approved, but vacant, positions at the Water Treatment Plant (WTP) which were under recruitment. The City continued to need assistance with temporary Water Treatment Plant Operators to remain in compliance with the State of California Water Resources Control Board until these positions are filled.

The temporary CPO oversees the water treatment facilities in accordance with the State of California Water Resources Control Board (SWRCB). The SWRCB requires the CPO possess a valid Grade 4 (T4) Water Treatment Operator Certification and all shift operators (WTO) are required to possess a valid Grade 3 (T3) Certification. OTS is able to provide the City with a temporary CPO who possess at least a Grade 4 SWRCB Water Treatment Operator Certification. Additionally, each temporary Senior WTO will possess a minimum SWRCB Grade 3 Water Treatment Certification.

On March 23, 2021, City Council approved Amendment No. 1 in the amount of $409,929.58 to STH Contract: FY2021-048 for a total not-to-exceed amount of $434,929.58 to allow OTS to continue to provide temporary Water Treatment Operators to the City.

Following the approval of Amendment No. 1 on March 23, 2021, the City incurred significant staffing costs due to unforeseen emergencies, required repair work due to aging equipment, and a continued need for interim staffing which has exceeded the current contract limit.

On January 25, 2022, City Council approved Amendment No. 2 in the amount of $348,561 to STH Contract: FY2021-048 for a total not-to-exceed amount of $783,491.

On February 22, 2022, City Council approved Amendment No. 3 with OTS in the amount of $562,614, for a total amount not-to-exceed $1,346,105 to continue providing a temporary CPO and temporary Plant Operators with the corresponding SWRCB certifications for the Water Treatment Plant until a time when the positions are filled.

As with the Water Treatment Plant operators, the City continued to have signficant difficulties with multiple failed recruitments, and on August 9, 2022, City Council approved Amendment No. 4 with OTS in the amount of $807,250 for a total not-to-exceed amount of $2,153,355.

Both amendments approved on August 9, 2022, extended the OTS contracts to allow OTS to provide services through December 31, 2022, or until the vacant positions were filled.

DISCUSSION

The City, as with other agencies, continues to face severe challenges in recruiting operators due to shortages of licensed operators, access to local housing, and lack of competitive wages. Because of this the City continues to rely on a private contractor to fulfill many of the water and wastewater systems operations. Both treatment plants continue to face significant operational challenges in which OTS has fulfilled their professional obligation to meet State of California potable water regulations and wastewater regulations.

Currently, two of City's three approved positions at the Wastewater Treatment Plant (WWTP) are vacant, and one of the City's three approved positions at the Water Treatment Plant (WTP) is vacant. Below is a table summarizing the current vacancies:

Current Vacancies:

Water Treatment Plant	***Wastewater Treatment Plant***
Chief Water Treatment Plant Operator	Chief Wastewater Treatment Plant Operator
	Plant Operator I/II/III

The City continues to need support from OTS to meet the State permit requirements. The State requires the City to have shift operators with a T3 license at the Water

Treatment Plant. Operators with a T1 or T2 license can still work at the Water Treatment Plant but they can not be the lone operator. Currently, the two City operators possess a T2 license. OTS will provide operators with T3 license or greater until the City is able to fulfill the Chief Water Treatment Plant Operator position, or current staff is able to complete the requirements for a T3 license.

Recognizing there is a continuous need to utilize OTS until all vacant positions are filled, staff has been working with OTS to prepare an additional amendment for temporary staffing through June 30, 2023.

Necessary Amendments for Current OTS Contracts

Wastewater Treatment Plant

The recommended amendment with OTS will continue to provide a temporary CPO and a temporary Plant Operator with the appropriate SWRCB Wastewater Treatment Certifications until the positions have been filled, or June 30, 2023, whichever comes first.

Table 1 provides a summary of the OTS contract with the additional amendment.

Table 1 - OTS Contract Summary for Wastewater Treatment Operators

OTS Contract: STH Contract: FY2021-077	$100,620
Amendment #1	$100,293
Amendment #2 - For services through 6/30/22	$258,337
Amendment #3 - Estimated for services through 12/31/22	$270,750
Amendment #4 - Estimated for services through 6/30/23	$220,200
Total Contract Amount	***$950,200***

Estimated Costs

Amendment No. 4 to the Professional Services Agreement is in the amount of $220,200 for an amount not-to-exceed $950,200. It is estimated Amendment No. 4 with OTS will provide services through June 30, 2023, if necessary.

Water Treatment Plant

The recommended amendment with OTS will continue to provide a temporary CPO and a Lead Water Treatment Plant Plant Operator with the appropriate SWRCB Water Treatment Certifications until the positions have been filled, or June 30, 2023, whichever comes first.

Table 2 provides a summary of the OTS contract with the additional amendment.

Table 2 - OTS Contract Summary for Water Treatment Operators

OTS Contract: STH Contract: FY2021-048	$25,000

Amendment #1	$409,930
Amendment #2	$348,561
Amendment #3 - For services through 6/30/22	$562,614
Amendment #4 - Estimated for services through 12/31/22	$807,250
Amendment #5 - Estimated for services through 6/30/23	$490,650
Total Contract Amount	***$2,644,105***

Estimated Costs
Amendment No. 5 with OTS s in the amount of $490,650 for an amount not-to-exceed $2,644,105. It is estimated Amendment No. 5 with OTS will provide services through June 30, 2023, if necessary.

FISCAL IMPACT
Wastewater Operators
Use of Wastewater Operations Fund balance is necessary in the amount of $220,200. After approval of the resolution, the estimated Wastewater Operations Fund balance is $3,113,150, or 77%.

Water Operators
Use of Water Operations Fund balance is necessary in the amount of $490,650. After approval of the resolution, the estimated Water Operations Fund balance is $1,787,204, or 22%.

RECOMMENDED ACTION
Staff recommends adoption of the attached Resolution.

ATTACHMENTS
Attachment 1: Resolution
Attachment 2: STH Contract FY2021-077-04A WWTP
Attachment 3: STH Contract FY2021-048-05A WTP

CITY OF ST. HELENA

RESOLUTION NO. 2023 -

A Resolution of the City of St. Helena City Council Authorizing: (1) the City Manager to execute Amendment No. 4 to STH Contract: FY2021-077 with Operational Technical Services for temporary Wastewater Treatment Operators in the amount of $220,200 for a total amount not-to-exceed $950,200; (2) a Wastewater Fund budget increase of $220,200 to 571-5029-2020; (3) use of Wastewater Operations fund balance of $220,200; (4) the City Manager to execute Amendment No. 5 to STH Contract: FY2021-048 with Operational Technical Services for temporary Water Treatment Operators in the amount of $490,650 for a total amount not-to-exceed $2,644,005; (5) a Water Fund budget increase of $490,650 to 561-5034-2020; and (6) use of Water Operations Fund balance of $490,650.

RECITALS

A. The City currently has three approved positions at the Wastewater Treatment Plant and Water Treatment Plant; and

B. The City currently has two vacant positions at the Wastewater Treatment Plant and one vacant Chief Plant Operator position at the Water Treatment Plant; and

C. To remain in compliance with the State of California State Water Resource Control Board (SWRCB) it is necessary to have water treatment and wastewater treatment operators who possess certain minimum certifications specific to each type of treatment plant; and

D. On January 26, 2021, the City and Operational Technical Services entered into an agreement (STH Contract: FY2021-044) for OTS to provide Temporary Water Treatment Operators with SWRCB Certification for the Water Treatment Plant; and

E. On March 23, 2021, City Council approved Amendment No. 1 in the amount of $409,929.58 to STH Contract: FY2021-048; and

F. On April 27, 2021, the City and Operational Technical Services entered into an agreement (STH Contract: FY2021-077) for OTS to provide Temporary Wastewater Treatment Operators with SWRCB Wastewater Treatment Grade 4 Certification or higher for an amount not-to-exceed $100,620; and

G. On January 25, 2022, City Council approved Amendment No. 1 in the amount of $100,293 for a total not-to-exceed amount of $200,913 to STH Contract FY2021-077 and approved Amendment No. 2 in the amount of $348,561 for a total not-to-exceed amount of $783,491 to STH Contract: FY2021-048; and

H. On February 22, 2022, City Council approved Amendment No. 2 with OTS in the amount of $258,337, for a total amount not-to-exceed $459,250 to STH Contract: FY2021-077 and approved Amendment No. 3 with OTS in the amount of $562,614, for a total amount not-to-exceed $1,346,105 to STH Contract: FY2021-048; and

I. On August 9, 2022, City Council approved Amendment No. 3 with OTS in the amount of $270,750, for a total amount not-to-exceed $730,000 to STH Contract: FY2021-077 and approved Amendment No. 4 with OTS in the amount of $807,250, for a total amount not-to-exceed $2,153,355 to STH Contract: FY2021-048; and

J. The amendments to both agreements has allowed Operational Technical Services to continue to provide temporary Wastewater and Water Treatment Operators to the City; and

K. While the City is recruiting for permanent Water and Wastewater Treatment Plant operators, the City needs assistance in the interim basis for both plants; and

L. Due to unforeseen emergency circumstances and staffing shortages, significant staffing costs have been incurred primarily in Water Treatment Plant operations; and

M. The City and consultant desire to amend STH Contract: FY2021-077 with Operational Technical Services for temporary Wastewater Treatment Operators in the amount of $220,200 for a total amount not-to-exceed $950,200; and

N. The City and consultant desire to amend STH Contract: FY2021-048 with Operational Technical Services for temporary Water Treatment Operators in the amount of $490,650 for a total amount not-to-exceed $2,644,005; and

O. It is estimated both amendments will allow OTS to remain at both plants until the positions are filled or June 30, 2023, whichever is first.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. Authorize the City Manager to execute Amendment No. 4 to STH Contract: FY2021-077 with Operational Technical Services for temporary Wastewater Treatment Operators in the amount of $220,200 for a total amount not-to-exceed $950,200; and
2. Authorize a Wastewater Fund budget increase of $220,200 to 571-5029-2020; and
3. Authorize use of Wastewater Fund Balance in the amount of $220,200; and
4. Authorize the City Manager to execute Amendment No. 5 to STH Contract: FY2021-048 with Operational Technical Services for temporary Water Treatment Operators in the amount of $490,650 for a total amount not-to-exceed $2,644,005; and
5. Authorize a Water Fund budget increase of $490,650 to 561-5034-2020; and
6. Authorize use of Water Operations Fund balance of $490,650.

Approved at a Regular Meeting of the St. Helena City Council on April 25, 2023, by the following vote:

Mayor Paul Dohring:	_____
Vice Mayor Eric Hall:	_____
Councilmember Anna Chouteau:	_____
Councilmember Lester Hardy:	_____
Councilmember Billy Summers:	_____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

AMENDMENT NO. 4
TO PROFESSIONAL SERVICES AGREEMENT WITH OPERATIONAL TECHNICAL SERVICES; STH CONTRACT NO: 2021-077 FOR TEMPORARY WASTEWATER TREATMENT OPERATORS WITH SWRCB CERTIFICATION FOR AN ADDITIONAL $220,200 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED $950,200.

This Fourth Amendment to Professional Services Agreement STH Contract: 2021-077 dated April 27, 2021 ("Agreement") is made as of this _____ day of _____, 2023, by and between the City of St. Helena, a municipal corporation ("City"), and Operational Technical Services ("Consultant").

RECITALS

A. On April 27, 2021, the City and Consultant entered into the Agreement for Consultant to provide professional services in connection with the project described as Temporary Wastewater Treatment Chief Plant Operator with SWRCB Wastewater Treatment Grade 4 Certification or higher; and

B. On January 25, 2022, City Council approved Amendment No. 1 with OTS in the amount of $100,293 for a total amount not-to-exceed $200,913 to continue providing a temporary CPO and a temporary Plant Operator with the corresponding SWRC$B certifications until a time when the positions are filled; and

C. On February 22, 2022, City Council approved Amendment No. 2 with OTS in the amount of $258,337, for a total amount not-to-exceed $459,250 to continue providing a temporary CPO and a temporary Plant Operator with the corresponding SWRCB certifications until the positions have been filled, or June 30, 2022, whichever comes first; and

D. On August 9, 2022, City Council approved Amendment No. 3 with OTS in the amount of $270,750, for a total amount not-to-exceed $730,000 to continue providing a temporary CPO and a temporary Plant Operator with the corresponding SWRCB certifications until the positions have been filled, or December 31, 2022, whichever comes first; and

E. The Wastewater Treatment Plant continues to face operational challenges in which OTS has fulfilled their professional obligation to meet State of California wastewater regulations; and

F. While the City is recruiting for permanent Wastewater Treatment Plant operators, the City continues to need assistance in the interim basis until a time when the vacant positions are filled; and

G. The additional funding is necessary to allow Operational Technical Services to continue to provide temporary Wastewater Treatment Operators to the City through June 30, 2023, or until the vacant positions are filled, whichever comes first; and

H. The City of St. Helena and Operational Technical Services now desire to amend the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements herein contained, for good and valuable consideration, the adequacy of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. Section 4.A Compensation and Method of Payment, is amended to read as follows:

"Total compensation shall not exceed $950,220…"

All other terms of the Agreement shall remain in full force and effect.

Entered as of the day and year first above stated.

CONSULTANT:

Signatures of Authorized Persons:

By:_____

Print Name:_____

Title: _____

CITY OF ST. HELENA
a Municipal Corporation

By:_____

Print Name: Anil Comelo

Title: City Manager

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

ATTEST:

_____
City Clerk

AMENDMENT NO. 5
TO PROFESSIONAL SERVICES AGREEMENT WITH OPERATIONAL TECHNICAL SERVICES; STH CONTRACT NO: 2021-048 FOR TEMPORARY WATER TREATMENT OPERATORS WITH SWRCB CERTIFICATION FOR AN ADDITIONAL $490,650 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED $2,644,005

This Fifth Amendment to Professional Services Agreement STH Contract: 2021-048 dated January 26, 2021 ("Agreement") is made as of this _____ day of _____, 2022 by and between the City of St. Helena, a municipal corporation ("City"), and Operational Technical Services ("Consultant").

RECITALS

A. On January 26, 2021, the City and Consultant entered into the Agreement for Consultant to provide professional services in connection with the project described as Temporary Water Treatment Operators with SWRCB Certification; and

B. On March 23, 2021, City Council approved Amendment No. 1 in the amount of $409,929.58 to STH Contract: FY2021-048 to allow Operational Technical Services to continue to provide temporary Water Treatment Operators to the City; and

C. Since the approval of Amendment No. 1 on March 23, 2021, the City has incurred significant staffing costs due to unforeseen emergencies, required repair work due to again equipment, and a continued need for interim staffing which exceeded the current contract limit; and

D. On January 25, 2022, City Council approved Amendment No. 2 in the amount of $348,561 to STH Contract: FY2021-048 for a total not-to-exceed amount of $783,491 to bring the contract within its contract limits; and

E. On February 22, 2022, City Council approved Amendment No. 3 with OTS in the amount of $562,614, for a total amount not-to-exceed $1,346,105 to continue providing a temporary CPO and temporary Plant Operators with the corresponding SWRCB certifications for the Water Treatment Plant until the positions have been filled, or June 30, 2022, whichever comes first; and

F. On August 9, 2022, City Council approved Amendment No. 4 with OTS in the amount of $807,250 for a total amount not-to-exceed $2,153,355 to continue providing a temporary CPO and temporary Plant Operators with the corresponding SWRCB certifications for the Water Treatment Plant until the positions have been filled, or December 31, 2022, whichever comes first; and

G. The Water Treatment Plant continues to face operational challenges in which OTS has fulfilled their professional obligation to meet State of California potable water regulations; and

H. The State requires the City to have shift operators with a T3 license at the Water Treatment Plant. Operators with a T1 or T2 license can still work at the Water Treatment Plant but they can not be the lone operator; and

I. While the City is recruiting for a permanent Chief Plant Operator, the City continues to need assistance in the interim basis until a time when the vacant positions are filled; and

J. Additional funding is necessary to allow Operational Technical Services to continue to provide a temporary CPO and a temporary Plant Operator with a T3 license Operators to the City

through June 30, 2023, or until the vacant positions are filled, whichever comes first; and

K. The City of St. Helena and Operational Technical Services now desire to amend the Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements herein contained, for good and valuable consideration, the adequacy of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. Section 4.A Compensation and Method of Payment, is amended to read as follows:

"Total compensation shall not exceed $2,644,005…"

All other terms of the Agreement shall remain in full force and effect.

Entered as of the day and year first above stated.

CONSULTANT:

Signatures of Authorized Persons:

By:_____

Print Name:_____

Title: _____

CITY OF ST. HELENA
a Municipal Corporation

By:_____

Print Name: Anil Comelo

Title: City Manager

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

ATTEST:

_____

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and proposed adoption of a Resolution approving the plans for the R23-79 Pavement Restoration Project, and authorizing advertisement for bids.**

CEQA Determination: **Class I Categorical Exemption under Section 15301 of CEQA**

Prepared By: Mario Traverso, Public Works Assistant Engineer

Reviewed By: Joseph Leach, Public Works Director and City Engineer

Approved By: Anil Comelo, City Manager

BACKGROUND

The City of St. Helena is responsible for the maintenance and restoration of public streets within the City limits. On June 14, 2022, City Council adopted the Capital Improvement Program (CIP) which includes an annual pavement restoration project defined according to the City's approved *Five Year Pavement Management Plan*. Project R23-79 represents year three of the current five year plan. Preliminary design, specifications and estimate have been prepared by Public Works engineering staff. Staff request City Council to review and approve the proposed scope and plans for the project and authorize the project for bidding.

DISCUSSION

This project is the City's annual pavement restoration and maintenance project. Specifically, this project includes new pavement, maintenance treatment, ADA improvements, re-striping, drainage improvements and new active transportation components. These improvements do not expand or increase the existing street capacities. The intent of the project is to implement the improvements of year three as defined by the *Five Year Pavement Management Plan* within the City of St. Helena and improve on pedestrian and planned active transportation facilities when feasible.

The R23-79 Pavement Restoration project includes the following street segments and pavement restoration treatment types:

Street Segment	Pavement Treatment Type
Andrea Avenue	2" Overlay / Pavement Fabric
Allyn Avenue	2" Overlay / Pavement Fabric
Dowdell Lane	2" Overlay / Pavement Fabric
Silverado Trail - City Limits	2" Overlay / 1" Leveling Course / Pavement Fabric
Adams Street	Microsurface Type II
Pope Street Bridge	2" Overlay / Pavement Fabric
Grayson Avenue	Cold Foam In Place Recycled Treatment

The R19-05 Grayson and South Crane Rehabilitation project is a current CIP project which has been in development with BKF Engineers since 2019. The design for the Grayson Avenue portion of R19-05 is complete and has been included in project R23-79 as a substitution for South Crane per year three of the *Five Year Pavement Management Plan.* The design for South Crane is not complete. Grayson Avenue has been recently included in the *Five Year Pavement Management Plan* and is eligible for Measure T expenditure.

The Adams Street Microsurface Type II item will be bid separately, or included as an additional work request to the City's current Microsurfacing contract with Argonaut Constructors.

The 2018 *State of California Department of Transportation; Standard Plans and Specifications* serve as the projects technical specifications.

The design has been reviewed by the Director of Public Works/City Engineer. Per the City of St. Helena Municipal Code Section 3.04.210(c), the construction costs are expected to be above $200,000 and will require City Council approval and adopting of the plans and specifications prior to advertisement.

Upon approval of the resolution approving plans and specifications and authorizing advertisement for bids, the City is prepared to advertise the bid package. The bid award would be scheduled for City Council approval in June. The commencement of work would be anticipated to begin during the summer of 2023.

During the course of construction, the City will make the determination to expand the scope of work for the Pavement Restoration project to include other immediate needs.

The R23-79 Pavement Restoration project is categorically exempt from the California Environmental Quality Act, pursuant to CEQA guidelines section 15301, Existing

Facilities Class I which exempts the operation, repair, maintenance, and permitting of existing facilities involving negligible or no expansion of use.

The R23-79 Pavement Restoration Project Plans will be available for review at the Public Works Department at 1088 College Avenue and at the City of St. Helena website.

FISCAL IMPACT

The annual Pavement Restoration Project, CIP Project No. R23-79 is included in the June 2022 adopted F*ive-Year Pavement Management Program* (Attachment 2). A summary of anticipated expenditures are presented below.

R23-79 Pavement Restoration

	FY 22/23 Budget	**Estimate**
Survey, Design, Engineering	$126,000	Completed By City Staff
Estimated Construction Costs	$840,000	$1,105,821
Construction Management & Inspection	$126,000	Self Perform By City Staff
Contingency	$84,000	$165,873
Estimated Total Project Cost	**$1,176,000**	**$1,271,694**

City funds budgeted for this project include Measure T and Measure T Maintenance of Effort.

A budget increase and adjustment will be requested at the contract award. The increase request is currently estimated to exceed $100,000. Sufficient Measure T funds are available. Current projected revenue of Measure T for FY23/24 is $1,500,000 with a current fund balance of $3,900,000.

RECOMMENDED ACTION

Staff recommends City Council adopt the attached Resolution.

ATTACHMENTS

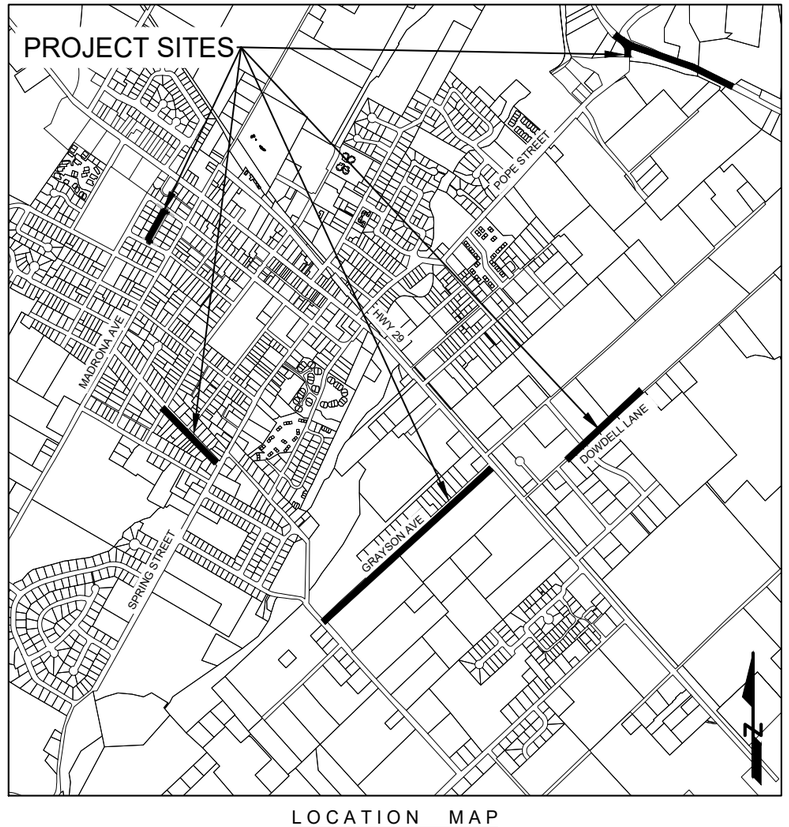
5 Year Pavement Management Plan - Year 3
R23-79 Pavement Restoration - Estimate
R23-79 Pavement Restoration - Plans
Resolution


City of St Helena
2023/2024 Fiscal Year Street Project
(City Recommended)
AC Overlay
MicroSurfacing
Reconstruct
Structure (AC)
State Highway 29
State Highway
Spring Mountain Rd
Madrona Ave
Main St
Oak Ave
Adams St
Hunt Ave
Starr Ave
Grayson Ave
Crane Ave
Sulphur Springs Ave
Duck Hunter Way
Lewelling Ln
Valley View Ct
Valley View St
Spring St
Meadowood Rd
Meadowood Ln
Sarahs Way
Ridgeview Ct
College Ave
Dowdell Ln
Mills Ln
La Fata St
Mccormick St
Fountain St
Kidd Ranch Rd
Paulson Ct
Mallposa Ln
Allison Ave
Mccorkle Ave
Brown St
Oldfield Oak Ave
Vidovich Ave
Sigfstrelli Cir
Chiles Ave
Edwards St
Church St
Monte Vista Ave
Grove Ct
Adams St
Library Ln
Railroad Ave
Money Way
Saint James St
Mitchell Dr
Voorhees Cir
N Crane Ave
Olive Ave
Birch St
Kearney St
Tainter St
Alvin Ave
Hudson Ave
Pine St
Stockton St
Hillview Pl
Scott St
Vineyard Ave
Spring Mountain Ct
Rock Quarry Rd
Grange Ave
Elmhurst Ave
Alexander Ct
Saint Helena Ave
Crinella Dr
Park St
Fulton Ln
Camino Vista
Knoll Cir
Knoll Pl
Madrone Knoll Way
Del Rio Ct
San Lorenzo Ct
Laguna Seca
Redondo Ct
Pebble Beach Dr
Peppertree Cir
Holly Ln
Sage Ct
Lucas Ct
Meadowcreek Cir
Hunt Ave
Rosebud Ln
Magnolia Ave
Arrowhead Dr
El Bonita Ave
La Quinta Way
Kenwood Ct
Continuity Dr
Tokay Ln
Tallowood Ave
Yolo Ln
Rockland Dr
Boyson Ln
Palmer Dr
Dean York Ln
Fir Hill Dr
Madrona Ave
Riesling Way
Sylvaner Ave
Chablis Ct
Pinot Way
Chardonnay Ct
Colombard Way
Spring Brook Ct
Valley St
Olive St
Yolo St
ST. HELENA
CALIFORNIA

Greyson Avenue Addition Bid Opening: TBD Bid Schedule				Engineers Estimate		R23-79 Pavement Restoration Year 3 Bid Opening: TBD Bid Schedule				Engineers Estimate	
	DESCRIPTION	UNIT	QUANTITY	UNIT COST, $	ITEM TOTAL, $		DESCRIPTION	UNIT	QUANTITY	UNIT COST, $	ITEM TOTAL, $
1	Mobilization	LS	1	$50,000	$80,000.00	1	Mobilization	LS	1	$50,000	
2	Traffic Control	LS	1	$30,000	$150,000.00	2	Traffic Control	LS	1	$30,000	
3	SWPP	LS	1	$8,500	$8,500.00	3	SWPP	LS	1	$8,500	
4	Adjust Existing Manholes to Grade	EA	9	$1,500	$13,500.00	4	Adjust Existing Manholes to Grade	EA	3	$1,500	$4,500.00
5	Adjust Existing G5 / Valve Box to Grade	EA	21	$800	$16,800.00	5	Adjust Existing G5 / Valve Box to Grade	EA	15	$800	$12,000.00
6	Adjust Existing Survey Monument to Grade	EA	1	$800	$800.00	6	Adjust Existing Survey Monument to Grade	EA	1	$800	$800.00
7	Adjust Utility Box to Grade	EA	4	$1,500	$6,000.00	7	Adjust Utility Box to Grade	EA		$1,500	$0.00
8	Adjust Water Meter Box to Grade	EA	1	$7,500	$7,500.00	8	Adjust Water Meter Box to Grade	EA		$7,500	$0.00
9	Curb Ramp - Modified Case C	EA	6	$7,500	$45,000.00	9	Curb Ramp - Modified Case C	EA	6	$7,500	$45,000.00
10	Grayson Ave Bulb Out	EA	2	$12,000	$24,000.00	10	Grayson Ave Bulb Out	EA		$12,000	$0.00
11	Minor Concrete - Bus Pad	SF	1,100	$45	$49,500.00	11	Minor Concrete - Bus Pad	SF		$45	$0.00
12	Minor Concrete - Sidewalk	LF		$25	$0.00	12	Minor Concrete - Sidewalk	SF	1,500	$25	$37,500.00
13	Edge Grinding - 5'	LF	2,208	$5	$11,040.00	13	Edge Grinding - 5'	LF		$5	$0.00
14	Full Width Grind - 2"	SF		$1	$0.00	14	Full Width Grind - 2"	SY	10,000	$10	$100,000.00
15	Pavement Reinforcement Fabric	SY		$4	$0.00	15	Pavement Reinforcement Fabric	SY	10,000	$3	$27,000.00
16	HMA Overlay	TON		$155	$0.00	16	HMA Overlay	TON	1,200	$155	$186,000.00
17	4.5" HMA Overlay - Grayson Ave	TON	945	$165	$155,925.00	17	4.5" HMA Overlay - Grayson Ave	TON		$165	$0.00
18	4.5" Cold Plane	SF	33,598	$1	$33,598.00	18	4.5" Cold Plane	SF		$1	$0.00
19	Cold Foam In Place Recycled Treatment	SY	6,800	$10	$68,000.00	19	Cold Foam In Place Recycled Treatment	SY		$10	$0.00
20	Trench Repair	LF	2,000		$0.00	20	Trench Repair	LF			$0.00
21	Thermoplastic Markings	SF	820	$5.00	$4,100.00	21	Thermoplastic Markings	SF	1,100	$5.00	$5,500.00
22	Detail 21	LF	2,600	$2.00	$5,200.00	22	Detail 21	LF		$2.00	$0.00
23	Detail 22	LF			$0.00	23	Detail 22	LF	239		$0.00
24	Detail 27B	LF	2,000	$1	$2,500.00	24	Detail 27B	LF		$1	$0.00
25	Detail 38A	LF			$0.00	25	Detail 38A	LF	77		$0.00
26	Detail 39	LF	1,550		$0.00	26	Detail 39	LF	238		$0.00
27	Detail 39A	LF			$0.00	27	Detail 39A	LF	135		$0.00
28	Accessible Parking Striping	LS	1	$500	$500.00	28	Accessible Parking Striping	LS			$0.00
29	Parking T	EA	72	$5	$360.00	29	Parking T	EA		$5	$0.00
30	Curb Paint	LF	120	$1	$150.00	30	Curb Paint	LF		$1	$0.00
31	Raised Pavement Marker, Blue Reflective	EA	4	$12	$48.00	31	Raised Pavement Marker, Blue Reflective	EA		$12	$0.00
32	Pressure Test Existing RW Pipe	LS	1	$4,500	$4,500.00	32	Pressure Test Existing RW Pipe	LS		$4,500	$0.00
		TOTAL			**$687,521.00**			**TOTAL**			**$418,300.00**

BID ITEM TOTAL	**$1,105,821.00**
CONTINGENCY	**$165,873.15**
TOTAL	**$1,271,694.15**

City of St. Helena, California
Pavement Restoration Project Year 3
City Project No. R23-79
Grayson Avenue Rehabilitation Project
City Project R19-05



LOCATION MAP
SCALE: N.T.S.

SHEET INDEX

G1 COVER SHEET
G2 GENERAL NOTES, SURVEY CONTROL
G3 ABBREVIATIONS, SYMBOLS, REVISIONS
C1 IMPROVEMENT PLAN – ANDREA AVENUE
C2 IMPROVEMENT PLAN – ALLYN AVENUE
C3 IMPROVEMENT PLAN – DOWDELL LANE
C4 IMPROVEMENT PLAN – SILVERADO TRAIL
C5 IMPROVEMENT PLAN – SILVERADO TRAIL
C1.1 GRAYSON – GENERAL NOTES
C1.2 GRAYSON – KEY MAPS
C1.3 GRAYSON – TYPICAL SECTIONS
C1.5 GRAYSON – HORIZONTAL LAYOUT PLAN
C2.0 GRAYSON – GRADING AND PAVING PLAN
C2.1 GRAYSON – GRADING AND PAVING PLAN
C2.2 GRAYSON – GRADING AND PAVING PLAN
C2.3 GRAYSON – GRADING AND PAVING PLAN
C3.0 GRAYSON – STRIPING AND SIGNAGE PLAN
C3.1 GRAYSON – STRIPING AND SIGNAGE PLAN
C3.2 GRAYSON – STRIPING AND SIGNAGE PLAN
C3.3 GRAYSON – STRIPING AND SIGNAGE PLAN
C4.0 GRAYSON – EROSION AND SEDIMENT CONTROL
C4.1 GRAYSON – EROSION AND SEDIMENT CONTROL
C4.2 GRAYSON – EROSION AND SEDIMENT CONTROL
C4.3 GRAYSON – EROSION AND SEDIMENT CONTROL
C5.0 GRAYSON – CONSTRUCTION DETAILS
C5.1 GRAYSON – CONSTRUCTION DETAILS
C5.2 GRAYSON – CONSTRUCTION DETAILS

MAYOR
Paul Dorhing

VICE MAYOR
Eric Hall

COUNCIL MEMBERS
Lester Hardy
Anna Chouteau
Billy Summers

CITY MANAGER
Anil Comelo

DIRECTOR OF PUBLIC WORKS
Joseph Leach P.E.

	SIGNATURE	DATE
CITY ENGINEER		
ENGINEERING MANAGER		
FIRE MARSHAL		
PARKS		
PLANNING		
POLICE		
UTILITY MANAGER		

RECORD PLAN

I _____ HEREBY STATE THAT THESE RECORD PLAN CHANGES ARE COMPLETE FROM INFORMATION FURNISHED BY THE PROJECT CONTRACTOR, SOILS ENGINEER AND MY OFFICE. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE THE THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED PLANS. THE ENGINEER AND THE CITY WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. FIELD VERIFICATION OF CRITICAL FACTS AND DATA SHOULD BE MADE IF THESE DOCUMENTS ARE TO BE USED AS A BASIS FOR FUTURE WORK. ENGINEER'S SIGNATURE _____ DATE: _____

☐ ALL PROJECT PLANS HAVE BEEN PREPARED AND REVIEWED TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND/OR THE CALIFORNIA BUILDING STANDARDS CODE (CBSC).

☐ THESE PROJECT PLANS CONTAIN ELEMENT(S) THAT ARE NOT "TECHNICALLY FEASIBLE" AND/OR CAN'T MEET THE APPLICABLE CBSC BECAUSE IT WOULD CREATE AN "UNREASONABLE HARDSHIP." PLEASE SEE THE WRITTEN ANALYSIS SUPPORTING THIS DETERMINATION FILED UNDER THE PROJECT FILE.

DESIGNED BY

_____
SIGNATURE DATE

APPROVED BY:

_____
Joseph Leach P.E. C54308
Public Works Director - City Engineer

DESIGNED BY:

_____
Mario Traverso
Assistant Engineer

DATE: JANUARY - 2023
DESIGNED BY: MT
DRAWN BY: MT
CHECKED BY: JL

PROJECT NO.
R23-79

NO. 54308

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, CALIFORNIA, 94574
PH. 707-968-2658

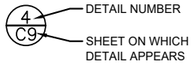
PAVEMENT RESTORATION PROJECT - YEAR 3

COVER SHEET

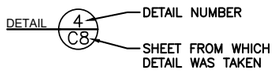
SHEET
G1
1 OF 27

DETAIL NUMBERING

DWG. WHERE DETAIL IS TAKEN:



DWG. WHERE DETAIL APPEARS:

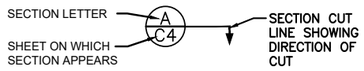


IF DETAIL APPEARS ON THE SAME DWG. IT IS TAKEN FROM:

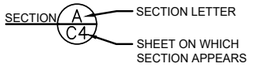


SECTION NUMBERING

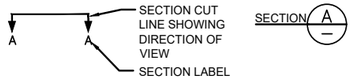
DWG. WHERE SECTION IS TAKEN:



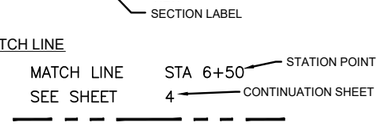
DWG. WHERE SECTION APPEARS:



IF SECTION APPEARS ON THE SAME DWG. IT IS TAKEN FROM:



MATCH LINE



ABBREVIATIONS

AB	AGGREGATE BASE	IRR	IRRIGATION
ABND	ABANDONED	JT	JOINT TRENCH
AC	ASPHALTIC CONCRETE	LG	LIP OF GUTTER
ACP	ASBESTOS CEMENT PIPE	MH	MANHOLE
CDF	CONTROL DENSITY FILL	MON	MONUMENT
CI	CAST IRON	PCC	PORTLAND CEMENT CONCRETE
CIPP	CURED IN PLACE PIPE		
CL	CENTERLINE	PL	PLASTIC
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	RC	RELATIVE COMPACTION
CR	CURB RETURN	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SS	SANITARY SEWER
EG	EXISTING GRADE	SQFT	SQUARE FEET
EL	ELEVATION	STA	STATION
ELEC	ELECTRIC	STL	STEEL
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EX	EXISTING	SL	STREET LIGHT
FC	FACE OF CURB	TEL	TELEPHONE
FDC	FIRE DEPT CONNECTION	TC	TOP OF CURB
FG	FINISH GRADE	TP	TOP OF PIPE
FH	FIRE HYDRANT	TV	TV CABLE
FL	FLOW LINE	TYP	TYPICAL
FO	FIBER OPTIC CABLE	UTILP	UTILITY POLE
G	GAS	VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE	W	WATER
INV	INVERT	WS	WATER SERVICE

SYMBOLS

PROPOSED	EXISTING	
		AIR RELIEF VALVE
		BLOWOFF
		FIRE HYDRANT
		VALVE
		ZONE VALVE
		REDUCER
		CLEAN OUT
		MANHOLE
		WATER METER
		CATCH BASIN
		CATCH BASIN W/ GALLERY
		INLET
		END CAP
		UTILITY POLE
PB	PB	UTILITY BOX
		MONUMENT
	4224	ADDRESS
6" SS	6" SS	SEWER MAIN AND LATERAL
	6" SS	SEWER LATERAL TAP ACTIVE
	6" SS	SEWER LATERAL TAP CAPPED
8" W	8" W	WATER MAIN
12" SD	12" SD	STORM DRAIN
	E	ELECTRIC CABLE
	G	GAS MAIN
	TEL	TELEPHONE CABLE
	TV	TV CABLE
	SL	STREET LIGHT AND CABLE
C13		CONSTRUCTION SIGN
	R/W	RIGHT OF WAY LINE
		TO BE ABANDONED
		TO BE REMOVED
	B1	BORE LOCATION

REDORD DRAWING REFERENCE

NO.	DATE	DESCRIPTION	BY

PROJECT RESOURCE DATA (FOR CITY USE)

PROJECT START	
PROJECT END	
PROJECT CONTRACTOR	
CONTRACTOR'S SUPER.	
UTILITY CONT.	
UTILITY CONT.	
UTILITY CONT.	
SEWER PIPE, MH, CO	
STORM DRAIN PIPE, INLET	
WATER PIPE, VALVES, HDY.	
PROJECT MANAGER	
PROJECT INSPECTOR	
OTHER	

DATE: JANUARY - 2023
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XXX

PROJECT NO.
R23-79



CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE. CALIFORNIA, 94574
PH. 707-968-2658

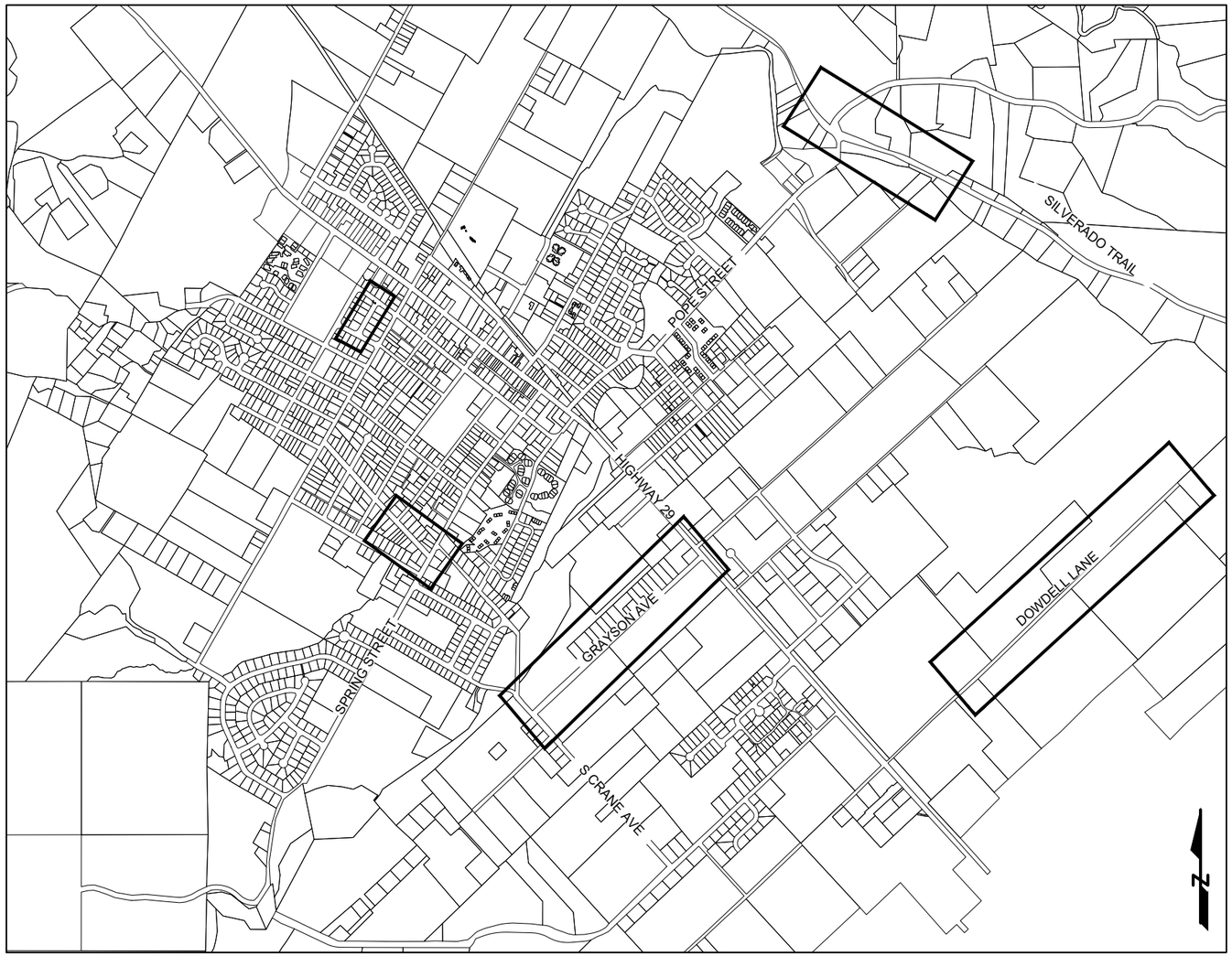
PAVEMENT RESTORATION PROJECT - YEAR 3

SHEET NAME

SHEET
G2
2 OF 27

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BY POT-HOLING OR OTHER DIRECT INSPECTION METHOD PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL REPLACE THE SEWER MAIN AND LATERALS PRIOR TO INSTALLATION OF THE NEW WATER MAIN.
3. UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE PLANS AND MUST BE LOCATED BY THE CONTRACTOR PRIOR START OF PROPOSED WORK.
4. ALL FRAMES AND COVERS MUST BE ADJUSTED TO FINISH GRADE WITHIN 2 DAYS AFTER FINAL PAVING.
5. THE CONTRACTOR SHALL NOTE ALL APPROVED FIELD CHANGES AND OTHER OCCURRENCES AND SUBMIT A FULL SIZE COMPLETE CONSTRUCTION "RECORD DRAWING" SET NOTED AND DATED ON THE DRAWINGS TO THE PROJECT ENGINEER PRIOR TO ACCEPTANCE OF THE WORK.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL MATERIAL AND WORKMANSHIP FULLY CONFORMS TO THE SPECIFICATIONS, STANDARDS AND ORDINANCES OF THE CITY OF PETALUMA.
7. ALL EROSION AND SEDIMENT CONTROL MATERIALS AND METHODS SHALL COMPLY WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION, EROSION AND SEDIMENT CONTROL MANUAL..
8. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AND VERIFY UTILITY MARKINGS PRIOR TO ANY EXCAVATION. 1-800-227-2600



SURVEY CONTROL DATA

1. THESE PLANS WERE PREPARED USING COMPUTER ASSISTED, AERIAL PHOTOGRAMETRIC MAPPING. THE MERIDIAN AND GRID IS BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 1983.
2. VERTICAL DATUM: NAVD 1988.

DATE: JANUARY - 2023
DESIGNED BY: MT
DRAWN BY: MT
CHECKED BY: JL

PROJECT NO.
R23-79

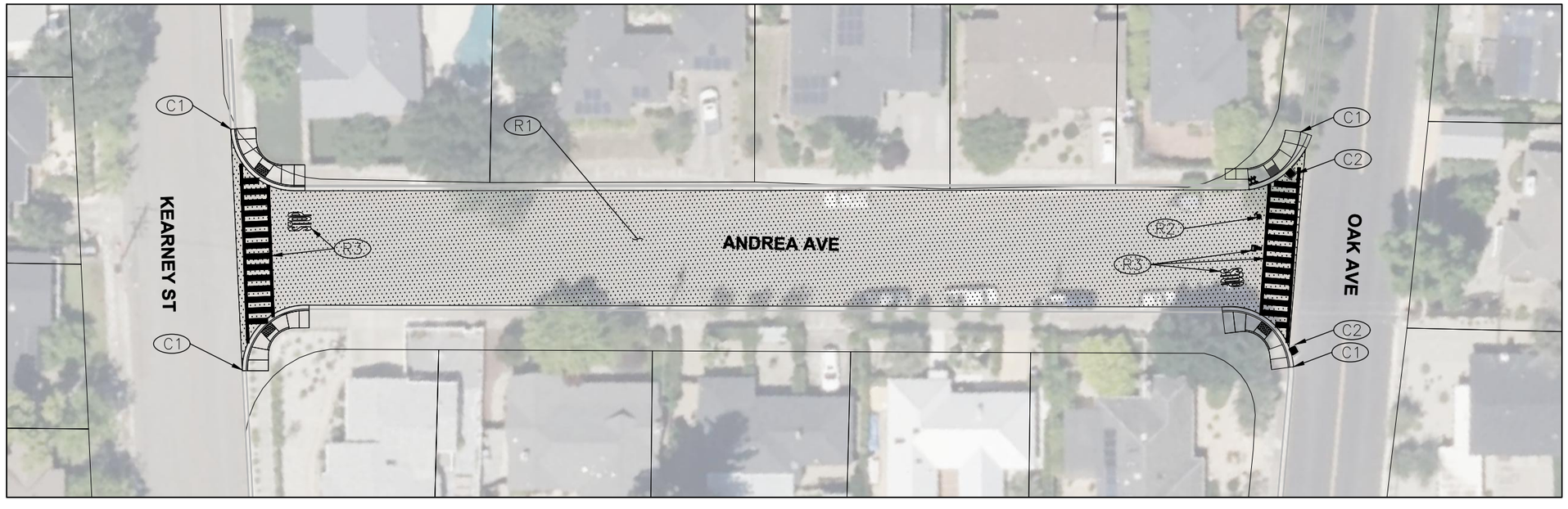
NO. 54308

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, CALIFORNIA, 94574
PH: 707-968-2589

PAVEMENT RESTORATION PROJECT - YEAR 3

GENERAL NOTES

SHEET
G3
3 OF 27



ANDREA AVENUE

SCALE: 1" = 40'

1"=40' 0 40' 80'

SHEET NOTES

- (R1) 2" GRIND; 2" AC OVERLAY WITH FABRIC
- (R2) EXISTING UTILITY FACILITY TO BE LOWERED AND ADJUSTED TO GRADE
- (R3) STRIPING AND PAVEMENT MARKINGS TO BE REPLACED.
- (C1) REMOVE CURB RAMP, REPLACE WITH ADA COMPLIANT MODIFIED CASE C
- (C2) PROTECT ALL DRAINAGE INLETS AND CATCH BASINS WITH TEMPORARY CONSTRUCTION SITE BMP MEASURES.
- (C1) —
- (C–)
- (C–)

1. ALL LINEWORK SHOWN ON PLANS ARE APPROXIMATED. LINEWORK IS BASED ON FIELD ESTIMATES AND AERIAL PHOTO. NO TOPOGRAPHIC SURVEY WAS PERFORMED. CONTRACTOR TO FIELD VERIFY EXACT MEASUREMENTS IN THE FIELD AND UTILIZE MEASUREMENTS FOR FIELD OF WORK MEETING CONTRACT REQUIREMENTS.
2. ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC

QUANTITY ESTIMATE		
AC	TON	225
GRIND	SY	1965
FABRIC	SY	1965
RAMPS	EA	4
CONCRETE	SF	1073
STRIPING	SF	792
ADJUST COVER - WATER VALVE	EA	1
ADJUST COVER - MANHOLE	EA	0
ADJUST MONUMENT	EA	0
ADJUST COVER - GAS VALVE	EA	1

DATE: JANUARY - 2023
DESIGNED BY: mt
DRAWN BY: MT
CHECKED BY: JL

PROJECT NO.
R23-79

JOSEPH M. TEIXEIRA NO. 54308 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, CALIFORNIA, 94574
PH. 707-968-2658

PAVEMENT RESTORATION PROJECT - YEAR 3
ANDREA AVE

SHEET
C1
4 OF 27



ALLYN AVENUE

SCALE: 1" = 40'

1"=40' 0 40' 80'

SHEET NOTES

- R1 — 2" GRIND, 2" AC OVERLAY WITH FABRIC
- R2 — EXISTING UTILITY FACILITY TO BE LOWERED AND ADJUSTED TO GRADE
- R3 — STRIPING AND PAVEMENT MARKINGS TO BE REPLACED.
- C1 — REMOVE CURB RAMP, REPLACE WITH ADA COMPLIANT MODIFIED CASE C
- C2 — PROTECT ALL DRAINAGE INLETS AND CATCH BASINS WITH TEMPORARY CONSTRUCTION SITE BMP MEASURES.
- C— ---
- C—
- C—

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2. ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC

QUANTITY ESTIMATE		
AC	TON	258
GRIND	SY	2260
FABRIC	SY	2260
RAMPS	EA	
CONCRETE	SF	
STRIPING	SF	44
ADJUST COVER - WATER VALVE	EA	3
ADJUST COVER - MANHOLE	EA	1
ADJUST MONUMENT	EA	
ADJUST COVER - GAS VALVE	EA	1

DATE: JANUARY - 2023
DESIGNED BY: MT
DRAWN BY: MT
CHECKED BY: JL

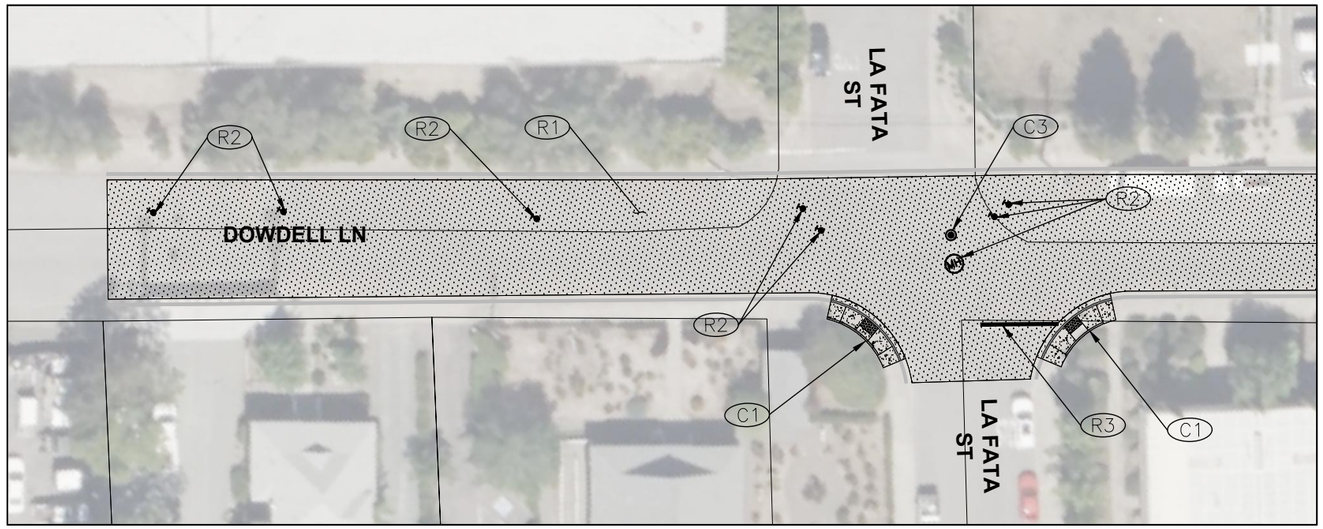
PROJECT NO.
R23-79

NO. 54308

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, CALIFORNIA 94574
PH. 707-968-2658

PAVEMENT RESTORATION PROJECT - YEAR 3
ALLYN AVE

SHEET
C2
5 OF 27



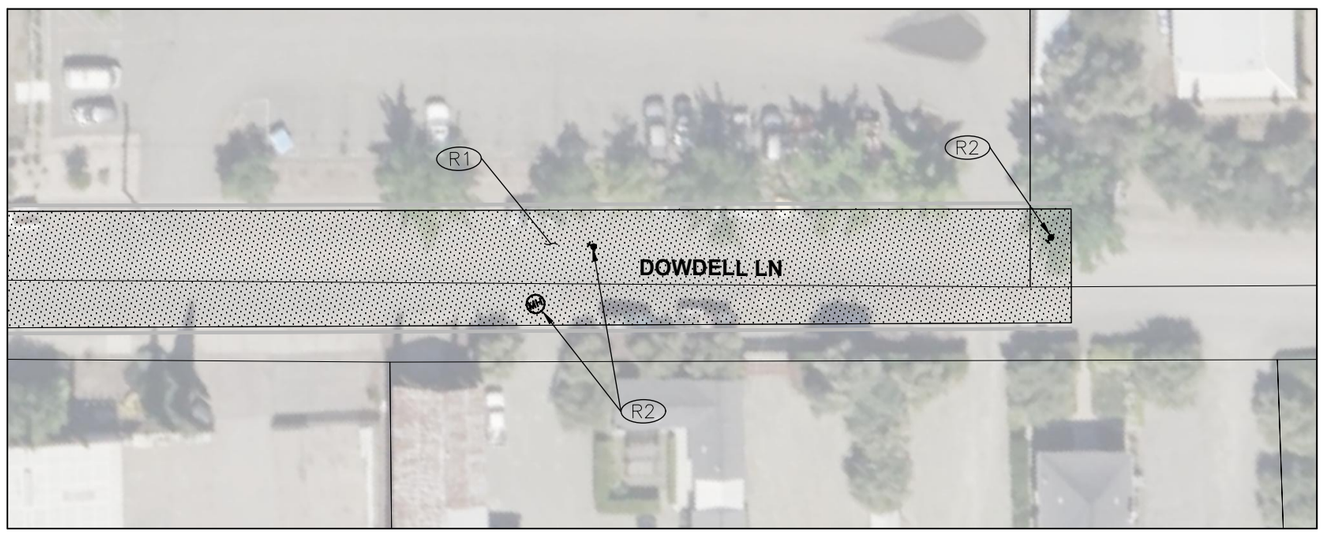
DOWDELL LANE
SCALE: 1" = 40'

1"=40' 0 40' 80'

SHEET NOTES

- R1 2" GRIND, 2" AC OVERLAY WITH FABRIC
- R2 EXISTING UTILITY FACILITY TO BE LOWERED AND ADJUSTED TO GRADE
- R3 STRIPING AND PAVEMENT MARKINGS TO BE REPLACED.
- C1 REMOVE CURB RAMP, REPLACE WITH ADA COMPLIANT MODIFIED CASE C
- C2 PROTECT ALL DRAINAGE INLETS AND CATCH BASINS WITH TEMPORARY CONSTRUCTION SITE BMP MEASURES.
- C3 MONUMENT
- C–
- C–

1. ALL LINEWORK SHOWN ON PLANS ARE APPROXIMATED. LINEWORK IS BASED ON FIELD ESTIMATES AND AERIAL PHOTO. NO TOPOGRAPHIC SURVEY WAS PERFORMED. CONTRACTOR TO FIELD VERIFY EXACT MEASUREMENTS IN THE FIELD AND UTILIZE MEASUREMENTS FOR FIELD OF WORK MEETING CONTRACT REQUIREMENTS.
2. ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC



DOWDELL LANE
SCALE: 1" = 40'

1"=40' 0 40' 80'

QUANTITY ESTIMATE		
AC	TON	321
GRIND	SY	2810
FABRIC	SY	2810
RAMPS	EA	2
CONCRETE	SF	410
STRIPING	SF	25
ADJUST COVER - WATER VALVE	EA	9
ADJUST COVER - MANHOLE	EA	2
ADJUST MONUMENT	EA	1
ADJUST COVER - GAS VALVE	EA	0

DATE: JANUARY - 2023
DESIGNED BY: MT
DRAWN BY: MT
CHECKED BY: JL

PROJECT NO.
R23-79

REGISTERED PROFESSIONAL ENGINEER JUSTIN M. LAU NO. 54308 CIVIL STATE OF CALIFORNIA

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, CALIFORNIA, 94574
PH. 707-968-2658

PAVEMENT RESTORATION PROJECT - YEAR 3
DOWDELL AVE

SHEET
C3
6 OF 27

SHEET NOTES

- (R1) 2" GRIND, 2" AC OVERLAY WITH FABRIC
- (R2) EXISTING UTILITY FACILITY TO BE LOWERED AND ADJUSTED TO GRADE
- (R3) STRIPING AND PAVEMENT MARKINGS TO BE REPLACED (TYPICAL).
- (C1) REMOVE CURB RAMP, REPLACE WITH ADA COMPLIANT MODIFIED CASE C
- (C2) PROTECT ALL DRAINAGE INLETS AND CATCH BASINS WITH TEMPORARY CONSTRUCTION SITE BMP MEASURES.
- (C3) MONUMENT
- (R4) 2" GRIND, 1" LEVELING COURSE, 2" OVERLAY WITH FABRIC
- (C–)

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2. ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC

QUANTITY ESTIMATE

AC	TON	533
GRIND	SY	3302
FABRIC	SY	3302
DETAIL 22	LF	189
DETAIL 38A / 8"	LF	264
DETAIL 39	LF	338
DETAIL 39A	LF	135
THERMOPLASTIC	SF	234
Detail 34	LF	200

SILVERADO TRAIL INTERSECTION
SCALE: 1" = 40'

1"=40' 0 40' 80'

DATE: JANUARY - 2023
DESIGNED BY: MT
DRAWN BY: MT
CHECKED BY: JL

PROJECT NO.
R23-79

NO. 54308

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, CALIFORNIA, 94574
PH. 707-968-2658

PAVEMENT RESTORATION PROJECT - YEAR 3
SILVERADO TRAIL

SHEET
C4
7 OF 27

SILVERADO TRAIL TO CITY LIMITS
SCALE: 1" = 40'

1"=40' 0 40' 80'

SHEET NOTES

- (R1) 2" GRIND, 1" LEVELING COURSE, 2" AC OVERLAY WITH FABRIC
- (R2) EXISTING UTILITY FACILITY TO BE LOWERED AND ADJUSTED TO GRADE
- (R3) STRIPING AND PAVEMENT MARKINGS TO BE REPLACED (TYPICAL).
- (C1) REMOVE CURB RAMP, REPLACE WITH ADA COMPLIANT MODIFIED CASE C
- (C2) PROTECT ALL DRAINAGE INLETS AND CATCH BASINS WITH TEMPORARY CONSTRUCTION SITE BMP MEASURES.
- (C3) MONUMENT
- (C–)
- (C–)

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2. ALL STRIPING AND MARKINGS SHALL BE THERMOPLASTIC

QUANTITY ESTIMATE

AC	TON	850
GRIND	SY	5040
FABRIC	SY	5040
DETAIL 39	LF	2340
DETAIL 22	LF	1171
DETAIL 39	LF	
DETAIL 39A	LF	
THERMOPLASTIC	SF	
4" WHITE LINE	LF	

SILVERADO TRAIL TO CITY LIMITS
SCALE: 1" = 40'

1"=40' 0 40' 80'

DATE: JANUARY - 2023
DESIGNED BY: MT
DRAWN BY: MT
CHECKED BY: JL

PROJECT NO.
R23-79

NO. 54308

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, CALIFORNIA, 94574
PH. 707-968-2658

PAVEMENT RESTORATION PROJECT - YEAR 3

SILVERADO TRAIL

SHEET
C5
8 OF 27

2" OVERLAY DETAIL 1/—

2" OVERLAY WITH LEVELING COURSE DETAIL 1/—

DATE: JANUARY - 2023
DESIGNED BY: MT
DRAWN BY: MT
CHECKED BY: JL

PROJECT NO.
R23-79

NO. 54308

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE. CALIFORNIA. 94574
PH: 707-968-2529

PAVEMENT RESTORATION PROJECT - YEAR 3

PAVEMENT SECTION

SHEET
D1
9 OF 27

GENERAL NOTES

THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS IS NOT RESPONSIBLE FOR THE MISUSE OF, OR UNAUTHORIZED CHANGES MADE TO THESE DRAWINGS. OBTAIN WRITTEN PERMISSION FROM THE DESIGN PROFESSIONAL WHO PREPARED THESE DRAWINGS PRIOR TO MAKING CHANGES.

ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE ST HELENA CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS AND CALTRANS STANDARD PLANS AND SPECIFICATION.

CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER 5-FEET IN DEPTH.

ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE SHALL BE AT A LOCATION APPROVED BY THE CITY OF ST HELENA. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF ST HELENA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THESE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS, AND THAT THE OWNER, THE CITY OF ST HELENA AND THE DESIGN PROFESSIONAL ASSUME NO RESPONSIBILITY FOR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.

THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC). IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE, RE-ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF TEN (10) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.

IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF ST HELENA INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY OF ST HELENA, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIAL REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE NAPA COUNTY CORONER.

RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.

ADA COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. FAILURE TO COMPLY WITH THE ADA CAN HAVE SERIOUS CONSEQUENCES FOR THE CONTRACTOR. SUCH FAILURE MAY RESULT IN LAWSUITS FOR REGULATORY ACTIONS BY THE DEPARTMENT OF JUSTICE OR THE STATE ATTORNEY GENERAL.

GRADING NOTES

THE CONTRACTOR SHALL PROVIDE DUST CONTROL THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT TO MINIMIZE AIRBORNE POLLUTANTS.

PERFORM GRADING IN ACCORDANCE WITH CHAPTER 18 AND APPENDIX J OF THE CALIFORNIA BUILDING CODE (THE VERSION IN EFFECT AS ADOPTED BY CITY ORDINANCE AT THE TIME OF PERMIT ISSUANCE), UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL STUDY REPORT, PREPARED BY RGH CONSULTANTS DATED FEBRUARY 23, 2021.

EXISTING NON-COMPLYING FILLS AS IDENTIFIED IN THE PROJECT GEOTECHNICAL REPORT SHALL BE REMOVED OR BROUGHT INTO COMPLIANCE WITH CHAPTER 18 AND APPENDIX J OF THE CALIFORNIA BUILDING CODE (THE VERSION IN EFFECT AS ADOPTED BY CITY ORDINANCE AT THE TIME OF CONSTRUCTION), AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.

EXCESS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE TO AN AREA APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT. APPROVALS MUST BE IN WRITING PRIOR TO REMOVAL OF MATERIAL.

DRAINAGE FROM UPSTREAM PROPERTIES SHALL NOT BE BLOCKED BY GRADING OR CONSTRUCTION OF IMPROVEMENTS.

HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY OF ST HELENA FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF ANY STRUCTURES ON THE PROJECT SITE.

STRIPING AND SIGNAGE NOTES

UNLESS OTHERWISE SHOWN ON PLAN, THE CONTRACTOR SHALL RESTORE EXISTING STRIPING, SIGNAGE, CURB PAINT, ETC. THAT IS DAMAGED OR REMOVED (AND DOES NOT CONFLICT WITH THE PROPOSED STRIPING & SIGNAGE IMPROVEMENTS) AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. CAT TRACKING SHALL BE DONE A MINIMUM OF 48-HOURS PRIOR TO PROPOSED STRIPING AND MARKING TO ALLOW THE CITY TIME FOR REVIEW AND APPROVAL.

SIGNING AND STRIPING ARE TO BE WORKED ON CONCURRENTLY.

EROSION AND SEDIMENT CONTROL NOTES

THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED BY THE CONTRACTOR IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HIRED BY THE CONTRACTOR ON A DAILY BASIS. THE CONTRACTOR SHALL ALSO KEEP HAUL ROADS FREE FROM DIRT, RUBBISH, AND UNNECESSARY OBSTRUCTIONS RESULTING FROM SITE OPERATION. DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES GOVERNING LOCATIONS AND METHODS OF DISPOSAL, AND IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS.

ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED PERIODICALLY BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.

EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT OIL, GREASE, OR FUEL FROM LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.

CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE. AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).

PLACE EQUIPMENT OR VEHICLES WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.

AT A MINIMUM, ALL BMPS SHALL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPS THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT THREE (3) WORKING DAYS IF NO RAIN IS PREDICTED. MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH.

AT A MINIMUM, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPS LISTED ON THESE DRAWINGS AND/OR THE STORM WATER POLLUTION PREVENTION PLAN.

MAPPING NOTES

PRESERVE AND PERPETUATE EXISTING SURVEY MONUMENTATION WHICH WILL BE DISTURBED OR REMOVED TO FACILITATE THE PROPOSED IMPROVEMENTS. IF WORK WILL BE CONDUCTED IN AN AREA WHICH RESULTS IN THE DISTURBANCE OF MONUMENTATION, RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR TO LOCATE SAID MONUMENTATION PRIOR TO DISTURBANCE. ADDITIONALLY, RETAIN THE SERVICES OF A LICENSED LAND SURVEYOR TO RE-ESTABLISH MONUMENTATION WHICH HAS BEEN DISTURBED AS A RESULT OF PROJECT CONSTRUCTION AND TO FILE THE APPROPRIATE DOCUMENTATION, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771, WITH THE NAPA COUNTY RECORDER ONCE CONSTRUCTION IS COMPLETE.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL PREPARING THIS MAP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A FIELD SURVEY CONDUCTED BY BKF ENGINEERS.

TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

MISCELLANEOUS BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM RECORD INFORMATION.

BASIS OF BEARINGS: CALIFORNIA COORDINATE SYSTEM ZONE 2 (NAD 83 BY GPS OBSERVATION).

BENCHMARK: CALTRANS BRASS DISC ON TOP OF CURB OF BRIDGE OVER SULPHUR CREEK, 16' N. OF SE. CORNER OF W. PARAPET. BRIDGE # 21.16 @ M.P. 28.48. SET 10-27-89 (NOTES #788-B). ELEV: 240.512 (DATUM NAVD 88 BY GPS OBSERVATIONS)

FIELD SURVEY DATE: JUNE/JULY 2020

ABBREVIATIONS

±	MORE OR LESS (CONFORM TO EG)	MB	MAILBOX
Δ	DELTA	MH	MANHOLE
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	MON	MONUMENT
APN	ASSESSOR'S PARCEL NUMBER	NO	NUMBER
BC	BEGIN CURVE	NTS	NOT TO SCALE
BCT	BEGIN CURB TRANSITION	OH	OVERHEAD UTILITY LINE
BFP	BACKFLOW PREVENTER	OR	OFFICIAL RECORDS
BLDG	BUILDING	PAD	PAD GRADE
BLRD	BOLLARD	PCC	PORTLAND CEMENT CONCRETE
BM	BENCHMARK	PG&E	PACIFIC GAS & ELECTRIC
BO	BLOWOFF	PIV	POST INDICATOR VALVE
BSL	BUILDING SETBACK LINE	PL	PROPERTY LINE
CB	CATCH BASIN	PTC	PROJECTED TOP OF CURB
CC	POINT OF COMPOUND CURVE	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CL2	CLASS II	PVT	PRIVATE
CO	CLEAN OUT	R	RADIUS
CONC	CONCRETE	RC	RELATIVE COMPACTION
CY	CUBIC YARD	RSPR	RIPRAP ROCK SLOPE PROTECTION
DDC	DOUBLE DETECTOR CHECK	RTWL	RETAINING WALL
DI	DROP INLET	R/W	RIGHT OF WAY
DIA	DIAMETER	RWL	RAIN WATER LEADER
DN	DOCUMENT NUMBER	S=	SLOPE
DW	DRIVEWAY	SD	STORM DRAIN
DYL	DOUBLE YELLOW LINE	SDCO	STORM DRAIN CLEAN OUT
E	ELECTRIC	SDMH	STORM DRAIN MANHOLE
ECT	END CURB TRANSITION	SF	SQUARE FEET
EG	EXISTING GROUND	SL	STREETLIGHT
ELEV	ELEVATION	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEAN OUT
ER	EDGE OF ROAD	SSMH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	TB	TOP OF BOX
FF	FINISHED FLOOR	TC	TOP FACE OF CURB
FG	FINISHED GRADE	TEL	TELECOMMUNICATION LINE
FH	FIRE HYDRANT	TF	TRANSFORMER
FL	SURFACE FLOWLINE	TG	TOP OF GRATE
FT	FOOT	TS	TRAFFIC SIGNAL
G	GAS	TV	TELEVISION
GB	GRADE BREAK	TW	TOP OF WALL
GI	GRATE INLET	TYP	TYPICAL
GM	GAS METER	UB	UTILITY BOX
HB	HOSE BIB	UP	UTILITY POLE
HDRL	HANDRAIL	UT	UNDERGROUND UTILITY LINE
HORZ	HORIZONTAL	VC	VERTICAL CURVE
HT	HEIGHT	VERT	VERTICAL
INV	BOTTOM INSIDE OF PIPE	VLT	VAULT
IP	IRON PIPE	W	WATER
IR	IRRIGATION	WL	WHITE LINE
L	LENGTH	WM	WATER METER
LP	LIGHT POLE	WS	WATER SERVICE
MAX	MAXIMUM	YD	YARD DRAIN

SYMBOLS & LEGEND

EXISTING	PROPOSED	
●	○	IRON PIPE
▲	△	CONTROL POINT
◉	◉	CENTERLINE MONUMENT
◁	◀	BLOW OFF
◁	◀	GATE VALVE
⊠	⊠	CHECK VALVE
▭	▭	BACKFLOW PREVENTION DEVICE
⌐	⌐	FIRE DEPARTMENT CONNECTION
⌑	✖	FIRE HYDRANT
●	●	POST INDICATOR VALVE
⋈	⋈	REDUCER
◈	◈	RISER
☼	☀	LIGHT POLE
4	⊸	STREET SIGN
☼	☀	STREET LIGHT
○	○	UTILITY POLE
◈	◈	GUY ANCHOR
▭	▭	CATCH BASIN
□	▣	DROP INLET
○	●	MANHOLE
○	○	CLEANOUT
⊙		TREE
	⊠	TREE TO BE REMOVED
		PROPERTY LINE
		BUILDING SETBACK
		EASEMENT
		CENTERLINE
		GRADE BREAK
		FLOW LINE
X X	X X	FENCE
		TREE PROTECTION FENCE
		RETAINING WALL
		FACE OF CURB
SIZE" SS	SIZE" SS-LENGTH'	SANITARY SEWER
SIZE" SD	SIZE" SD-LENGTH'	STORM DRAIN
SIZE" W	SIZE" W-LENGTH'	WATER
OH		OVERHEAD UTILITY LINE
UT	UT	UNDERGROUND UTILITY LINE
E	E	UNDERGROUND ELECTRIC LINE
G	G	UNDERGROUND GAS LINE
TEL	TEL	UNDERGROUND TELEPHONE LINE
		ASPHALT
		ASPHALT FULL DEPTH REPLACEMENT
		COLD FOAMED IN PLACE RECYCLED
		ASPHALT GRIND AND OVERLAY
		ASPHALT CONFORM GRIND
		ASPHALT DIG-OUT
		ASPHALT PULVERIZATION AND REMOVAL
		BIKE LANE
		CONCRETE
		VALLEY GUTTER
	INV	INVERT AT CLEANOUT
	?	KEYNOTE
	1 / C1	DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN
	A / C2	CROSS SECTION IDENTIFICATION
	A / C2	SHEET WHERE CROSS SECTION IS SHOWN

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 05/19/2022
REBECCA DOWER C 80868

REGISTERED PROFESSIONAL ENGINEER — REBECCA DOWER — No. C 80868 — CIVIL — STATE OF CALIFORNIA

DATE: MAY 2022
DESIGNED BY: BV
DRAWN BY: KY
CHECKED BY: BV

PROJECT NO.
R19-05

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www.bkf.com

CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
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PH. 707-968-2658

GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT
GENERAL NOTES

SHEET
C1.1
2 OF 28

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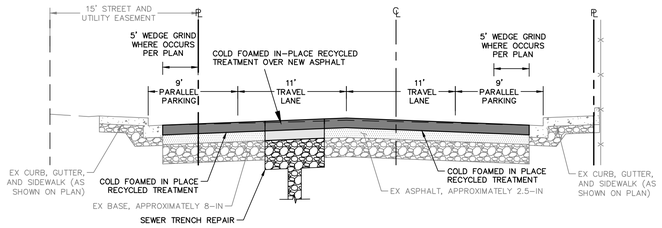
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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

KEY MAPS

SHEET
C1.2

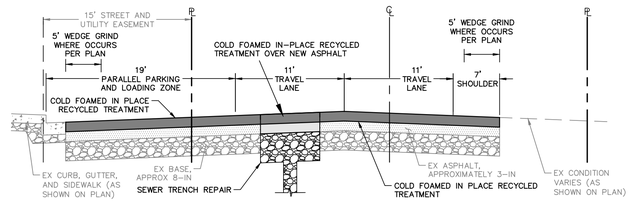
3 OF 28



NOTES
1. NEW PAVEMENT STRUCTURAL SECTION: 0.25" AC OVER 0.5" COLD FOAM TREATMENT.

TYPICAL SECTION A
GRAYSON AVENUE STA 0+55.00 TO 6+71.82

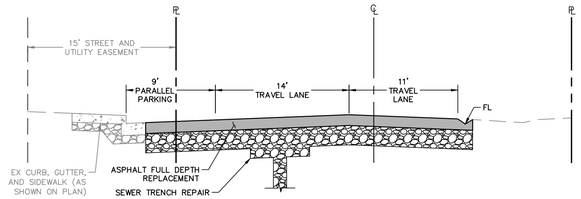
NO SCALE



NOTES
1. NEW PAVEMENT STRUCTURAL SECTION: 0.25" AC OVER 0.5" COLD FOAM TREATMENT.

TYPICAL SECTION B
GRAYSON AVENUE STA 6+71.82 TO 9+71.37

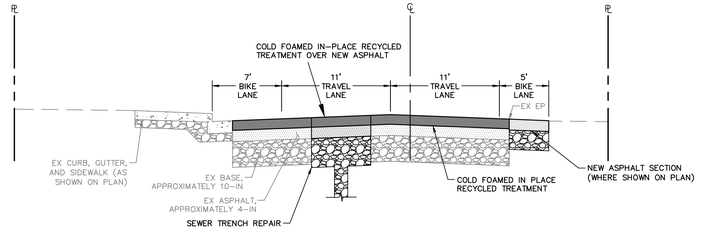
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NOTES
1. NEW PAVEMENT STRUCTURAL SECTION: 0.25" AC OVER 0.5" COLD FOAM TREATMENT.
2. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION.

TYPICAL SECTION C
GRAYSON AVENUE STA 9+71.37 TO 19+46.34

NO SCALE



NOTES
1. NEW PAVEMENT STRUCTURAL SECTION: 0.25" AC OVER 0.5" COLD FOAM TREATMENT.

TYPICAL SECTION D
GRAYSON AVENUE STA 19+59.61 TO 26+24.01

NO SCALE

NOTES
1. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT REHABILITATION OPTIONS AND PROCEDURES.
2. COLD FOAM PAVEMENT REHABILITATION OPTION REQUIRES EXISTING ASPHALT TO BE GRINDED OUT PRIOR TO COLD FOAM. FINISHED GRADE AFTER PLACING OF AC MAY BE 1-IN ABOVE THE EXITING GRADE.
3. EXISTING THERMOPLASTIC STRIPING SHALL BE REMOVED PRIOR TO ANY PAVEMENT REHABILITATION WORK.

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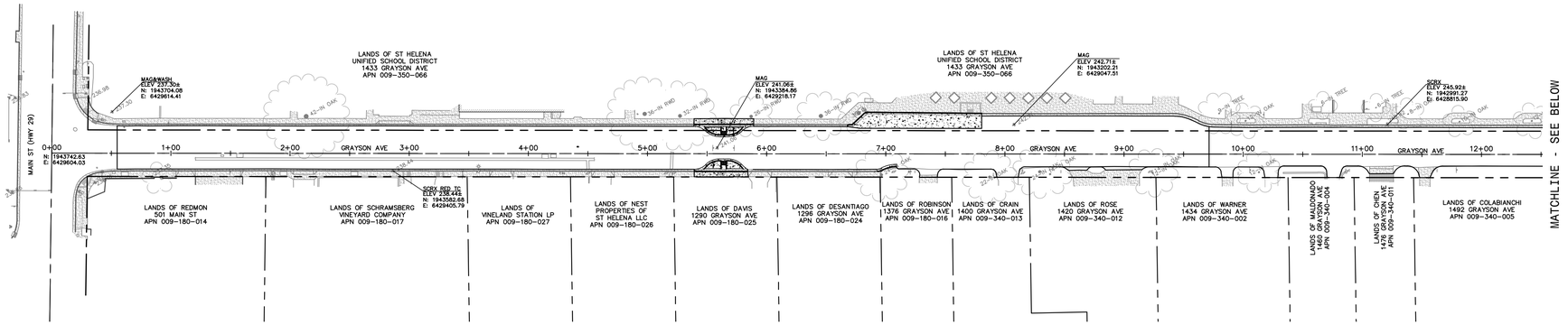
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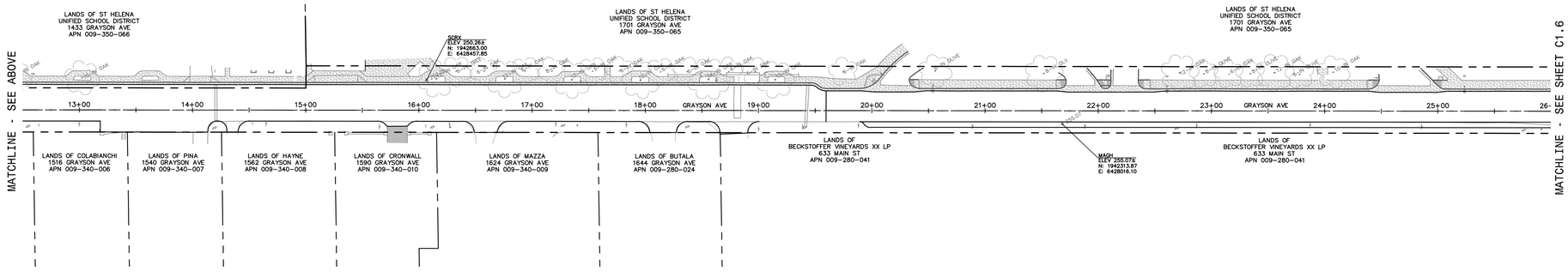
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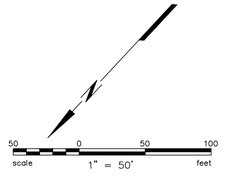
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

TYPICAL SECTIONS
GRAYSON AVENUE

SHEET
C1.3







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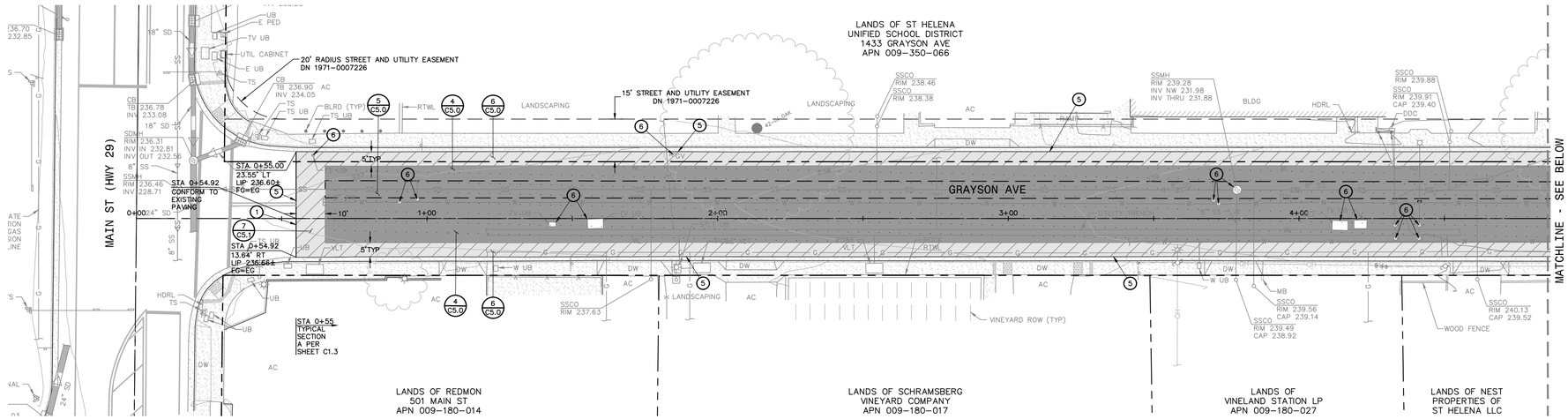
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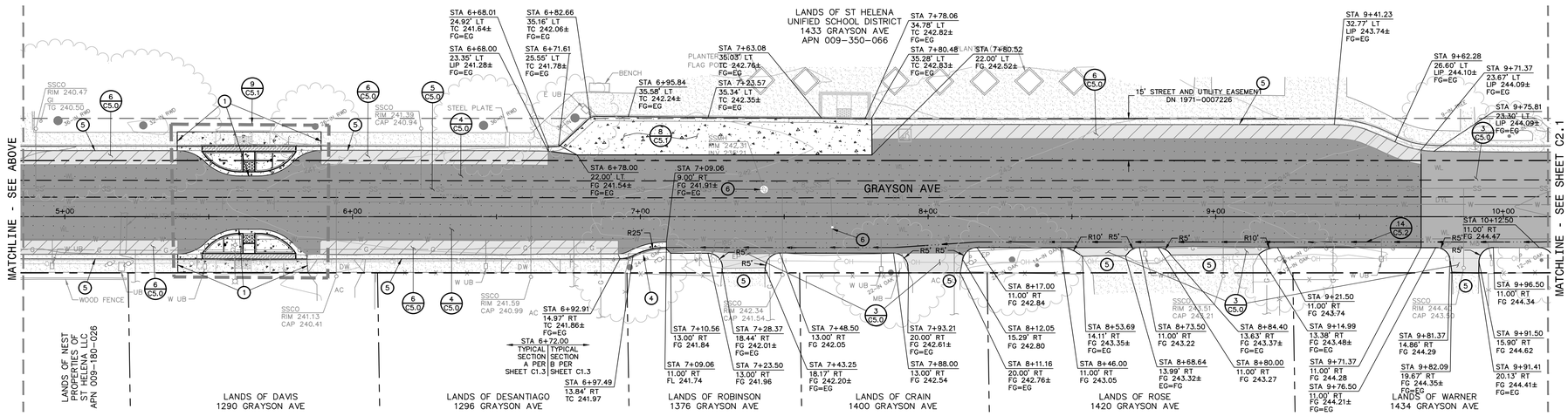
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

HORIZONTAL LAYOUT PLAN
GRAYSON AVENUE

SHEET
C1.5
6 OF 28



PLAN
SCALE: 1"=20'



PLAN
SCALE: 1"=20'

GRADING AND PAVING PLAN KEYNOTES:

1. SAW CUT AND CLEANLY REMOVE EXISTING MATERIAL, OR REMOVE EXISTING MATERIAL TO THE NEAREST CONTROL JOINT WHERE APPLICABLE, TO FACILITATE THE PROPOSED IMPROVEMENTS AND DISPOSE OF UNUSED MATERIAL IN ACCORDANCE WITH LOCAL REGULATIONS.
4. STANDARD CURB & 24" GUTTER PER CITY OF ST. HELENA STANDARD DWG 310.
5. CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
6. ADJUST EXISTING UTILITY BOX TO FINISHED GROUND SURFACE ELEVATION.

20 0 20 40
scale 1" = 20' feet

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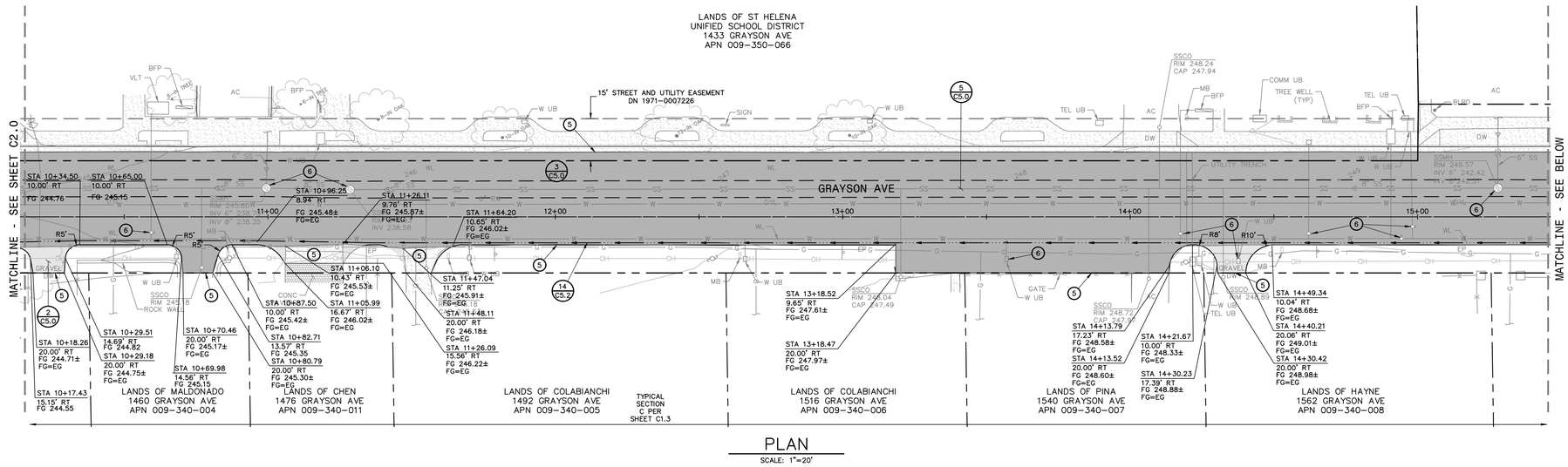
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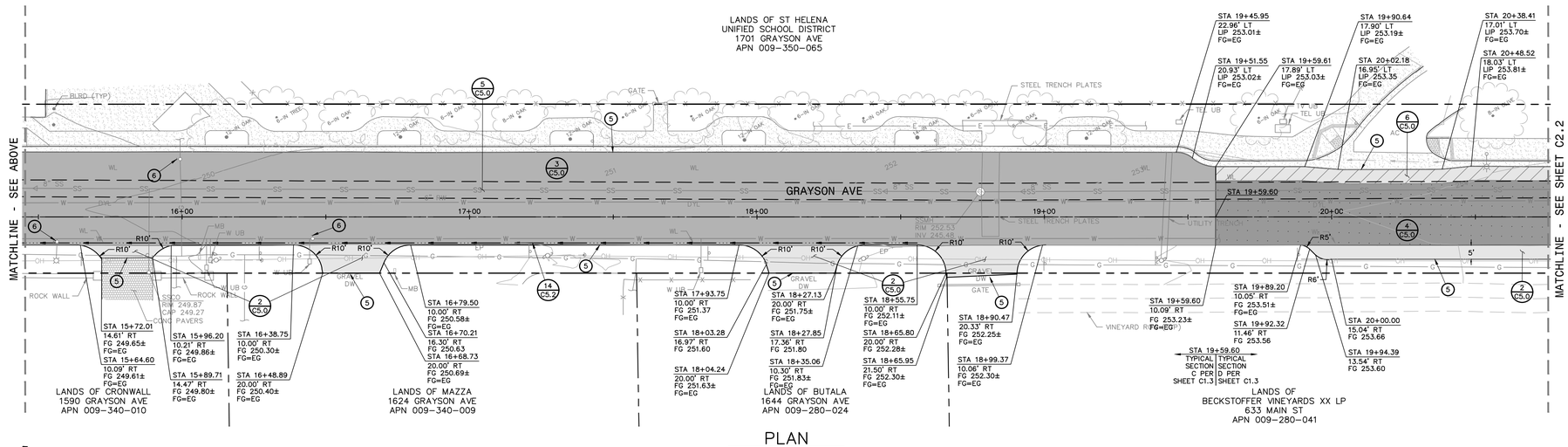
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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

GRADING AND PAVING PLAN
GRAYSON AVENUE

SHEET
C2.0
8 OF 28





GRADING AND PAVING PLAN KEYNOTES:

(1) SAW CUT AND CLEANLY REMOVE EXISTING MATERIAL, OR REMOVE EXISTING MATERIAL TO THE NEAREST CONTROL JOINT WHERE APPLICABLE, TO FACILITATE THE PROPOSED IMPROVEMENTS AND DISPOSE OF UNUSED MATERIAL IN ACCORDANCE WITH LOCAL REGULATIONS.

(5) CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

(6) ADJUST EXISTING UTILITY BOX TO FINISHED GROUND SURFACE ELEVATION.

20 0 20 40
scale 1" = 20' feet

90% CONSTRUCTION DOCUMENTS

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NOT FOR CONSTRUCTION
DATE: 05/19/2022
REBECCA DOWER C 80868

REGISTERED PROFESSIONAL ENGINEER REBECCA DOWER No. C 80868 CIVIL STATE OF CALIFORNIA

DATE: MAY 2022
DESIGNED BY: BD
DRAWN BY: KY
CHECKED BY: BV

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R19-05

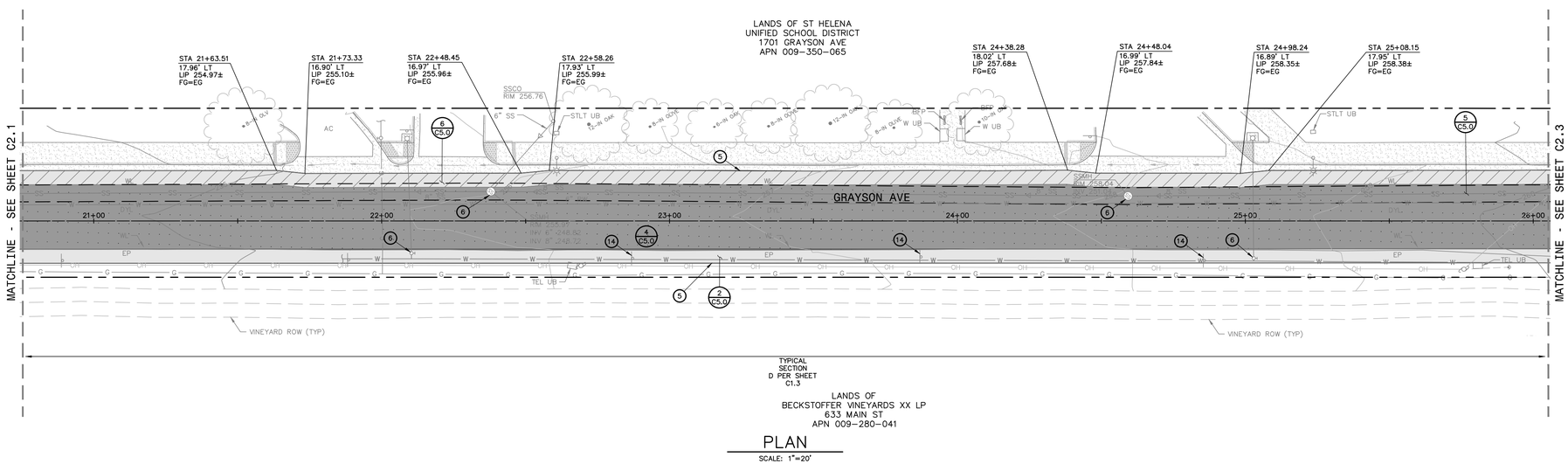
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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

GRADING AND PAVING PLAN
GRAYSON AVENUE

SHEET
C2.1
9 OF 28



PLAN

SCALE: 1"=20'

GRADING AND PAVING PLAN KEYNOTES:

(5) CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.

(6) ADJUST EXISTING UTILITY BOX TO FINISHED GROUND SURFACE ELEVATION.

(14) RELOCATE EXISTING TRAFFIC SIGN MINIMUM 3' OUTSIDE NEW PAVEMENT.

20 0 20 40
scale 1" = 20' feet

90% CONSTRUCTION DOCUMENTS

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CIVIL
STATE OF CALIFORNIA

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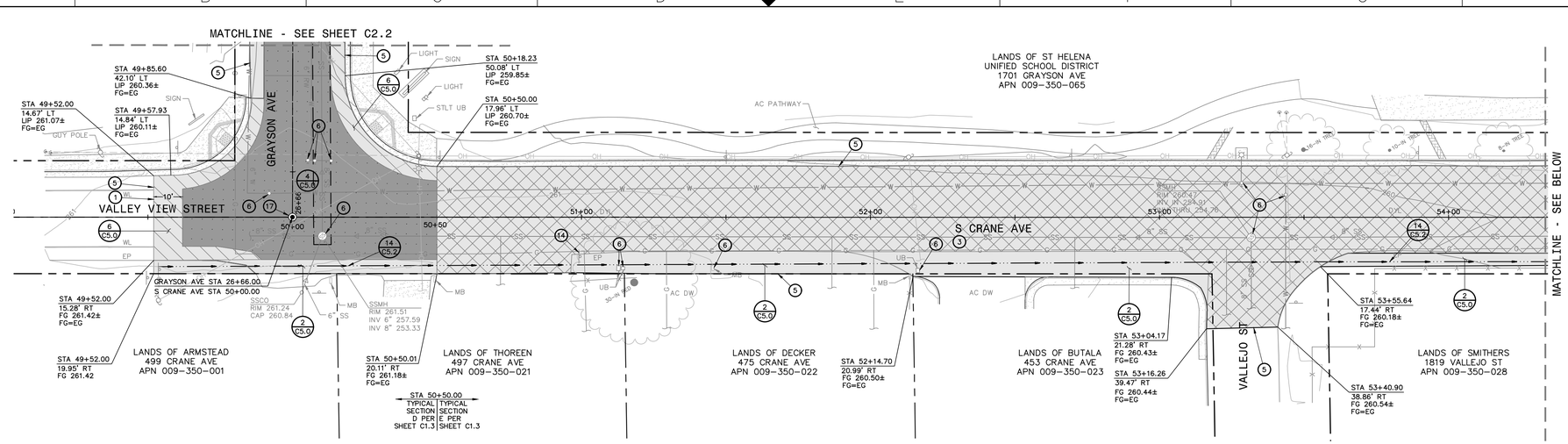
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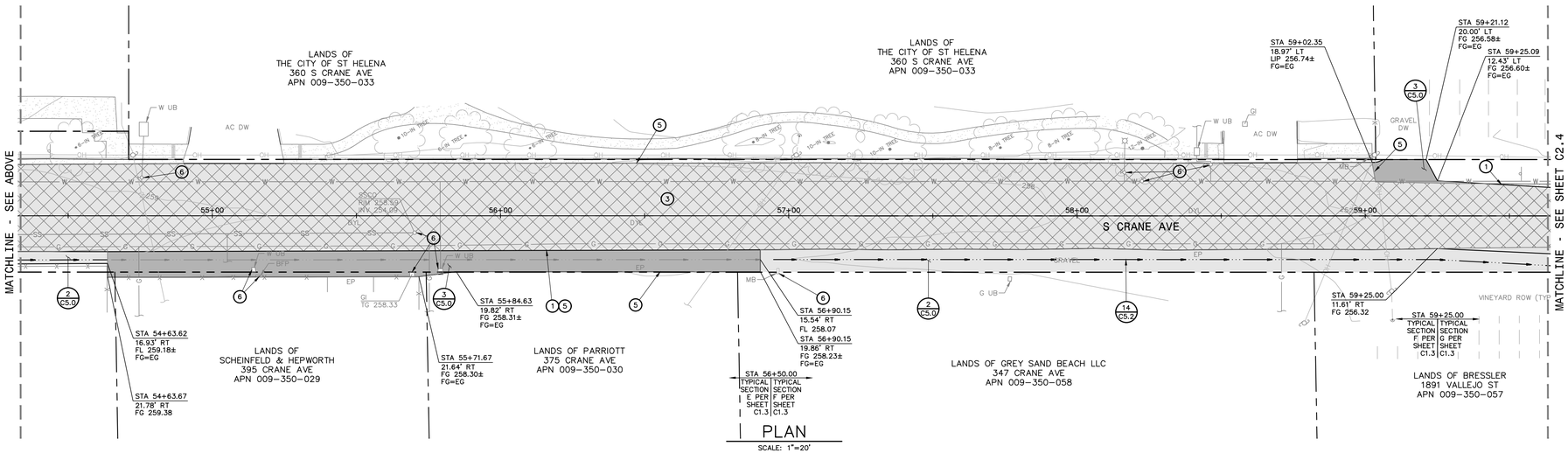
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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

GRADING AND PAVING PLAN
GRAYSON AVENUE

SHEET
C2.2
10 OF 28





GRADING AND PAVING PLAN KEYNOTES:

1. SAW CUT AND CLEANLY REMOVE EXISTING MATERIAL, OR REMOVE EXISTING MATERIAL TO THE NEAREST CONTROL JOINT WHERE APPLICABLE, TO FACILITATE THE PROPOSED IMPROVEMENTS AND DISPOSE OF UNUSED MATERIAL IN ACCORDANCE WITH LOCAL REGULATIONS.
3. GRIND EXISTING ASPHALT CONCRETE AS REQUIRED TO PROVIDE AN ASPHALT CONCRETE OVERLAY HAVING A MINIMUM THICKNESS OF 2.5-INCHES TO THE LINES AND ELEVATIONS SHOWN IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SERVICES AND DOES NOT IMPEDE DRAINAGE. IF BASE MATERIAL IS ENCOUNTERED DURING GRINDING, RECOMPACT THE UPPER 3-INCHES TO A MINIMUM OF 95% RC.
5. CONFORM TO EXISTING SURFACE ELEVATION IN A MANNER WHICH GENERATES A UNIFORM TRANSITION BETWEEN SURFACES AND DOES NOT IMPEDE DRAINAGE.
6. ADJUST EXISTING UTILITY BOX TO FINISHED GROUND SURFACE ELEVATION.
14. RELOCATE EXISTING TRAFFIC SIGN MINIMUM 3' OUTSIDE NEW PAVEMENT.
17. EXISTING STREET MONUMENT TO REMAIN. PROTECT IN PLACE.

20 0 20 40
scale 1" = 20' feet

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REBECCA DOWER C 80868

REGISTERED PROFESSIONAL ENGINEER REBECCA DOWER No. C 80868 CIVIL STATE OF CALIFORNIA

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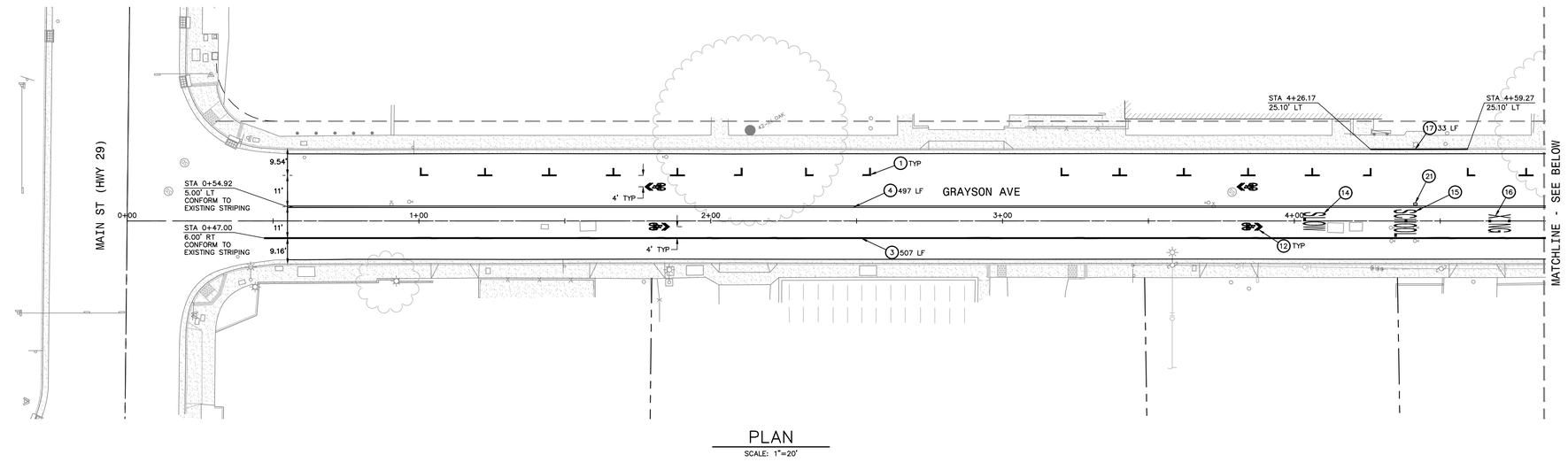
DATE: MAY 2022
DESIGNED BY: BD
DRAWN BY: KY
CHECKED BY: BV
PROJECT NO. R19-05

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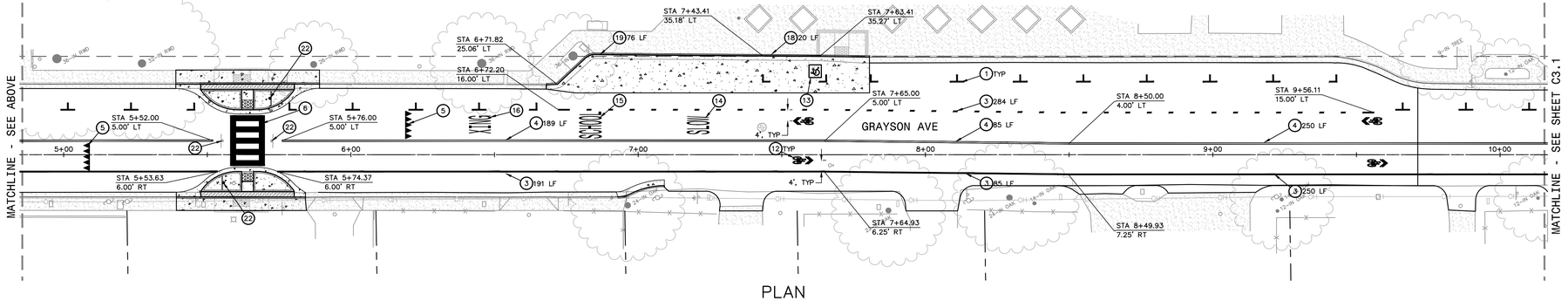
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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT
GRADING AND PAVING PLAN
SOUTH CRANE AVENUE

SHEET C2.3
11 OF 28



PLAN
SCALE: 1"=20'



PLAN
SCALE: 1"=20'

STRIPING AND SIGNAGE PLAN KEYNOTES:

1. THERMOPLASTIC 4-INCH WIDE SOLID WHITE STRIPING WHERE SHOWN ON PLAN.
2. THERMOPLASTIC 6-INCH WIDE WHITE LANE LINE IN ACCORDANCE WITH DETAIL 39 OF CALTRANS 2018 STANDARD PLAN A20D.
3. THERMOPLASTIC 6-INCH WIDE WHITE EDGE LINE IN ACCORDANCE WITH DETAIL 27B OF CALTRANS 2018 STANDARD PLAN A20B.
4. "NO PASSING ZONES - TWO DIRECTION" DOUBLE YELLOW STRIPING IN ACCORDANCE WITH DETAIL 21 OF CALTRANS 2018 STANDARD PLAN A20A.
5. THERMOPLASTIC YIELD LINE MARKINGS IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24E.
6. THERMOPLASTIC 'LADDER' STYLE CROSSWALK WITH 2-FOOT WIDE, 10-FOOT LONG SOLID YELLOW BARS IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24F.
12. THERMOPLASTIC 'SHARED ROADWAY BICYCLE' MARKING IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24C.
13. THERMOPLASTIC 'INTERNATIONAL SYMBOL OF ACCESSIBILITY' MARKING IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24C.
14. THERMOPLASTIC 'SLOW' LEGEND IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24D.
15. THERMOPLASTIC 'SCHOOL' LEGEND IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24D.
16. THERMOPLASTIC 'XING' LEGEND IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24D.
17. PAINT CURB RED.
18. PAINT CURB BLUE.
19. PAINT CURB YELLOW.
21. BLUE RAISED PAVEMENT MARKER TO INDICATE LOCATION OF FIRE HYDRANT IN ACCORDANCE WITH SECTION 3B.11 OF THE 2014 CALIFORNIA MUTCD.
22. R1-6 WITH S4-3P YIELD TO PEDESTRIANS IN-STREET SIGN WITH FIXED BASE.

20 0 20 40
scale 1" = 20' feet

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CHECKED BY: BV

PROJECT NO.
R19-05

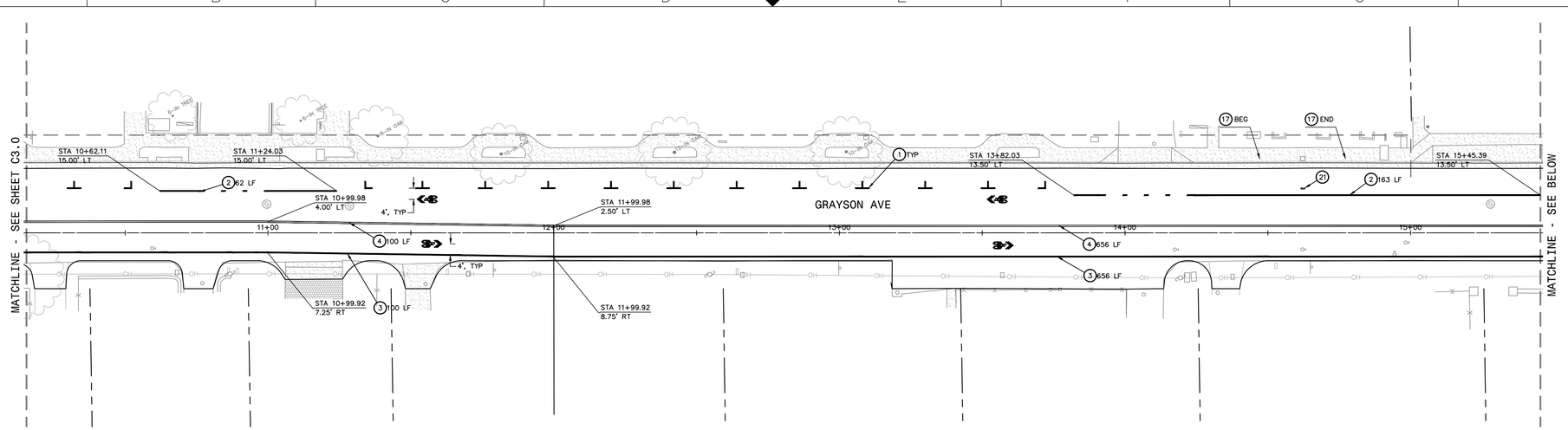
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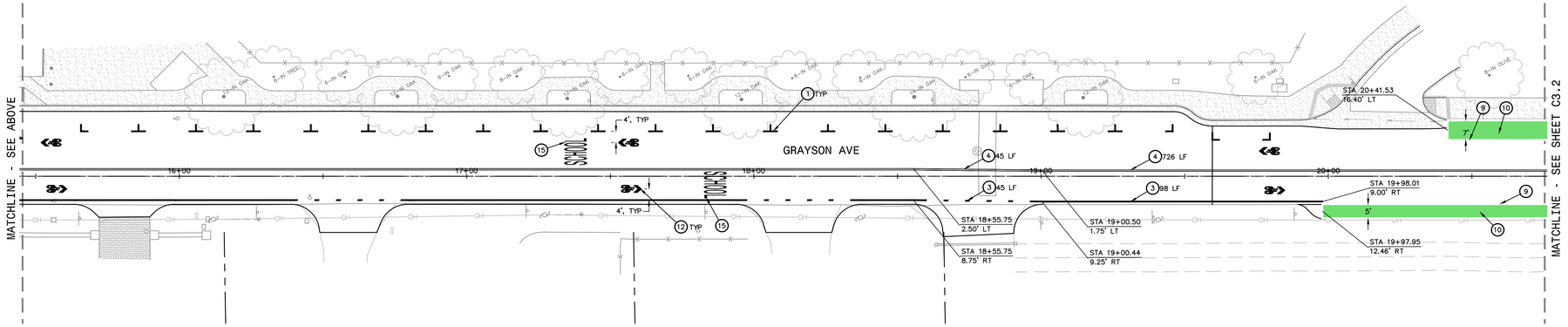
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

STRIPING AND SIGNAGE PLAN
GRAYSON AVENUE

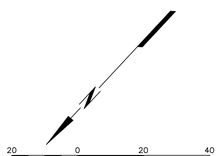
SHEET
C3.0
14 OF 28



PLAN
SCALE: 1"=20'



PLAN
SCALE: 1"=20'



STRIPING AND SIGNAGE PLAN KEYNOTES:

1. THERMOPLASTIC 4-INCH WIDE SOLID WHITE STRIPING WHERE SHOWN ON PLAN.
2. THERMOPLASTIC 6-INCH WIDE WHITE LANE LINE IN ACCORDANCE WITH DETAIL 39 OF CALTRANS 2018 STANDARD PLAN A20D.
3. THERMOPLASTIC 6-INCH WIDE WHITE EDGE LINE IN ACCORDANCE WITH DETAIL 27B OF CALTRANS 2018 STANDARD PLAN A20B.
4. "NO PASSING ZONES - TWO DIRECTION" DOUBLE YELLOW STRIPING IN ACCORDANCE WITH DETAIL 21 OF CALTRANS 2018 STANDARD PLAN A20A. PLAN A24D.
9. THERMOPLASTIC WHITE BIKE LANE STRIPING IN ACCORDANCE WITH DETAIL 39 OF THE CALTRANS 2018 STANDARD PLAN A20D.
10. THERMOPLASTIC GREEN STRIPING ACROSS WIDTH OF BIKE LANE.
12. THERMOPLASTIC 'SHARED ROADWAY BICYCLE' MARKING IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24C.
15. THERMOPLASTIC 'SCHOOL' LEGEND IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24D.
17. PAINT CURB RED.
21. BLUE RAISED PAVEMENT MARKER TO INDICATE LOCATION OF FIRE HYDRANT IN ACCORDANCE WITH SECTION 3B.11 OF THE 2014 CALIFORNIA MUTCD.

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STATE OF CALIFORNIA

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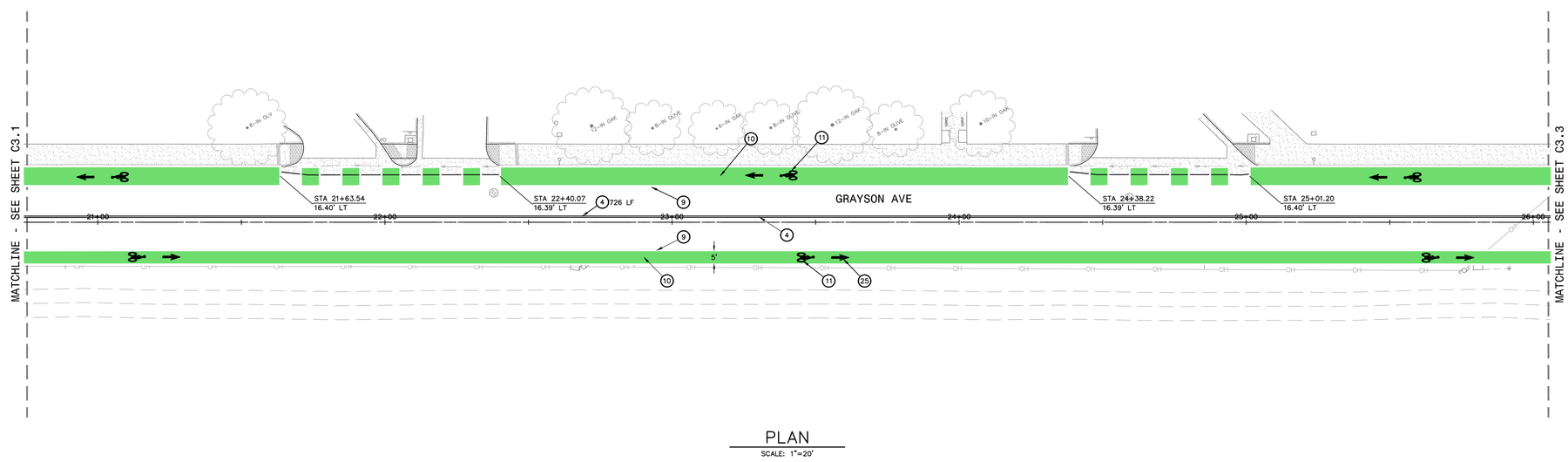
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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

STRIPING AND SIGNAGE PLAN
GRAYSON AVENUE

SHEET
C3.1
15 OF 28



PLAN
SCALE: 1"=20'

STRIPING AND SIGNAGE PLAN KEYNOTES:

(2) THERMOPLASTIC 6-INCH WIDE WHITE LANE LINE IN ACCORDANCE WITH DETAIL 39 OF CALTRANS 2018 STANDARD PLAN A20D.

(3) THERMOPLASTIC 6-INCH WIDE WHITE EDGE LINE IN ACCORDANCE WITH DETAIL 27B OF CALTRANS 2018 STANDARD PLAN A20B.

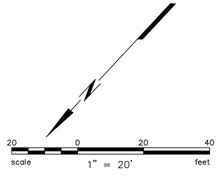
(4) "NO PASSING ZONES - TWO DIRECTION" DOUBLE YELLOW STRIPING IN ACCORDANCE WITH DETAIL 21 OF CALTRANS 2018 STANDARD PLAN A20A.

(9) THERMOPLASTIC WHITE BIKE LANE STRIPING IN ACCORDANCE WITH DETAIL 39 OF THE CALTRANS 2018 STANDARD PLAN A20D.

(10) THERMOPLASTIC GREEN STRIPING ACROSS WIDTH OF BIKE LANE.

(11) THERMOPLASTIC 'BIKE LANE SYMBOL WITH PERSON' MARKING IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24C.

(25) THERMOPLASTIC "BIKE LINE ARROW' MARKING IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24A.



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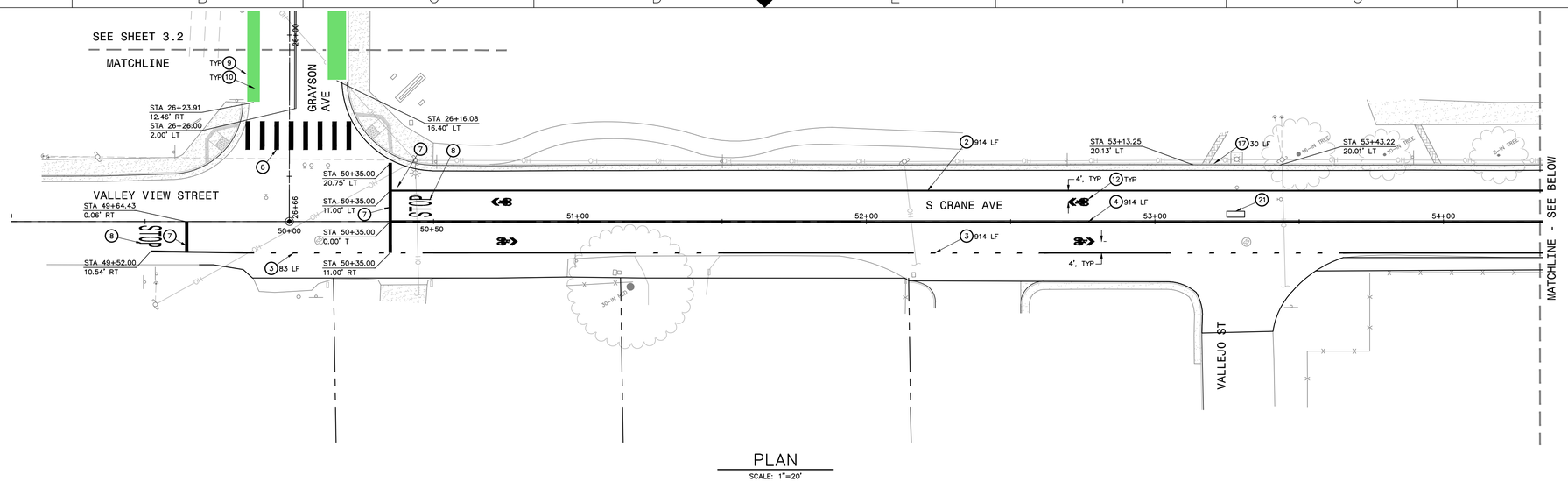
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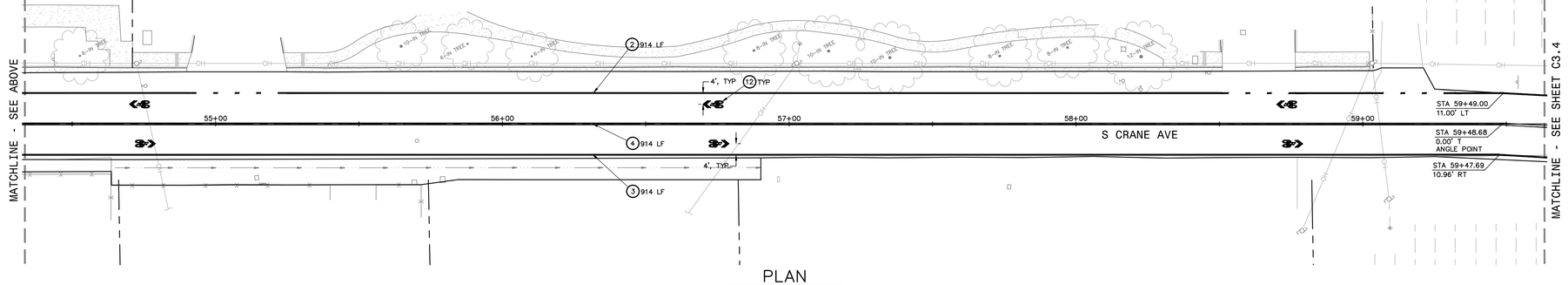
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

STRIPING AND SIGNAGE PLAN
GRAYSON AVENUE

SHEET
C3.2
16 OF 28



PLAN
SCALE: 1"=20'



PLAN
SCALE: 1"=20'

20 0 20 40
scale 1" = 20' feet

90% CONSTRUCTION DOCUMENTS

STRIPING AND SIGNAGE PLAN KEYNOTES:

(2) THERMOPLASTIC 6-INCH WIDE WHITE LANE LINE IN ACCORDANCE WITH DETAIL 39 OF CALTRANS 2018 STANDARD PLAN A20D.

(3) THERMOPLASTIC 6-INCH WIDE WHITE EDGE LINE IN ACCORDANCE WITH DETAIL 27B OF CALTRANS 2018 STANDARD PLAN A20B.

(4) "NO PASSING ZONES - TWO DIRECTION" DOUBLE YELLOW STRIPING IN ACCORDANCE WITH DETAIL 21 OF CALTRANS 2018 STANDARD PLAN A20A.

(6) THERMOPLASTIC 'LADDER' STYLE CROSSWALK WITH 2-FOOT WIDE, 10-FOOT LONG SOLID YELLOW BARS IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24F.

(7) R1-1 STOP SIGN AND LIMIT SIGN IN ACCORDANCE WITH FIGURE 2B-1 AND SECTIONS 2B.05.02 AND 3B.16.06 OF THE 2014 CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THERMOPLASTIC 12-INCH WIDE WHITE LIMIT LINE IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24E.

(8) THERMOPLASTIC 'STOP' LEGEND IN ACCORDANCE WITH CALTRANS 2018 STANDARD PLAN A24D.

(10) THERMOPLASTIC GREEN STRIPING ACROSS WIDTH OF BIKE LANE.

(10) THERMOPLASTIC GREEN STRIPING ACROSS WIDTH OF BIKE LANE.

(12) THERMOPLASTIC 'SHARED ROADWAY BICYCLE' MARKING IN ACCORDANCE WITH

(17) PAINT CURB RED.

(21) BLUE RAISED PAVEMENT MARKER TO INDICATE LOCATION OF FIRE HYDRANT IN ACCORDANCE WITH SECTION 3B.11 OF THE 2014 CALIFORNIA MUTCD.

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CIVIL
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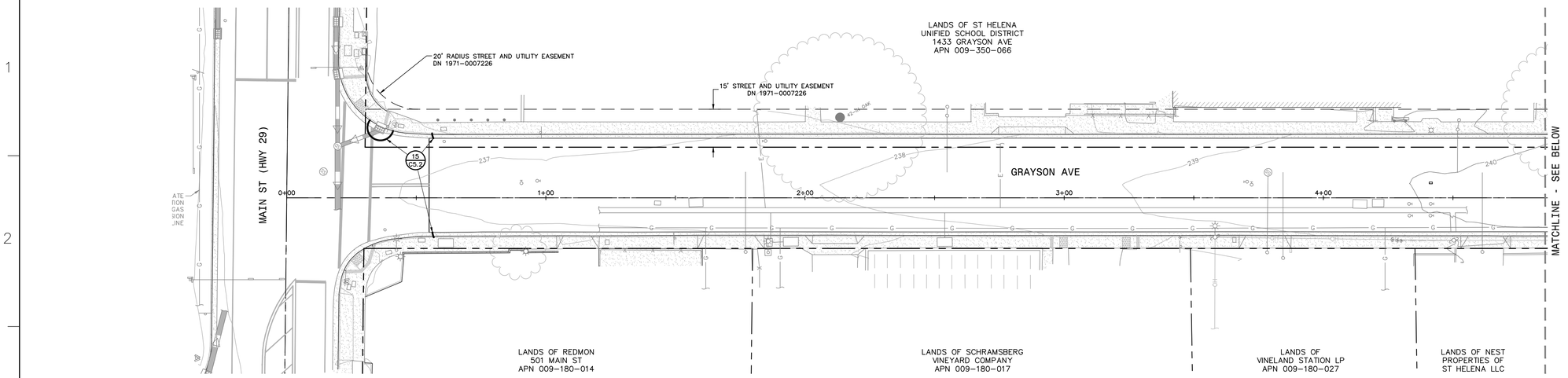
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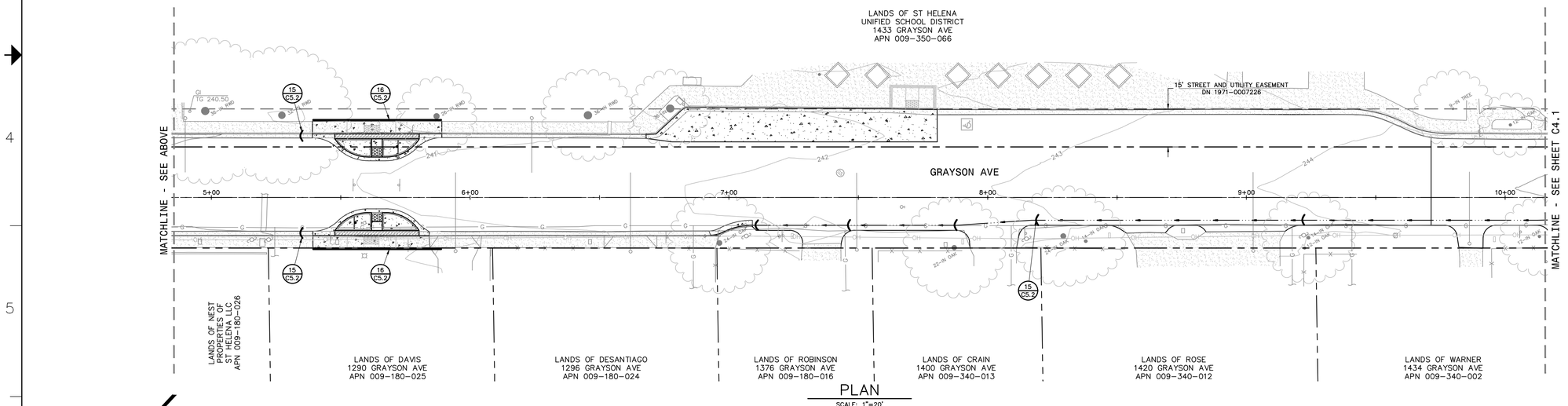
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

STRIPING AND SIGNAGE PLAN SOUTH CRANE AVENUE

SHEET
C3.3
17 OF 28



PLAN
SCALE: 1"=20'



PLAN
SCALE: 1"=20'

20 0 20 40
scale 1" = 20' feet

90% CONSTRUCTION DOCUMENTS

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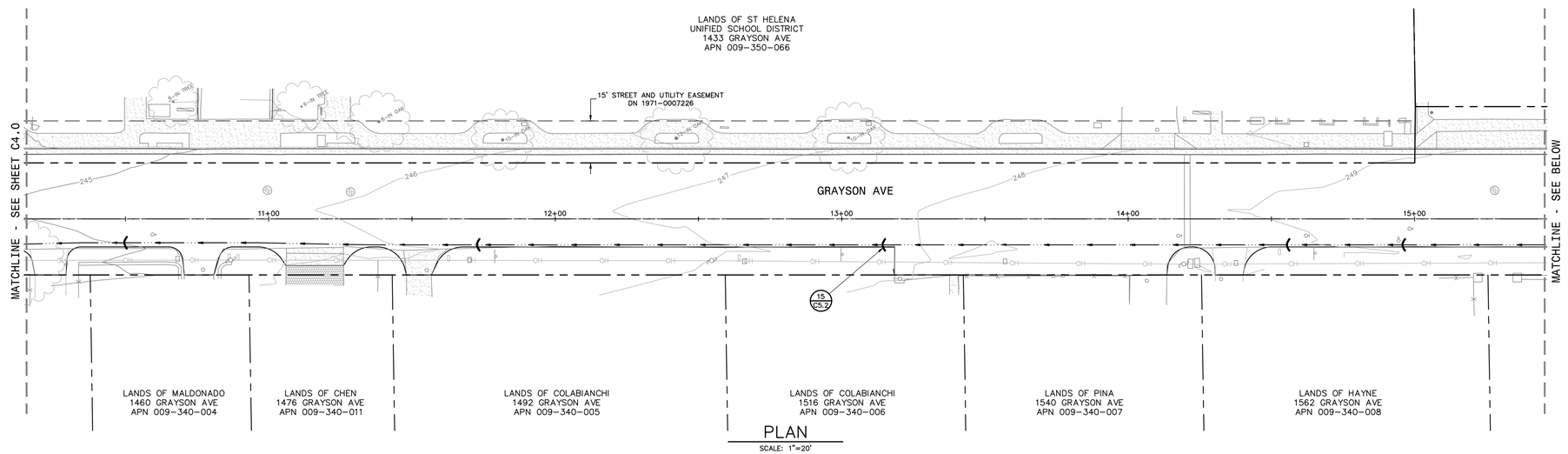
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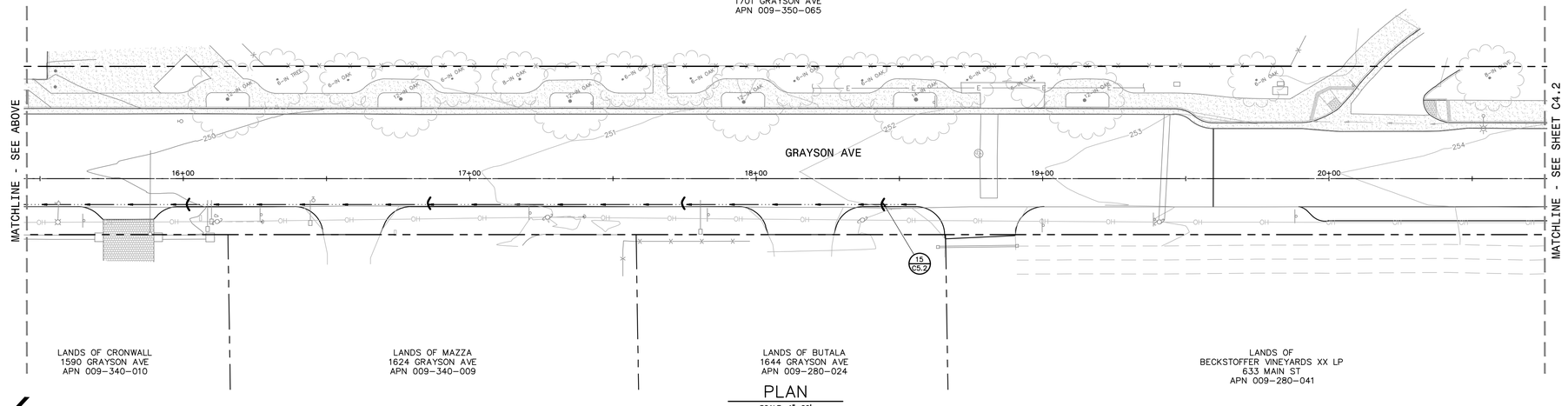
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

EROSION AND SEDIMENT CONTROL
GRAYSON AVENUE

SHEET
C4.0
20 OF 28



PLAN
SCALE: 1"=20'



PLAN
SCALE: 1"=20'

20 0 20 40
scale 1" = 20' feet

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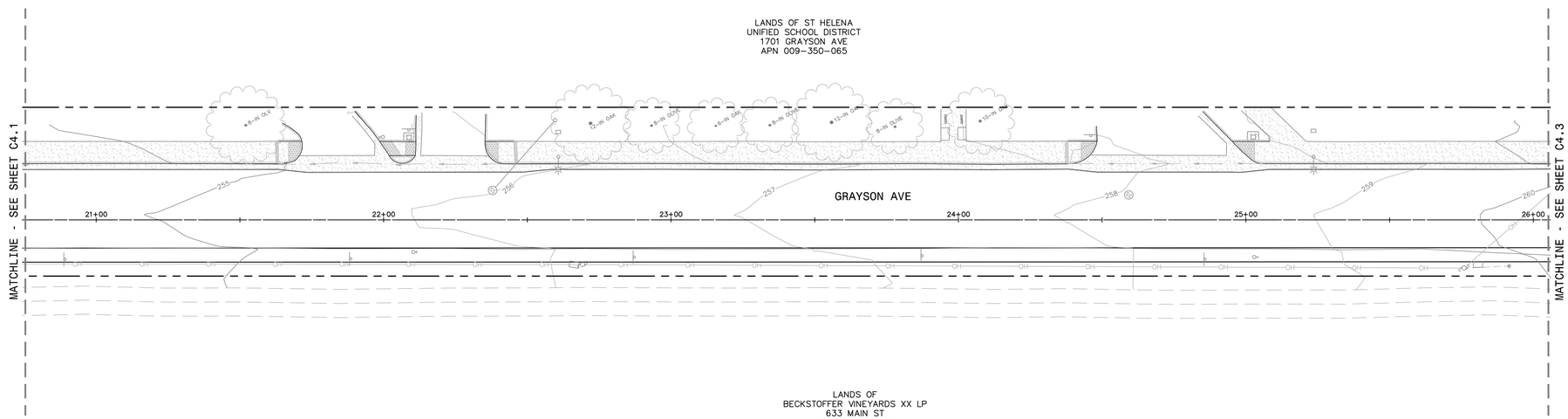
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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

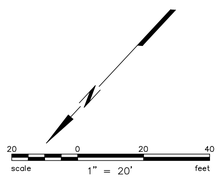
GRADING AND PAVING PLAN
GRAYSON AVENUE

SHEET
C4.1
21 OF 28



PLAN

SCALE: 1"=20'



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CHECKED BY: BV

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C19-05

200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 526-5560
www.bkf.com

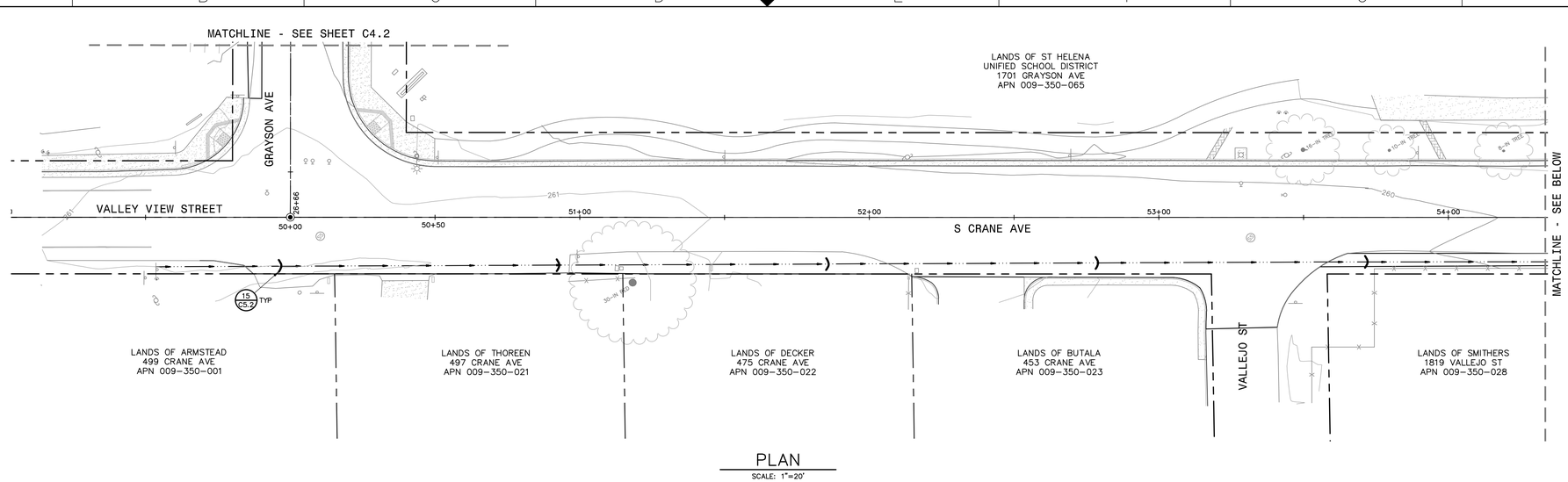
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CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, ST. HELENA, CALIFORNIA, 94574
PH: 707-968-2658

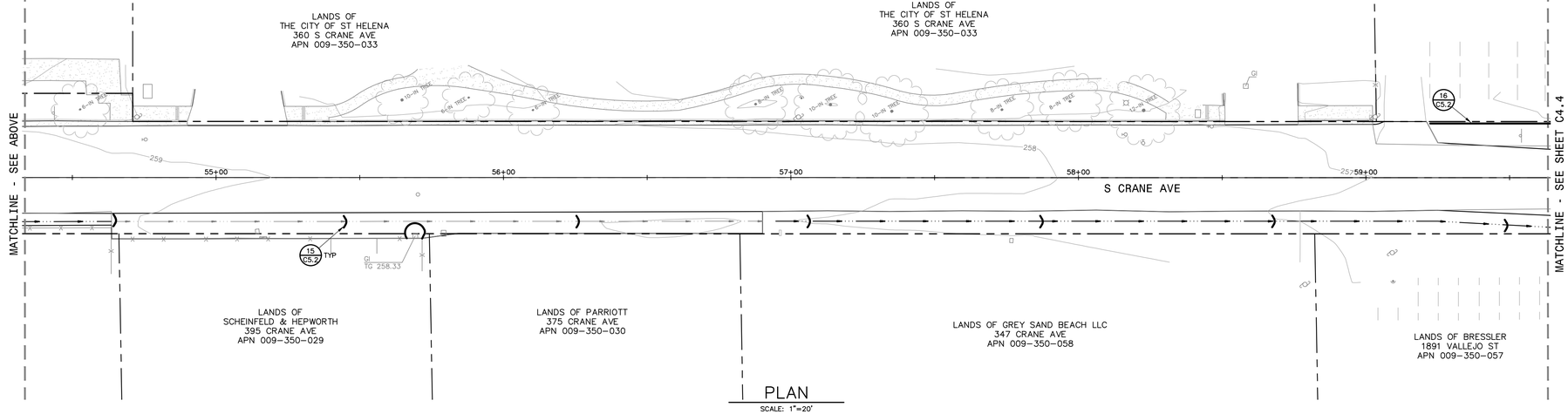
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

EROSION AND SEDIMENT CONTROL GRAYSON AVENUE

SHEET
C4.2
22 OF 28



PLAN
SCALE: 1"=20'



PLAN
SCALE: 1"=20'

20 0 20 40
scale 1" = 20' feet

90% CONSTRUCTION DOCUMENTS

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 05/19/2022
REBECCA DOWER C 80868

REGISTERED PROFESSIONAL ENGINEER
REBECCA DOWER
No. C 80868
CIVIL
STATE OF CALIFORNIA

DATE: MAY 2022
DESIGNED BY: BV
DRAWN BY: KY
CHECKED BY: BV

PROJECT NO.
C19-05

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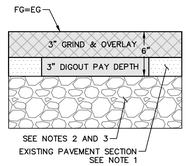
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CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, ST. HELENA, CALIFORNIA, 94574
PH: 707-968-2658

GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

EROSION AND SEDIMENT CONTROL SOUTH CRANE AVENUE

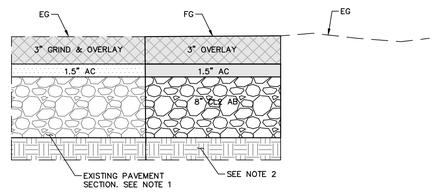
SHEET
C4.3
23 OF 28



NOTES

1. EXISTING PAVEMENT SECTION THICKNESSES VARY. REFER TO THE PROJECT GEOTECHNICAL REPORT.
2. SCARIFY AND RE-COMPACT TOP 6" OF AGGREGATE BASE TO 95% (MIN) (IF AGGREGATE BASE IS ENCOUNTERED AT DIGOUT DEPTH).
3. SCARIFY AND RE-COMPACT TOP 6" MIN OF SUBGRADE SOILS TO 95% (MIN) (IF NATIVE SUBGRADE IS ENCOUNTERED AT DIGOUT DEPTH).

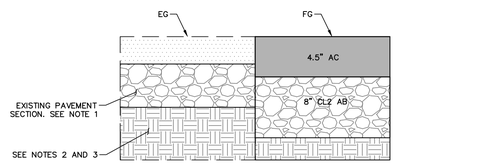
ASPHALT CONCRETE DIGOUT SECTIONS
NOT TO SCALE | 01



NOTES

1. PAVEMENT SECTION THICKNESSES VARY. REFER TO THE PROJECT GEOTECHNICAL REPORT.
2. SCARIFY AND RE-COMPACT TOP 6" MIN OF SUBGRADE SOILS TO 95% (MIN).
3. FULL DEPTH REPLACEMENT, AS SHOWN ABOVE, TO BE COMPLETED WHERE EXISTING NON-ROADWAY SECTIONS ARE BEING REMOVED AND REPLACED WITH PROPOSED ROADWAY SECTION.

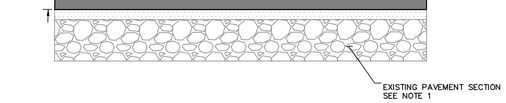
ASPHALT CONCRETE FULL DEPTH PLACEMENT FOR EXISTING NON-ROADWAY SECTIONS
NOT TO SCALE | 02



NOTES

1. EXISTING PAVEMENT SECTION THICKNESSES VARY. REFER TO THE PROJECT GEOTECHNICAL REPORT.
2. SCARIFY AND RE-COMPACT TOP 6" OF AGGREGATE BASE TO 95% (MIN) [IF AGGREGATE BASE IS ENCOUNTERED].
3. SCARIFY AND RE-COMPACT TOP 6" MIN OF SUBGRADE SOILS TO 95% (MIN) [IF NATIVE SUBGRADE IS ENCOUNTERED].
4. FULL DEPTH REPLACEMENT, AS SHOWN ABOVE, TO BE COMPLETED WHERE EXISTING ROADWAY SECTION IS ARE BEING REMOVED AND REPLACED WITH PROPOSED ROADWAY SECTION.

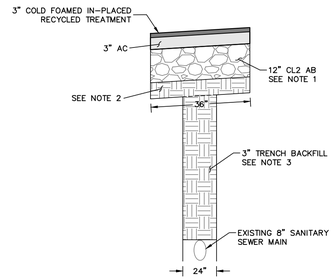
ASPHALT CONCRETE FULL DEPTH REPLACEMENT FOR EXISTING ROADWAY SECTIONS
NOT TO SCALE | 03



NOTES

1. EXISTING PAVEMENT SECTION THICKNESSES VARY. REFER TO THE PROJECT GEOTECHNICAL REPORT.
2. REFER TO GEOTECHNICAL REPORT FOR COLD FOAMED PAVEMENT TREATMENT REQUIREMENTS.

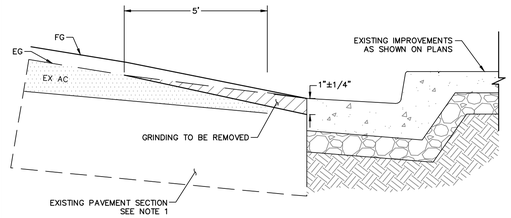
COLD FOAMED IN-PLACED RECYCLED TREATMENT
NOT TO SCALE | 04



NOTES

1. SCARIFY AND RE-COMPACT AGGREGATE BASE TO 95% (MIN).
2. SCARIFY AND RE-COMPACT TOP 6" MIN OF SUBGRADE SOILS TO 95% (MIN).
3. SCARIFY AND RE-COMPACT TRENCH BACKFILL TO 90% (MIN).

SEWER TRENCH REPAIR
NOT TO SCALE | 05



NOTES

1. EXISTING PAVEMENT SECTION THICKNESSES VARY. REFER TO THE PROJECT GEOTECHNICAL REPORT.

WEDGE GRIND AT GUTTER
NOT TO SCALE | 06

90% CONSTRUCTION DOCUMENTS

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 05/19/2022
REBECCA DOWER C 80868

REGISTERED PROFESSIONAL ENGINEER
REBECCA DOWER
No. C 80868
CIVIL
STATE OF CALIFORNIA

DATE: MAY 2022
DESIGNED BY: BV
DRAWN BY: KY
CHECKED BY: BV

PROJECT NO.
R19-05

200 4th STREET
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SANTA ROSA, CA 95401
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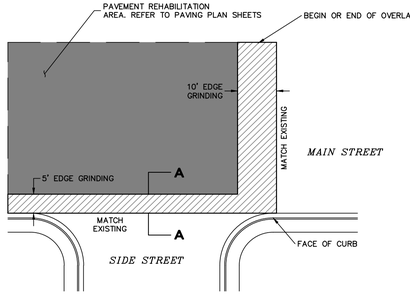
CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE. ST. HELENA, CALIFORNIA, 94574
PH: 707-968-2658

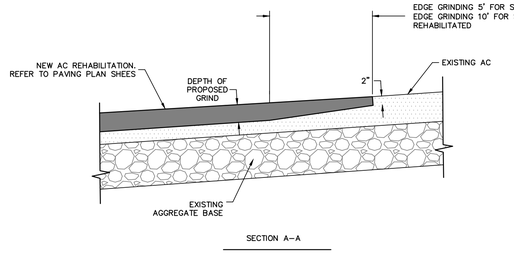
GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

CONSTRUCTION DETAILS

SHEET
C5.0

26 OF 28





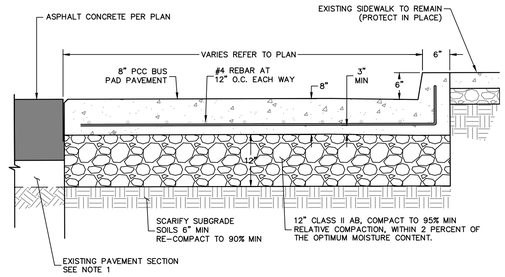
SECTION A–A

NOTES

1. EXISTING PAVEMENT SECTION THICKNESSES VARY. REFER TO THE PROJECT GEOTECHNICAL REPORT.

END OF PAVEMENT REHABILITATION CONFORM
NOT TO SCALE

07

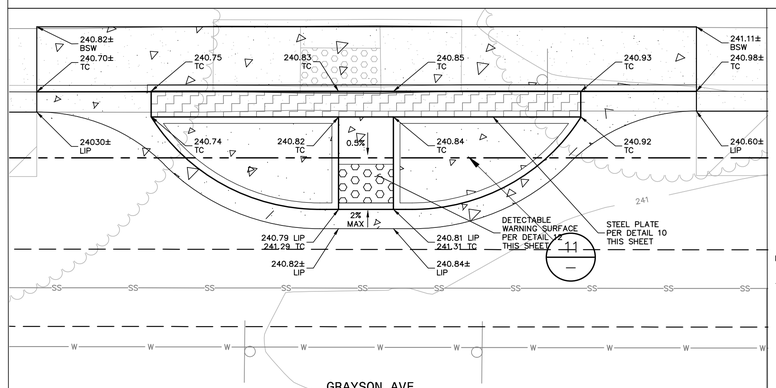


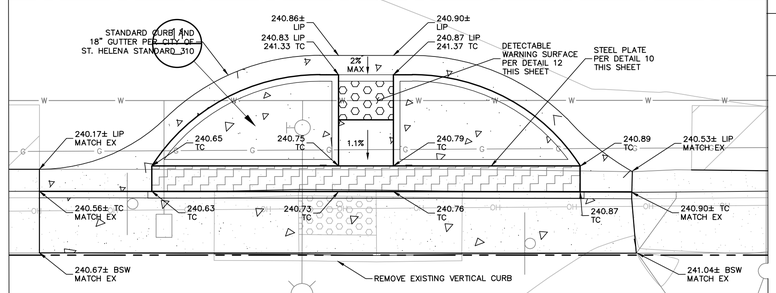
NOTES

1. EXISTING PAVEMENT SECTION THICKNESSES VARY. REFER TO THE PROJECT GEOTECHNICAL REPORT.
2. WEAKENED PLANE JOINTS AT LEAST 3/4–INCH DEEP SHALL BE PLACED AT A MINIMUM 10–FEET ON CENTER.
3. 3/8–INCH THICK EXPANSION JOINTS SHOULD BE EQUALLY–SPACED AND CONSTRUCTED AT A MAXIMUM SPACING OF EVERY 20 FEET.

CONCRETE PAVEMENT BUS PAD
NOT TO SCALE

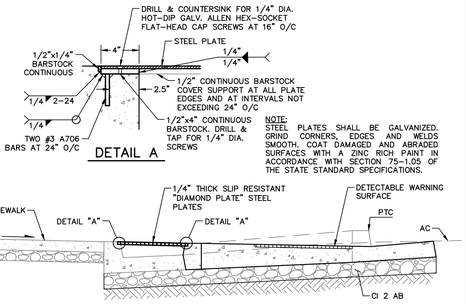
08





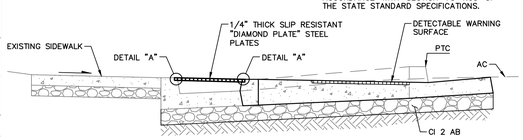
BULB OUTS GRAYSON AVE STA 5+70±
NOT TO SCALE

09



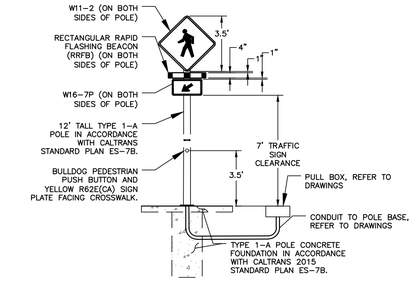
DETAIL A

NOTE:
STEEL PLATES SHALL BE GALVANIZED. GRIND CORNERS, EDGES AND WELDS SMOOTH. COAT DAMAGED AND ABRADED SURFACES WITH A ZINC RICH PAINT IN ACCORDANCE WITH SECTION 75–1.05 OF THE STATE STANDARD SPECIFICATIONS.



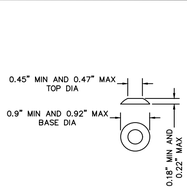
BULB OUT FLOW THROUGH GUTTER
NOT TO SCALE

10

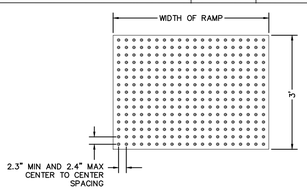


RAPID RECTANGLE FLASHING BEACON
NOT TO SCALE

11



RAISED TRUNCATED DOME



RAISED TRUNCATED DOME PATTERN

NOTES:

1. DETECTABLE WARNING SURFACE SHALL MEET SPECIFICATIONS PER CBC 11B–705.1
2. TRUNCATED DOMES SHALL ALIGN WITH THE RAMP IN THE DIRECTION OF TRAVEL.
3. AT CURB RAMPS, FRONT EDGE OF DETECTABLE WARNING SURFACE SHALL BE BETWEEN 6 AND 8 INCHES OF FACE OF CURB.
4. DETECTABLE WARNING SURFACE SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.

DETECTABLE WARNING SURFACE
NOT TO SCALE

12

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 05/19/2022
REBECCA DOWER C 80868

REGISTERED PROFESSIONAL ENGINEER
REBECCA DOWER
No. C 80868
CIVIL
STATE OF CALIFORNIA

DATE: MAY 2022
DESIGNED BY: BV
DRAWN BY: KY
CHECKED BY: BV

PROJECT NO.
R19-05

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SANTA ROSA, CA 95401
(707) 568-5600
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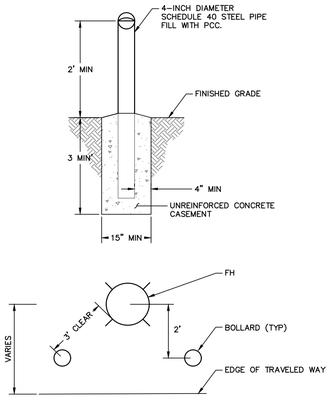
CITY OF ST. HELENA
PUBLIC WORKS DEPARTMENT
1572 RAILROAD AVE, ST. HELENA, CALIFORNIA, 94574
PH: 707-968-2658

GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT

CONSTRUCTION DETAILS

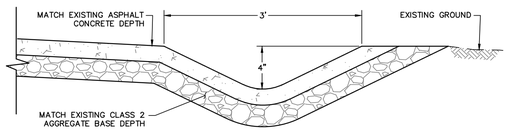
SHEET
C5.1
27 OF 28

90% CONSTRUCTION DOCUMENTS



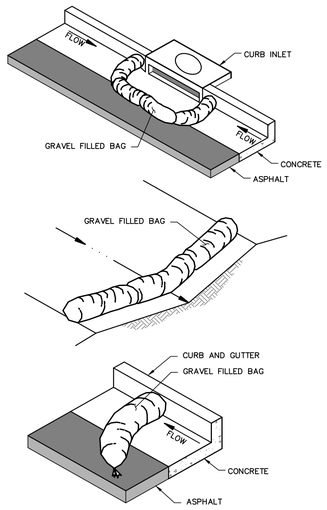
BOLLARD
NOT TO SCALE

13



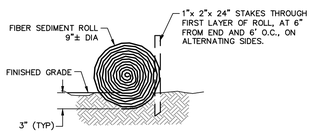
ASPHALT CONCRETE DITCH
NOT TO SCALE

14



GRAVEL BAG
NOT TO SCALE

15



FIBER ROLL
NOT TO SCALE

16

90% CONSTRUCTION DOCUMENTS

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GRAYSON AVENUE AND SOUTH CRANE AVENUE
REHABILITATION PROJECT
CONSTRUCTION DETAILS

SHEET
C5.2
28 OF 28

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DATE: 05/19/2022
REBECCA DOWER C 80868

REGISTERED PROFESSIONAL ENGINEER
REBECCA DOWER
No. C 80868
CIVIL
STATE OF CALIFORNIA

CITY OF ST. HELENA

RESOLUTION NO. 2023 -

Finding the R23-79 Pavement Restoration Project Exempt from CEQA; Approving and adopting the project plans; and Authorizing the Bid Request for the R23-79 Pavement Restoration Project

RECITALS

A. The City of St. Helena is responsible for maintenance of public streets within the City limits; and

B. On December 14, 2021, City Council approved the five-year list of projects under Measure T Program that designated Andrea Avenue, Allyn Avenue, Dowdell Lane, Silverado Trail, Adams Street, Pope Street Bridge and Grayson Avenue; and

C. The R23-79 Pavement Restoration Project includes maintenance of existing streets including full depth asphalt concrete repairs, pavement grinding, overlay, traffic striping, sidewalk replacement, curb and gutter repairs, and curb ramp upgrades, which does not expand or increase the existing street capacity; and

D. The Project Plans for R23-79 have been prepared by City Engineering Staff, reviewed by the City Engineer, and presented for approval and authorization to bid.

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

1. The project is categorically exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines section 15301, Existing Facilities Class 1 which exempts the operation, repair, maintenance, and permitting of existing facilities involving negligible or no expansion of use including publicly owned utilities; and
2. The Project Plans will be available on the City of St. Helena's website and for viewing at St. Helena Public Works, 1088 College Avenue, are hereby approved; and
3. The Public Works Director/City Engineer is authorized to solicit bids for the subject project.

Approved at a Regular Meeting of the St. Helena City Council on April 25, 2022, by the following vote:

Mayor Dohring: _____
Vice Mayor Hall: _____
Councilmember Chouteau: _____
Councilmember Hardy: _____
Councilmember Summers: _____

APPROVED: ATTEST:

_____ _____
Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and proposed approval of a resolution (1) authorizing the City Manager to execute a reimbursement agreement with Napa Valley Wine Train in the amount not to exceed $115,300 for the installation of a pedestrian crossing structure on the Sulphur Creek railroad bridge, (2) authorizing a budget transfer from the General Fund Reserve of $115,300 to Streets Capital Fund to fund the project.**

CEQA Determination: **Class I Categorical Exemption under Section 15301 of CEQA**

Prepared By: Mario Traverso, Public Works Assistant Engineer

Reviewed By: Joseph Leach, Public Works Director and City Engineer

Approved By: Anil Comelo, City Manager

BACKGROUND

On March 14th, 1988 the City, the Napa Valley Wine Train and Sulphur Creek Associates, the developer and operator of 1020 Main Street entered into an agreement where by as a condition to the development of 1020 Main Street, Sulphur Creek Associates was to install a public sidewalk across the 1020 Main Street property and a pedestrian bridge crossing on the Wine Train's Sulphur Creek bridge structure. The agreement provided the City an easement and right of way to then build, maintain and use said walkway installed on the bridge structure. This public sidewalk and pedestrian bridge crossing provides contiguous pedestrian facilities serving the east side of highway 29 extending to Charter Oak Avenue, and provides access to the only controlled pedestrian crossing south of Pope Street.

DISCUSSION

On January 1st, 2023 the Napa Valley Wine Train proceeded with a planned replacement of the Sulphur Creek railroad bridge structure. The City was notified and presented with a quote provided by the Wine Train's contractor which included the costs associated with

reinstalling the pedestrian crossing facilities. Though initially the City intended on soliciting proposals to perform the work and proceeding with the formal bid process, the Wine Train required that their qualified and specialized contractor perform any work on all railroad bridge structures. In efforts to reestablish pedestrian thoroughfare, Staff request City Council to obligate the funds requested and authorize the City Manager to execute a reimbursement agreement with the Wine Train. The replacement bridge structure performed by the Wine Train is in-kind and included new piles and timber. The replacement pedestrian crossing, which will be funded by the City, will include new fencing, supports and walkway decking for an amount not-to-exceed $115,300. The Wine Train's specialized contractor is *Koppers Railroad Structures* of Madison Wisconsin and holds CSLG Class A General Engineering Contractor License #856254. Provisions have been made to incorporate the City's prevailing wage obligations. Construction is tentatively scheduled to begin early May. Due to the unique circumstances regarding this project including scheduling constraints and coordination requirements with the Wine Train, staff requests a budget transfer from the general fund reserves to the streets capital fund to fund the project.

FISCAL IMPACT

Staff is requesting a budget transfer from the general fund reserves of $115,300 to the streets capital fund to support the project. The current timing and coordination constraints preclude the availability of Measure T funding.

RECOMMENDED ACTION

Staff recommends adoption of the attached resolution.

ATTACHMENTS

Pedestrian Bridge 1988 Agreement Easement
Pedestrian Bridge Quote
Pedestrian Bridge Resolution
Pedestrian Bridge Reimbursement Agreement

112/332;13761-2)9;3/10/88
Wine Trai.

RESOLUTION NO. 88-19

A RESOLUTION APPROVING AGREEMENT TO DEED EASEMENT

RECITALS

The attached Agreement to Deed Easement is hereby approved.

The City Administrator, Eugene Armstead, is authorized to execute the Agreement on behalf of the City.

The City Administrator is further authorized to approve minor revisions to the attached agreement, provided that such revisions do not, in his discretion, alter the substantive intent of the agreement.

PASSED, APPROVED AND ADOPTED this 14th day of March, 1988 by the following vote of the City of St. Helena Council:

AYES: Councilmen: Brown, Holzhauer, Hunter and Mayor Smith

NOES: Councilmen: None

ABSENT: Councilmen: None

Lowell Smith, Mayor

ATTEST:

Eugene C. Armstead
City Clerk

Recorded at the Request of
and When Recorded Return to:
C. RICHARD LEMON
DICKENSON, PEATMAN & FOGARTY
809 Coombs Street
Napa, CA 94559

AGREEMENT TO DEED EASEMENT

THIS AGREEMENT is entered into this 6th day of April, 1988 by and between SULPHUR CREEK ASSOCIATES, a California Limited Partnership ("SC"), the CITY OF ST. HELENA, CALIFORNIA ("City"), and NAPA VALLEY WINE TRAIN, a California Corporation ("Wine Train").

R E C I T A L S:

A. SC and the City have reached an agreement concerning the construction of a sidewalk along the westerly side of Wine Train's railroad tracks from Charter Oak Avenue to the northern bank of Sulphur Creek, as generally shown on the attached Exhibit "A". Included within that agreement is the provision for construction of a pedestrian bridge which would be attached to Wine Train's existing bridge over Sulphur Creek.

B. SC has requested Wine Train for no consideration to grant an easement to City for that portion of the real property owned by Wine Train which is necessary for the construction of a public sidewalk (which property is outlined on Exhibit "A" and is called in this agreement the "Sidewalk Property.") SC has also requested a right for no consideration to construct a pedestrian walkway on Wine Train's bridge over Sulphur Creek and to grant

the City for no consideration a right of way over that pedestrian bridge. The granting of these property rights by Wine Train is requested by SC in order for SC to satisfy certain requirements of the City with which Wine Train is not involved.

C. Although it is acknowledged Wine Train is not a party to the disputes or agreements between SC and City and has no obligation or responsibility of any type to provide the properties to SC or City, Wine Train is agreeable as an accomodation to City and SC to granting an easement to City for the Sidewalk Property and a right and easement to construct, maintain, and use a pedestrian walkway on Wine Train's railroad, so long as City's and SC's agreements and the conditions provided for in this agreement are satisfied.

NOW THEREFORE, the parties hereto agree as follows:

1. **Granting of Deed and Right of Way.** Wine Train shall grant to City an easement and right of way to build, maintain and use a walkway on the Sidewalk Property and on Wine Train's existinb bridge across Sulpher Creek. Wine Train shall provide such easement and right of way immediately upon satisfaction of the conditions set forth in this Agreement.

2. **Conditions of Grant.** The easement conveyance shall be prepared by SC following a survey done at SC's expense and shall be subject to City's and Wine Train's approval and acceptance. Any grant of properties (including the easement and right of way) pursuant to this Agreement and provided for in the conveying documents prepared by SC shall include an automatic right of reversion to Wine Train in the event the subject properties (a)

cease to be used as a public sidewalk and walkway, or (b) are determined by a court in a judgment or order to have been utilized on a continuing basis in a manner which poses the threat of liability to Wine Train or poses the risk of damage to person or property.

SC shall prepare for Wine Train and City's approval a form of indemnity agreement which shall provide to Wine Train from City sufficient indemnity so that Wine Train is exposed to no risks whatsoever for damages or claims of any type arising from the conveyance of the properties, construction of improvements thereon, the use of those improvements or properties or in any other way relating to Wine Train's conveyance of these properties or its entering into this Agreement. Such indemnity shall be as broad as legally possible, but shall exclude any indemnity for liability or damages arising from Wine Train's acts or omissions.

The conveyance is also subject to the condition that the new pedestrian walkway be engineered and constructed in a manner that is sufficiently safe as to protect both users of the pedestrian walkway and the Wine Train from any damages as a result of the construction or use of the walkway. Wine Train shall have the right to review and disapprove any engineering plans, working drawings and any other construction documents prepared by SC or City, but it is understood that Wine Train is not responsible for

the adequacy of any of them or for the proper construction of the sidewalk or the pedestrian walkway.

The granting of the easements is made on a condition subsequent that the properties (including the sidewalk, the pedestrian walkway on the bridge and all other improvements made by SC or City on properties conveyed by Wine Train) be fully and adequately maintained by the City at no expense to Wine Train.

If City and Wine Train are unable to agree upon the necessity for or extent of maintenance within fifteen (15) days of notice, both parties shall mutually select a licensed civil engineer to determine the necessary and proper maintenance. The engineer's decision shall be binding upon both parties. Within thirty (30) days of the notice or the engineer's decision, whichever is later, City shall perform the necessary and proper maintenance at City's expense.

Notwithstanding anything to the contrary herein, if an emergency relating to deficient maintenance exists, notice by Wine Train to City may be made by telephone and, if the City fails to respond immediately, Wine Train may undertake the requested maintenance. If City and Wine Train thereafter are unable to agree upon the necessity or extent of emergency maintenance, both parties shall mutually select a licensed civil engineer to resolve this issue. The engineer's decision shall be binding upon both parties. Within thirty (30) days of the engineer's decision City shall reimburse Wine Train for any costs as determined by the engineer. If such reimbursement does not occur, the easement conveyed pursuant to this Agreement shall terminate as set forth above.

The easement and right-of-way to construct a pedestrian bridge on Wine Train's railroad bridge is subject to the right of Wine Train to enter upon, use, modify, maintain, revise or reconstruct the railroad bridge. In the event such work by Wine Train requires a temporary interference with or a temporary or permanent modification of the pedestrian walkway, Wine Train shall have the right to do so, but shall use its best efforts to minimize such interference and to design and complete its work in a manner which is as consistent as practicable (taking into account the fact that the bridge shall continue to be primarily for railroad use) with the then pedestrian use of the bridge.

3. **Miscellaneous.** This Agreement is entered into solely for the benefit of the parties hereto. In the event either party incurs costs in the enforcement of this Agreement, the prevailing party in any subsequent litigation shall be entitled to full reimbursement of their reasonable costs, including attorney's fees. This Agreement shall be recorded with the Napa County Recorder's Office.

Executed the day and year first above written.

SULPHUR CREEK ASSOCIATES, a California Limited Partnership

By: _____

NAPA VALLEY WINE TRAIN, a California Corporation

By: _____

APPROVED:

Date: April 11, 1988

CITY OF ST. HELENA

By: Eugene C Armstrong

5.

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On this 11 day of April, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared H. William Harlan, known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed the within instrument on behalf of SULPHER CREEK ASSOCIATES, and also known to me to be person who executed the within instrument on behalf of the Limited Partnership therein named, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

OFFICIAL SEAL
KATHLEEN BELHUMEUR
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
My Comm. Expires Jan. 19, 1991

Kathleen Belhumeur
NOTARY PUBLIC

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On this 11 day of April, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jack McCormack, personally known to me (or proved to me on the basis of satisfactory evidence) to be the President of NAPA VALLEY WINE TRAIN, a California corporation, the corporation that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed said instrument.

WITNESS my hand and official seal.

Official Seal
RAMONA KAUFMANN
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
My Comm. Expires Nov. 2, 1990

Ramona Kaufmann
NOTARY PUBLIC

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On this 11 day of April, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Eugene C. Armstead, known to me (or proved to me on the basis of satisfactory evidence) to be the Administrator of the CITY OF ST. HELENA, CALIFORNIA whose name is subscribed to the within instrument and acknowledged to me that he executed the same. I declare under penalty of perjury that the person whose name is subscribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand and official seal.

OFFICIAL SEAL
TRINA A. MARTIN
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
NAPA COUNTY
My Commission Expires Mar. 15, 1991

Trina A. Martin
NOTARY PUBLIC

Koppers Railroad Structures Inc.
4546 Tompkins Drive, Madison, WI 53716
Phone: 608/395-6600 Fax: 608/221-0618

Change Order

To: Napa Valley Wine Train, LLC.

Project / Job #: R5343 CIP# 2023.20.001

RFC #: 1 *(Revised)*
Date: 4/10/23

DESCRIPTION / SCOPE OF WORK:

Bridge: 87.15 - California

Pedestrian Sidewalk Renewal

1. Mobilize crew and equipment to the site.
2. Take delivery of materials and equipment.
3. Install two sidewalk support stringers at west end of cap in Span 4.
4. Dap stringers and set sidewalk support beams in place.
5. Fabricate and install tapered timber shims on sidewalk support beams.
6. Install 2x12x6' walkway planks on sidewalk with support planks and toe boards.
7. Install fence posts for pedestrian walkway.
8. Install fence on west side of the bridge.
9. Install fence on both sides along support beams.
10. Clean up the site and demobilize.

Labor, Materials & Equipment – Lump Sum **$115,300.00**

CONTINGENCIES:

1. Acceptance of this change order is requested by **April 28, 2023.**
2. Change Order includes prevailing wages.
3. All Contingencies listed in the original contract apply to work under this Change Order.
4. The Scope of Work listed herein (and as may be subsequently modified by mutual agreement of the parties) was determined by OWNER and may not include all conditions which require repair. OWNER is solely responsible for, and CONTRACTOR will have no responsibility or liability for, any bridge or track defects or conditions that are outside the Scope of Work.

Upon approval, the sum of **$115,300** will be added to the contract price.

Original Contract	$335,894.00
Other Approved Change Orders (CO#2)	$5,870.00
Total Contract to Date	$341,764.00
This Request	$115,300.00
Other Pending Requests	$0.00
Total Contract plus Pending RFC's	$457,064.00

Authorized Signature: _____ Date: _____
Koppers Railroad Structures Inc.

Authorized Signature: _____ Date: _____
Napa Valley Wine Train, LLC.

CITY OF ST. HELENA

RESOLUTION NO. 2023 -

(1) Authorizing the City Manager to Execute a Reimbursement Agreement with Napa Valley Wine Train in the amount not to exceed $115,300, (2) Authorizing a budget transfer of $115,300 from the General Fund Reserves to the Streets Capital Fund.

RECITALS

A. Wine Train owns and operates a railroad on that certain rail right of way extending through the City of St. Helena, which right of way extends over Sulphur Creek in the City of St. Helena by means of a trestle bridge extending rail tracks across Sulphur Creek (the "Sulphur Creek Bridge"); and

B. Pursuant to an easement agreement dated April 6, 1988 between Wine Train's predecessor in interest and the City, Wine Train granted an easement to the City to build, maintain and use a sidewalk and pedestrian bridge that would be constructed as an extension of the existing Sulphur Creek Bridge. The easement agreement included a condition subsequent that the sidewalk and pedestrian walkway would be maintained by the City at no expense to Wine Train; and

C. Commencing on January 1, 2023, Wine Train proceeded with a planned replacement of the Sulphur Creek Bridge, which work was conducted by Koppers Railroad Structures, a specialized and prequalified contractor selected by Wine Train in accordance with its required procurement procedures. However, such work did not include replacement of the pedestrian walkway portion of the Sulphur Creek Bridge, which work was the responsibility of the City; and

D. Wine Train has offered to provide through a change order to its existing contractor with the Contractor to replace and reconstruct the pedestrian walkway portion of the

Sulphur Creek Bridge. Wine Train requires that work within the railroad right of way be performed only by a prequalified and specialized contractor qualified to work on railway right of way, and the parties further acknowledge and agree that due to the integrated nature of the pedestrian walkway and the reconstructed Sulphur Creek Bridge, that such work should be completed by a single contractor to ensure appropriate integration of the pedestrian walkway into the reconstructed bridge; and

E. The Parties desire to enter into an Agreement to provide the terms under which City will reimburse Wine Train for costs incurred by Wine Train to complete construction of the pedestrian walkway portion of the reconstructed Sulphur Creek Bridge.

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

1. Authorizes the City Manager to execute a Reimbursement Agreement with Napa Valley Wine Train in the amount not to exceed $115,300; and
2. Authorizes a budget transfer of $115,300 from the General Fund Reserves to the Streets Capital Fund.

Approved at a Regular Meeting of the St. Helena City Council on April 25, 2022, by the following vote:

Mayor Dohring: _____

Vice Mayor Hall: _____

Councilmember Chouteau:_____

Councilmember Hardy: _____

Councilmember Summers: _____

APPROVED: ATTEST:

_____ _____

Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

**REIMBURSEMENT AGREEMENT BETWEEN
CITY OF ST. HELENA AND
NAPA VALLEY WINE TRAIN FOR
REPLACEMENT OF SULPHUR CREEK PEDESTRIAN BRIDGE**

This REIMBURSEMENT AGREEMENT ("Agreement") is made this ____ day of _____, 2023, by and between the City of St. Helena, a California municipal corporation, with its principal place of business at 1088 College Avenue, St. Helena, CA 94574 ("City"), and Napa Valley Wine Train, LLC a California limited liability company with its principal place of business at 1275 McKinstry Street, Napa, CA 94559 ("Wine Train"). City and Wine Train are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. Wine Train owns and operates a railroad on that certain rail right of way extending through the City of St. Helena, which right of way extends over Sulphur Creek in the City of St. Helena by means of a trestle bridge extending rail tracks across Sulphur Creek (the "Sulphur Creek Bridge"); and

B. Pursuant to an easement agreement dated April 6, 1988 between Wine Train's predecessor in interest and the City, Wine Train granted an easement to the City to build, maintain and use a sidewalk and pedestrian bridge that would be constructed as an extension of the existing Sulphur Creek Bridge. The easement agreement included a condition subsequent that the sidewalk and pedestrian walkway would be maintained by the City at no expense to Wine Train.

B. Commencing on January 1, 2023, Wine Train proceeded with a planned replacement of the Sulphur Creek Bridge, which work was conducted by Koppers Railroad Structures, a specialized and prequalified contractor selected by Wine Train in accordance with its required procurement procedures (the "Contractor"). However, such work did not include replacement of the pedestrian walkway portion of the Sulphur Creek Bridge, which work was the responsibility of the City.

C. Wine Train has offered to provide through a change order to its existing contractor with the Contractor to replace and reconstruct the pedestrian walkway portion of the Sulphur Creek Bridge. Wine Train requires that work within the railroad right of way be performed only by a prequalified and specialized contractor qualified to work on railway right of way, and the parties further acknowledge and agree that due to the integrated nature of the pedestrian walkway and the reconstructed Sulphur Creek Bridge, that such work should be completed by a single contractor to ensure appropriate integration of the pedestrian walkway into the reconstructed bridge.

D. The Parties desire to enter into this Agreement to provide the terms under which City will reimburse Wine Train for costs incurred by Wine Train to complete construction of the pedestrian walkway portion of the reconstructed Sulphur Creek Bridge as more specifically set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is

hereby acknowledged, it is mutually understood and agreed by City and Wine Train as follows:

TERMS

1. Incorporation of Recitals. The parties hereby agree that the above recitals are true and correct and are therefore incorporated herein by reference.

2. Term. This Agreement shall remain in effect until City has repaid to Wine Train the costs that Wine Train has paid in advance, as described herein.

3. Obligations of Wine Train. Wine Train shall undertake the following obligations:

(a) Wine Train shall enter into a change order to its existing contract with Contractor to construct a pedestrian crossing facility along the Sulphur Creek Bridge, in accordance with plans and specifications that are approved by the City Engineer. Wine Train shall pay to Contractor all costs incurred pursuant to such change order (the "Construction Work").

(b) All Construction Work performed by Contractor pursuant to such change order shall be conducted in compliance with all applicable local, state and federal laws including, without limitation, the California Public Contract Code and the California Labor Code; and Wine Train shall be solely responsible for Contractor's compliance with such laws. Upon completion of such Construction Work, City shall have the right to inspect such Construction Work and ensure consistency with the approved plans and specifications.

(c) Wine Train shall indemnify, defend and hold harmless the City, its officers, employees, representatives and agents, from and against any and all liability, loss, damage or expense whatsoever (including without limitation reasonable attorneys' fees) resulting from any claim, suit or action for personal injury (including death) or damage to business or property, caused by, arising out of or resulting from any negligent act or omission or willful misconduct of Contractor in the performance of the Construction Work.

(d) Wine Train shall require Contractor to add the City as an additional insured in all insurance policies relating to the Construction Work.

(e) Wine Train shall cause Contractor to extend the one year warranty provided to Wine Train in its contract with the Contractor to the City with respect to the pedestrian crossing facility.

(f) Upon completion of the Construction Work, and following inspection and approval of such Construction Work by City, Wine Train shall convey the pedestrian walkway extension to City free of all liens or encumbrances of any kind of record or known to Wine Train. Wine Train agrees to hold City harmless in regard to any liens or encumbrances of any kind which are alleged to have existed or arisen prior to the conveyance of the the pedestrian walkway extension to City. Developer shall reimburse City for any and all costs and expenses, including attorneys' fees, which City expends in payment of, or defense against, any such liens or encumbrances which may have existed prior to the conveyance of the pedestrian walkway extension to City.

(g) Prior to such conveyance, Wine Train shall provide City with an invoice which shall be representative of the invoice submitted by Contractor for the Services. Wine Train

shall provide City with the invoice submitted by Contractor for the Services as proof. Wine Train shall not be responsible for City's non-payment of Costs, and shall not be obligated to convey the pedestrian walkway extension to City until such time that City has reimbursed Wine Train as set forth in Section 4 below.

4. Obligations of City.

(a) Following completion of the Construction Work and inspection and approval of such work by the City, within forty-five (45) days of City receiving Contractor's invoice for the Construction Work and proof of Wine Train's payment of the costs for the Construction Work, City shall reimburse Wine Train for one hundred percent (100%) of costs paid directly to the Contractor, provided that the amount reimbursed by City shall not exceed One Hundred Fifteen Thousand Dollars ($115,000).

5. Default. If City fails to reimburse Wine Train pursuant to Section 4, Wine Train shall provide notice to City that City is in default under this Agreement.

6. Entire Agreement. This Agreement represents the entire understanding of City and Wine Train as to those matters contained herein, and supersedes and cancels any prior oral or written understanding, promises, or representations with respect to those matters covered hereunder.

7. Amendments. No amendment, modification, or supplement of this Agreement nor any assignment of this Agreement shall be binding without the written consent of both Parties.

8. No Third-Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

9. Legal Actions. Any Party may institute legal action to cure, correct or remedy any default, and the Wine Train may institute an action against City, to recover damages, in whole or in part, for any default under this Agreement including, but not limited to, failure to repay Wine Train for the costs that Wine Train has paid pursuant to Section 3, or to obtain any other remedy available to that Party under this Agreement or at law or in equity. This Agreement is executed and is to be performed in the City of St. Helena, Napa County, California, and any action or proceeding brought relative to this Agreement shall be heard in the appropriate court in the County of Napa, California.

10. Governing Law and Attorneys' Fees. This Agreement shall be interpreted in accordance with the laws of the State of California. In the event of any such action between the Parties, the prevailing Party shall be entitled to recover all reasonable costs incurred, including reasonable attorneys' fees, as determined by the court.

11. Severability and Waiver. The unenforceability, invalidity, illegality, or unconstitutionality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid, illegal, or unconstitutional. Waiver by any Party of any portion of this Agreement shall not constitute a waiver of any other portion thereof.

SIGNATURE PAGE FOR
REIMBURSEMENT AGREEMENT BETWEEN
CITY OF ST. HELENA AND
NAPA VALLEY WINE TRAIN COMPANY
SULPHUR CREEK PEDESTRIAN BRIDGE REPLACEMENT

IN WITNESS WHEREOF, this REIMBURSEMENT AGREEMENT between City of St. Helena and Napa Valley Wine Train Company for Sulphur Creek Pedestrian Bridge in the City, is executed by City and Wine Train.

CITY OF ST. HELENA

By: _____
Anil Comelo
City Manager

Attest: _____
Cindy Tzafopoulos
City Clerk

Approved as to Form:

By: _____
Ethan Walsh
City Attorney

NAPA VALLEY WINE TRAIN, LLC

By: _____
[name]
[title]

Attest: _____
[name]
[title]

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Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and Proposed Approval of (1) Amendment #3 to STH Contract: FY2020-049 with Lisa Wise Consulting for additional meetings and revisions to public review draft in association with Zoning Code Update for an additional $38,875 for a total contract amount not-to-exceed $376,234, (2) a budget increase of $38,875, and (3) use of General Fund fund balance of the same.**

CEQA Determination: **Exempt**

Prepared By: Maya DeRosa, Community Development Director

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

In November 2019 the City entered into STH Contract: FY2020-049 with Lisa Wise Consulting (LWC) to prepare a comprehensive update to the zoning code (Attachment 1).

The scope of work of the initial agreement includes the following tasks:
1. Background Review and Technical Analysis
2. Public Outreach
3. Preliminary Draft Regulations by Phase
4. Public Review Draft Zoning Code
5. Environmental Review/CEQA Documentation
6. Public Review and Adoption; Final Zoning Code
7. Handbooks and Handouts

In December of 2021, the City amended the contract to allow for a budget augment of $17,369 to allow for updates to the General Plan and zoning maps as part of the project scope.

Since that time, the City has conducted three public meetings to get comments on the public review draft and at the conclusion of the last public meeting on December 7, 2022, it was determined an additional public meeting would be needed. Additionally there was direction for staff to consider refinements to the draft code beyond the current project scope in response to the public comments. Due to new tasks requested outside of the original scope, this contract amendment is being requested.

DISCUSSION

With the release of the public review draft zoning code in the fall of 2022, the City has received a robust amount of public comment and participation over the period from October through December 2022. The new zoning code is aligned with state land use regulations, some such as the requirement to include objective standards has resulted in more comment and responses than the City and consultant expected in the previously approved scope.

At the December 7, 2022 joint public meeting of the City Council and Planning Commission, direction was provided to staff to extend the public comment period and conduct an additional public meeting in 2024 once all the comments had been reviewed and considered. After considering all the additional public comments and responses necessary for the comment tracker and also updates to the Objective Design Standards of the code, it was determined that these tasks were beyond the existing scope of work and that a contract amendment was needed to address the additional work and budget prior to adoption hearings. The augmented budget also provides for additional coordination meetings with staff to resolve public comment and allow for parts of the code to be reformatted.

FISCAL IMPACT

The fiscal impact of the amendment is an additional $38,875. The adopted FY 2022-23 Budget does not include funds for this additional work and a budget adjustment and use of General Fund fund balance is necessary. Use of General Fund fund balance of $38,875 will not affect the General Fund Net Position.

RECOMMENDED ACTION

Staff recommends the City Council adopt the attached Resolution.

ATTACHMENTS

Attachment 1 - STH Contract FY 2020-049 Lisa Wise Consulting Zoning Code Update
Attachment 2-STH Contract FY 2020-049-01A LWC Contract extension 4-25-2023 FINAL
Attachment 3-Resolution- STH Contract FY2020-049 01A LWC Expanded scope 2023 Contract Amendment_3 FINAL

STH CONTRACT: FY 2020-049

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, made and entered into on November 12, 2019 by and between the City of St. Helena, located in the County of Napa, State of California (City), and Lisa Wise Consulting (Consultant).

RECITALS:

A. City desires to employ Consultant to furnish professional services in connection with the project described as Zoning Code Update.

B. Consultant has represented that Consultant has the necessary expertise, experience, and qualifications to perform the required duties.

NOW, THEREFORE, in consideration of the mutual premises, covenants, and conditions herein contained, the parties agree as follows:

SECTION 1 – BASIC SERVICES

Consultant agrees to perform the services set forth in **Exhibit A, "Scope of Services"** and made part of this Agreement.

SECTION 2 – ADDITIONAL SERVICES

Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement that are in addition to or outside of those set forth in this Agreement or **Exhibit A, "Scope of Services"** (the "Services"), unless such additional Services and compensation are authorized in advance and in writing by the City Council or City Manager of the City.

SECTION 3 – TIME FOR COMPLETION

The time for completion of Services shall be as identified in **Exhibit A, "Scope of Services"**. The parties expressly agree that time is of the essence in the performance of this Agreement.

SECTION 4 – COMPENSATION AND METHOD OF PAYMENT

A. Subject to any limitations set forth in this Agreement, City agrees to pay consultant the amount specified in **Exhibit A, "Scope of Services"** attached hereto and made a part hereof. Total compensation shall not exceed $319,990.00 unless additional compensation is approved in accordance with Section 2.

B. Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories if applicable: labor (by sub-category), travel, materials, equipment, supplies, subconsultant contracts, and miscellaneous expenses. Each original invoice furnished shall include the expenses incurred during the preceding month, the cumulative Agreement amount,

and the amount remaining on the Agreement. City shall independently review each invoice submitted to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. If no charges or expenses are disputed, the invoice shall be approved, and City will use its best efforts to cause Consultant to be paid within 30 days of receipt of invoice. If the City disputes any charges or expenses, the City will return the original invoice to Consultant for correction and resubmission. If the City reasonably determines, in its sole judgment, that the invoiced charges and expenses exceed the value of the Services performed to date and that it is probable that the Agreement will not be completed satisfactorily within the contract price, City may retain all or a portion of the invoiced charges and expenses. Within thirty (30) days of satisfactory completion of the project, City shall pay the retained amount, if any, to Consultant.

C. Payment to the Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

SECTION 5 – STANDARD OF PERFORMANCE

A. Consultant represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the Services required under this Agreement in a thorough, competent and professional manner. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all Services described herein. In meeting its obligations under this Agreement, Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons in the same or similar geographical area engaged in providing Services similar to those required of Consultant under this Agreement.

B. In order to induce City to enter into this Agreement, Consultant represents that it is duly organized, existing and in good standing under applicable state law; Consultant is licensed to perform all aspects of the Services; Consultant will employ only persons and Subconsultants with all required licenses and certifications; that Consultant is duly qualified to conduct business in the State; that Consultant has duly authorized the execution, delivery and performance of this Agreement and the Services to be performed herein; and that the Agreement does not violate or create a default under any instrument, agreement, order or decree binding on Consultant.

SECTION 6 – INSPECTION AND FINAL ACCEPTANCE

City may inspect and accept or reject any of Consultant's work under this Agreement, either during performance or when completed. City shall reject or finally accept Consultant's work within sixty (60) days after submitted to City, unless the parties mutually agree to extend such deadline. City shall reject work by a timely written explanation, otherwise Consultant's work shall be deemed to have been accepted. City's acceptance shall be conclusive as to such work except with respect to latent defects and fraud. Acceptance of any of Consultant's work by City shall not constitute a waiver of any of the provisions of this Agreement including, but not limited to, the sections pertaining to indemnification and insurance.

SECTION 7 – INSURANCE REQUIRED

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees, as indicated:

A. Minimum Scope of Insurance. Coverage shall be at least as broad as:
   1. Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001).
   2. Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
   3. Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

B. Minimum Limits of Insurance. Consultant shall maintain limits no less than:
   1. General Liability: $2,000,000 per occurrence for bodily injury, personal injury and property damage including operations, products and completed operations, as applicable. If Commercial General Liability Insurance or other form with a General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
   2. Automobile Liability: $1,000,000 per accident for bodily injury and property damage.
   3. Employer's Liability: $2,000,000 per accident for bodily injury or disease.

C. Professional Liability Insurance. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, environmental engineer or other professional engineer, or land surveyor ("design professional"), Consultant shall maintain at least $2,000,000 of professional liability insurance. When Consultant is not a design professional, Consultant shall maintain at least $1,000,000 of professional liability insurance combined single limit for each occurrence, insuring against professional errors and omissions in the Services performed by Consultant under this Agreement, including, without limitation, claims for negligence, misrepresentation, violation of good faith and fair dealing, and inaccurate advise arising out of, resulting from, or in connection with Services performed by Consultant under this Agreement.

D. Excess Limits. If Consultant maintains higher limits than the minimums shown above, City requires and shall be entitled to coverage for the higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

E. Primary Coverage. For any claims related to this contract the Consultants insurance coverage shall be primary insurance as respects to City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of Consultants insurance and shall not contribute with it.

F. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions of $25,000 or greater must be declared to and approved by the City.

G. Other Insurance Provisions. The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City, its agent, officers, officials, employees, and volunteers are to be covered as additional insured as respects: liability arising out of work or operations performed by the Consultant or Consultant's subconsultants; or automobile owned, leased, hired or borrowed by the Consultant.
2. For any claims related to Consultant's conduct while performing the work of this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its agents, officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its agents, officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be cancelled by either party, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.
4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subsection (b) of Section 2782 of the Civil Code.

H. Waiver of Subrogation. Consultant's commercial general liability, automobile liability, workers' compensation, and employer's liability policies shall be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its agents, officers, officials, employees and volunteers for losses paid under the terms of this policy which arises from the work performed by the named insured for the City.

I. The Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.

J. Verification of Coverage. Consultant shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on forms that conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

SECTION 8 – INDEMNIFICATION

A. To the fullest extent allowed by law (including without limitation California Civil Code Sections 2782 and 2782.8), as may be applicable, Consultant shall indemnify, defend, and hold harmless City, its agents, officers, officials, employees, representatives, and volunteers from any and all claims, demands, suits, loss, damages, injury, and/or liability (including any and all costs and expenses in connection therewith, including legal fees and expert witness costs)

(collectively, "Liabilities"), incurred by reason of any negligent or otherwise wrongful act or omission of Consultant, its officers, agents, employees, subconsultants, and subcontractors, or any of them, under or in connection with this Agreement; and Consultant agrees at its own cost, expense and risk to defend any and all claims, actions, suits, or other legal proceedings brought or instituted against City, its agents, officers, officials, employees and volunteers, or any of them, arising out of, pertaining to, or relating to such negligent or otherwise wrongful act or omission, and to pay and satisfy any resulting judgments.

B. When Consultant under this Agreement is duly licensed under California Business and Professions Code as an architect, landscape architect, professional engineer, or land surveyor (i.e., a "design professional," pursuant to Civil Code § 2782.8(c)), the provisions of this section regarding Consultant's duty to defend and indemnify apply only to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant.

C. If any action or proceeding is brought against Indemnitees by reason of any of the matters against which Consultant has agreed to indemnify Indemnitees as provided above, Consultant, upon notice from City, shall defend Indemnitees at Consultant's expense by counsel acceptable to City, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to Indemnification in order to be so indemnified. The insurance required to be maintained by Consultant shall ensure Consultant's obligations under this section, but the limits of such insurance shall not limit the liability of Consultant hereunder. The provisions of this section shall survive the expiration or earlier termination of this Agreement.

D. The provisions of this section do not apply to claims to the extent occurring as a result of the City's sole negligence, active negligence, or willful acts or misconduct.

E. Duty to Cooperate. Each party shall notify the other party immediately in writing of any claim or damage related to activities or Services performed under this Agreement. The parties shall cooperate with each other in the investigation and disposition of all Liabilities arising out of the activities or Services under this Agreement.

F. In the event that Consultant executes any subconsulting agreements in connection with the Services performed under this Agreement, Consultant shall place in all such subconsulting agreements, and cause its subconsultants to agree to, the indemnity and insurance obligations in favor of City and other Indemnitees, as provided herein, in the exact form and substance of those contained in this Agreement.

SECTION 9 – INDEPENDENT CONTRACTOR STATUS

A. Consultant is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of City. Consultant shall have no authority to bind City in any manner or to incur an obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City.

B. The personnel performing the Services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City, nor any

elected or appointed boards, officers, officials, employees or agents of City, shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees or agents are in any manner officials, officers, employees or agents of City.

C. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

SECTION 10 – CONFLICTS OF INTEREST AND ANTI-FRAUD AND ANTI-CORRUPTION POLICIES

A. Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of Services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent, or subcontractor without the express written consent of the City Manager. Consultant agrees to at all times avoid conflicts with the interests of City in the performance of this Agreement.

B. City understands and acknowledges that Consultant is, as of the date of execution of this Agreement, independently involved in the performance of non-related Services for other governmental agencies and private parties. Consultant is aware of any stated position of City relative to such projects. Any future position of City on such projects shall not be considered a conflict of interest for purposes of this section.

C. Consultant understands and acknowledges City maintains an anti-fraud and anti-corruption policy to protect the City, its operations, and its employees from and against financial risks, operational breaches, and unethical, fraudulent and corrupt activities. Consultant represents and warrants that Consultant, its subcontractor(s) / subconsultant(s) and their respective employees providing Services pursuant to the Agreement are (1) in good standing; (2) have not been previously investigated, convicted, or debarred for fraudulent or corrupt activities; (3) will not participate in fraudulent or corrupt activities, and (4) will take steps to ensure that its employees and subcontractor(s) / subconsultant(s) employees do not participate in any fraudulent or corrupt activities. Consultant acknowledges and agrees further that it has a duty to and will report to City any information or incident(s) about possible fraudulent or corrupt activities Consultant may discover, and will cooperate in any fraud or corruption investigation conducted, with respect to Consultant's service provided pursuant to this Agreement.

SECTION 11 – OWNERSHIP OF DOCUMENTS

A. All original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents prepared, developed or discovered by Consultant in the course of providing any Services pursuant to this Agreement shall become the sole property of City and may be used, reused or otherwise disposed of by City without the permission of the Consultant. When requested by City, but no later than three years after project

completion, Consultant shall deliver to City all such original maps, models, designs, drawings, photographs, studies, surveys, reports, data, notes, computer files, files and other documents.

B. All copyrights, patents, trade secrets, or other intellectual property rights associated with any ideas, concepts, techniques, inventions, processes, improvements, developments, works of authorship, or other products developed or created by Consultant during the course of providing Services (collectively the "Work Product") shall belong exclusively to City. The Work Product shall be considered a "work made for hire" within the meaning of Title 17 of the United States Code. Without reservation, limitation, or condition, Consultant hereby assigns, at the time of creation of the Work Products, without any requirement of further consideration, exclusively and perpetually, any and all right, title, and interest Consultant may have in the Work Product throughout the world, including without limitation any copyrights, patents, trade secrets, or other intellectual property rights, all rights of reproduction, all rights to create derivative works, and the right to secure registrations, renewals, reissues, and extensions thereof.

SECTION 12 – CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION

A. All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the City Manager, except as may be required by law.

B. Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of City, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided consultant gives City notice of such court order or subpoena.

C. If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorneys' fees, caused by or incurred as a result of Consultant's conduct.

D. Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed thereunder. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite such response.

SECTION 13 – SUSPENSION OF WORK

City may, at any time, by ten (10) days written notice suspend further performance by Consultant. All suspensions shall extend the time schedule for performance in a mutually satisfactory manner and Consultant shall be paid for Services performed and reimbursable expenses incurred prior to the suspension date.

SECTION 14 – COMPLIANCE WITH LAW

Consultant shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this Agreement. Consultant shall obtain any and all licenses, permits and authorizations necessary to perform the Services set forth in this Agreement. Neither City, nor any elected or appointed boards, officers, officials, employees or agents of City, shall be liable, at law or in equity, as a result of any failure of Consultant to comply with this section.

SECTION 15 – COMPLIANCE WITH CIVIL RIGHTS

During the performance of this contract, Consultant agrees as follows:

A. Equal Employment Opportunity. In connection with the execution of this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, religion, color, ancestry, age, sexual orientation, gender, gender identity and gender expression as protected categories specifically and expressively in that category, physical handicap, medical condition, marital status, sex, or national origin. Such actions shall include, but not be limited to, the following: employment, promotion, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rate of pay or other forms of compensation; and selection for training including apprenticeship.

B. Nondiscrimination Civil Rights Act of 1964. Consultant will comply with all federal regulations relative to nondiscrimination to federally-assisted programs.

C. Solicitations for Subcontractors including Procurement of Materials and Equipment. In all solicitations, either by competitive bidding or negotiations, made by Consultant for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor, supplier, or lessor shall be notified by Consultant of Consultant's obligations under this Agreement and the regulations relative to nondiscrimination.

SECTION 16 – AUDIT AND INSPECTION OF RECORDS

A. Records of Consultant's direct labor costs, payroll costs, and reimbursable expenses pertaining to this project covered by this Agreement will be kept on a generally recognized accounting basis and made available to City if and when required for a period of up to 3 years from the date of Consultant's final invoice.

B. Consultant shall maintain all documents and records prepared by or furnished to Consultant during the course of performing the Services for at least three (3) years following completion of the Services. Such records include, but are not limited to, correspondence,

internal memoranda, technical reports and investigations, calculations, books and accounts, accounting records documenting its work under its Agreement, and invoices, payrolls, records and all other data related to matters covered by this Agreement.

C. Consultant shall permit City to audit, examine and make copies, excerpts and transcripts from such records, and the Consultant shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any matter whatsoever for three (3) years after City makes the final or last payment or within three (3) years after any pending issues between City and Consultant with respect to this Agreement are closed, whichever is later.

SECTION 17 – LIMITATION OF LIABILITY

A. Consultant agrees that any liability of City arising in connection with this Agreement shall be limited exclusively to the City-entity identified as the "City" under this Contract. Under no circumstance shall any other City-entity be liable to Consultant under any theory, whether in contract, tort, or otherwise, and Consultant waives unconditionally any such claims. Consultant hereby waives and release other City-entites from any liability under this Agreement.

B. Notwithstanding any other provision of this Agreement, in no event shall City be liable, regardless of whether any claim is based on contract or tort, for any special, consequential, indirect or incidental damages, including, but not limited to, lost profits or revenue, arising out of or in connection with this Agreement or the Services performed hereunder.

SECTION 18 – COOPERATION BY CITY

All public information, data, reports, records, and maps as are existing and available to City as public records, and which are necessary for carrying out the work as outlined in the Exhibit A, "Scope of Services", shall be furnished to Consultant in every reasonable way to facilitate, without undue delay, the work to be performed under this Agreement.

SECTION 19 – NOTICES

All notices required or permitted to be given under this Agreement shall be in writing and shall be personally delivered, or sent by facsimile or first class mail, addressed as follows:

To City:	City Manager 1480 Main Street St. Helena, California 94574
To Consultant:	Lisa Wise Consulting (LWC) Attn: Lisa Wise 983 Osos Street San Luis Obispo, CA 93401 805-595-1345 lisa@lisawiseconsulting.com

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile, or, if mailed, three (3) days after deposit in the custody of the U.S. Postal Service.

SECTION 20 – TERMINATION

A. City may terminate this Agreement, with or without cause, at any time by giving ten (10) days written notice of termination to Consultant. If such notice is given, Consultant shall cease immediately all work in progress.

B. If either Consultant or City fail to perform any material obligation under this Agreement, then, in addition to any other remedies, either Consultant, or City may terminate this Agreement immediately upon written notice.

C. Upon termination of this Agreement by either Consultant or City, all property belonging to City which is in Consultant's possession shall be delivered to City. Consultant shall furnish to City a final invoice for work performed and expenses incurred by Consultant, prepared as set forth in this Agreement.

SECTION 21 – ATTORNEYS' FEES

If litigation or other proceeding is required to enforce or interpret any provision of this Agreement, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorneys' fees, costs and expenses, in addition to any other relief to which it may be entitled. In addition, any legal fees, costs and expenses incurred to enforce the provisions of this Agreement shall be reimbursed to the prevailing party.

SECTION 22 – ENTIRE AGREEMENT

This Agreement, including the attached Exhibits, is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between Consultant and City prior to the execution of this Agreement. No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

SECTION 23 – SUCCESSORS AND ASSIGNS

This Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the parties. However, this Agreement shall not be assigned by Consultant without written consent of the City.

SECTION 24 – CONTINUITY OF PERSONNEL

Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff assigned to perform the Services required under this Agreement. Consultant

shall notify City of any changes in Consultant's staff assigned to perform the Services required under this Agreement, prior to any such performance.

SECTION 25 – DEFAULT

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default and may terminate this Agreement immediately by written notice to Consultant.

SECTION 26 – WAIVER

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision, or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or Services by Consultant shall not constitute a waiver of any of the provisions of this Agreement.

SECTION 27 – LAW TO GOVERN; VENUE

This Agreement shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Napa. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Northern District of California, in San Francisco.

SECTION 28 – SEVERABILITY

If any term, condition or covenant of this Agreement is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall not be affected thereby and the Agreement shall be read and construed without the invalid, void or unenforceable provision(s).

SECTION 29 – THIRD PARTY BENEFICIARIES

Consultant's subconsultants shall agree to be bound to the terms of the Agreement to the extent of their scope of Services, including but not limited to, terms regarding indemnity and dispute resolution, and shall agree that City is deemed an express third party beneficiary of their subconsultant agreements. Nothing contained in this Agreement, however, shall operate to confer such or similar rights or benefits on persons or entities not party to this Agreement.

SECTION 30 – STATUTES OF LIMITATION

As between the parties to this Agreement, any applicable statute of limitations for action arising out of, pertaining to, or relating to any act or failure to act in connection with this Agreement shall commence to run on the date of City's issuance of the final Certificate for Payment, or termination of this Agreement, whichever is earlier, except for latent defects and/or

deficiencies, for which the applicable statute of limitation shall begin to run upon discovery of the defect and/or deficiency and its cause.

SECTION 31 – SPECIAL PROVISIONS

This Agreement is subject to the following special provisions: none.

IN WITNESS WHEREOF, the parties hereto have accepted, made, and executed this Agreement upon the terms, conditions, and provisions above stated, the day and year first above written.

Consultant:

By: _____
Name: Lisa Wise
Title: President, Lisa Wise Consulting, Inc.

City:

By: _____
Name: Mark T. Prestwich
Title: City Manager

Approved as to Form:

By: _____
Name: Kara Ueda
Title: City Attorney

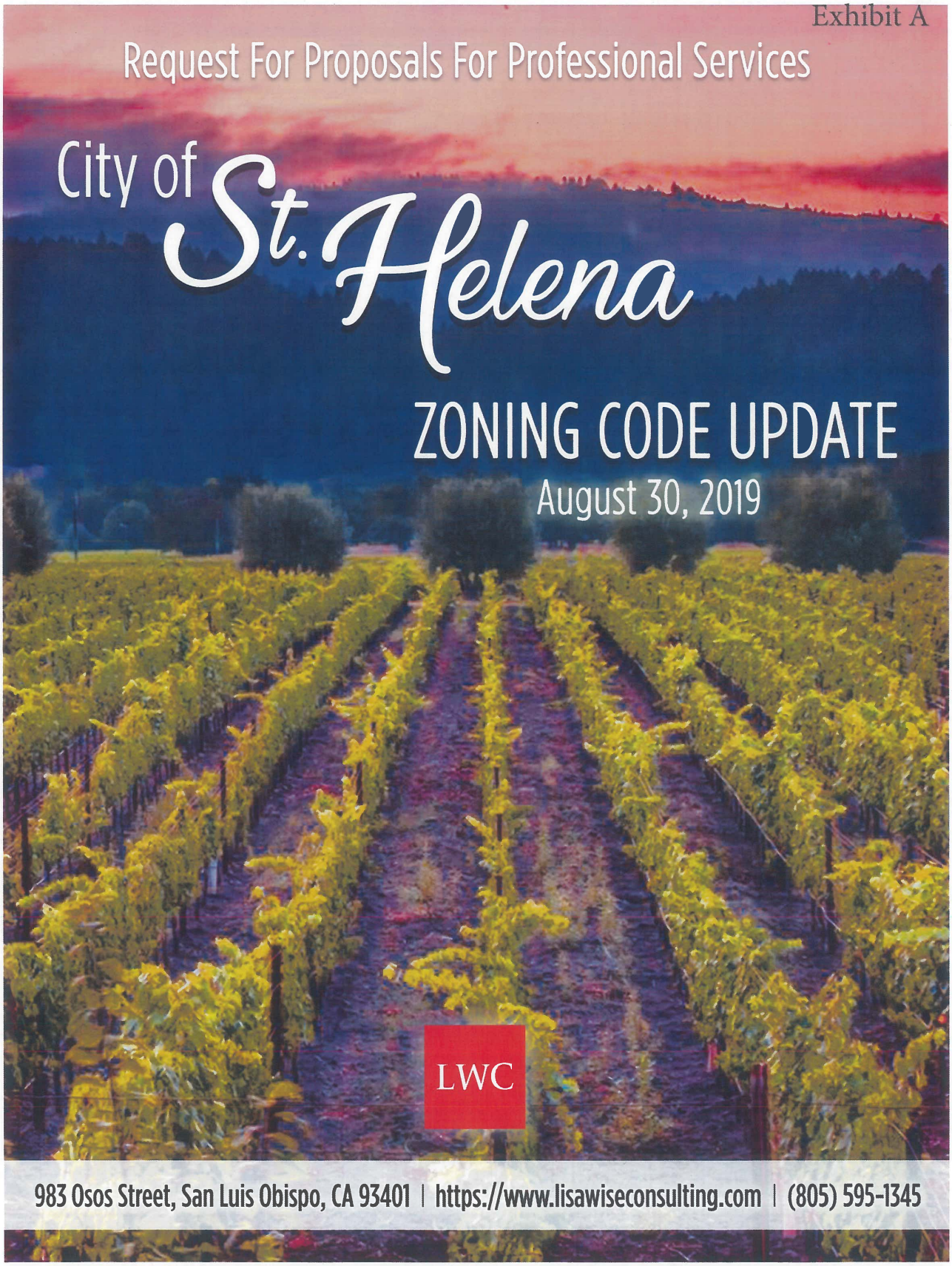
Exhibit A

Request For Proposals For Professional Services

City of St. Helena

ZONING CODE UPDATE

August 30, 2019



983 Osos Street, San Luis Obispo, CA 93401 | https://www.lisawiseconsulting.com | (805) 595-1345

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ZONING CODE UPDATE

Lisa Wise Consulting, Inc.

983 Osos Street, San Luis Obispo, CA 93401

(805) 595-1345

https://www.lisawiseconsulting.com/

Firm Contact:

Martha Miller, AICP

(626) 616-9303

martha@lisawiseconsulting.com

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TABLE OF CONTENTS



COVER LETTER/EXECUTIVE SUMMARY 2

PROJECT APPROACH AND WORK PLAN 4

Approach 4

Scope of Work 7

Schedule 12

CONSULTANT IDENTIFICATION AND TEAM 13

Firm Overview 13

Team Overview 14

Key Staff 15

RELATED PROJECT EXAMPLES AND REFERENCES 17

Relevant Projects 17

PROPOSED BUDGET 22

APPENDIX 23

Resumes 23

COVER LETTER/EXECUTIVE SUMMARY

August 30, 2019

Cindy Tzafopoulos
City of St. Helena
1480 Main Street
St. Helena, CA 94574

RE: Request For Proposals For Professional Services - Zoning Ordinance Update, City of St. Helena

Dear Ms. Tzafopoulos:

We are pleased to submit our proposal for the City of St. Helena Zoning Code Update. As an urban planning firm focused on zoning codes and development regulation, Lisa Wise Consulting, Inc. (LWC) is perfectly suited for this project. The LWC Team is enthused at the opportunity to work with the City and have summarized our approach and understanding of the project in this Cover Letter/Executive Summary.

St. Helena's 2040 General Plan (Plan) lays out comprehensive policies and implementation actions aimed at achieving the community's vision of a safe community with excellent schools, parks, public facilities and well-manged development that celebrates it's small-town, rural character. The challenge now, is to translate policies related to development control and design into a user-friendly, legally compliant, and effective regulations and procedures that:

- Steers future development to the most suitable places,
- Responds to the community's desire for a safe, diverse, vibrant, liveable, and prosperous city,
- Enables vibrant commercial and mixed-use areas, a robust local economy, and
- Prioritizes healthy neighborhoods.

Approach

In preparing the new Code, LWC will work closely with City staff, civic leaders, elected officials, and the community to translate St. Helena's vision into a clear, consistent and feasible set of rules and regulations. Our breadth and depth of planning and zoning experience enables us to provide efficient, high-quality work that considers the most appropriate strategies and best practices for St. Helena. Our approach considers a menu of zoning approaches, including form-based, performance-based, Euclidean, or a mixed, hybrid approach. Our team also brings experience in public sector development review. We understand how to write plans and regulations that respond to local conditions and produce results.

Comprehensive zoning code updates are significant undertakings. Our methodology for this project involves a systematic approach which moves from agreements on the general frameworks of the updated code and then to specific sections. Our approach emphasizes the involvement of staff, decisionmakers, and the community throughout the process, generating a sense of ownership and commitment to the new regulations.

COVER LETTER/EXECUTIVE SUMMARY

Firm Overview

Founded in 2006, Lisa Wise Consulting, Inc. (LWC) is an urban planning and economics firm that specializes in enabling pedestrian and transit-oriented neighborhoods, and facilitating sustainable, well-designed places to live, work, and recreate. LWC has a deep understanding of planning policy and implementation, market opportunities, and development review and entitlements for complex projects.

Project Management

Martha Miller, AICP, will be the Project Manager and primary point of contact for the City. Ms. Miller has a strong resume in preparing and implementing zoning regulations, as public agency staff and in the private sector. Martha's recent and ongoing experience includes comprehensive code updates for the cities of West Sacramento, Vacaville, and Newark. She will provide overall project management, conduct technical analysis, prepare recommendations, and attend all project meetings and events.

Martha will be assisted by LWC President/CEO, **Lisa Wise, AICP**. Lisa is a national expert on code reform, on which she presents regularly at State and National APA, League of California Cities, Urban Land Institute (ULI) and the New Partners for Smart Growth Conferences.

Our planning, zoning code, and community design experience and commitment to client services enables us to provide the most appropriate strategies and best practice approaches for St. Helena. We are adept at applying a menu of coding approaches, and will provide the City of St. Helena a clear, concise, user-friendly Zoning Code that will implement the City's vision established in the 2040 General Plan and stand the test of time.

We have received and reviewed all addenda to the RFP.

Sincerely,

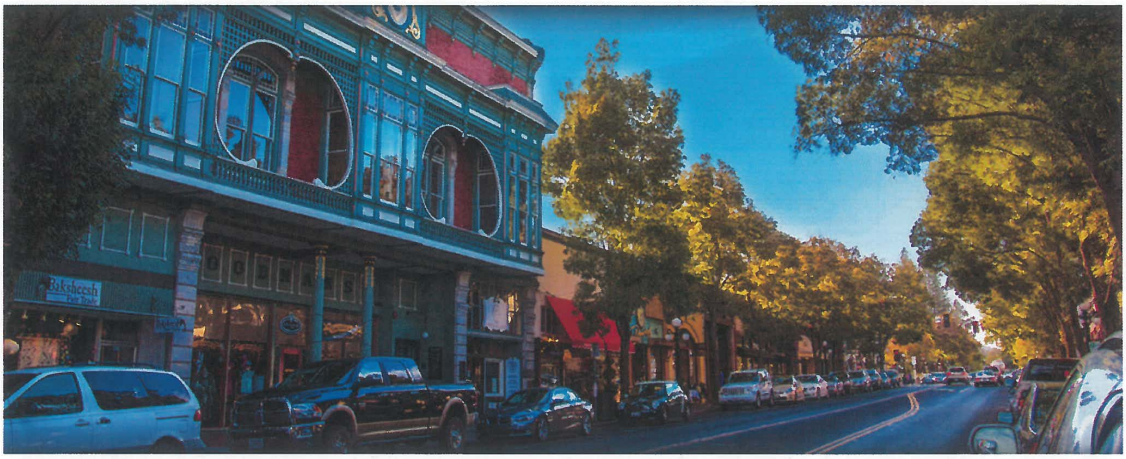
Lisa Wise Consulting, Inc.

Martha Miller, AICP
Director, Project Manager and Point of Contact
983 Osos Street; San Luis Obispo, CA 93401
Cell: (626) 616-9303
Office: (805) 595-1345
martha@lisawiseconsulting.com

Lisa Wise, AICP
President, Advising Principal
601 California Street, Ste 607; SF, CA 94108
Cell: (805) 801-4115
Office: (805) 595-1345
lisa@lisawiseconsulting.com

PROJECT APPROACH AND WORK PLAN

Approach



LWC's approach acknowledges the General Plan as the long-range "blue print" for the City's physical development and the code as the tool that implements the policies and programs. The 2040 General Plan lays out comprehensive goals, policies, and implementation programs to achieve the St. Helena community's vision for the future:

> *"...in the year 2040, the town will be a well-integrated place linked by effective community institutions, safe neighborhoods and streets, and superior schools, parks, and public facilities. In addition, planning for thoughtful, well-managed development, while maintaining its small-town, rural character is of vital importance to St. Helena's residents."*

With this clear path set in the General Plan, the next step for St. Helena is to evaluate and update it's regulatory framework to ensure that it enables the type of development that will fortify and sustain the vision. Through the Zoning Code Update, LWC will examine the existing Code and identify how to make land use policies and development controls more user-friendly, legally compliant, and effective, as well as acknowledge opportunities and constraints to maintaining St. Helena's most valued characteristics. LWC's approach focuses on working closely with the community to consider traditional and form-based codes, infill development,pedestrian and bicycle-friendly streetscapes, mixed-use, and transit-oriented development, as well as acknowledgment of economic and fiscal impacts; and best practices for historic preservation, parking, signage, user regulations, and landscaping.

Our experience will enable us to identify the most appropriate and context-sensitive options for St. Helena and produce a state- of-the-art, flexible, user-friendly Zoning Code to effectively achieve the community's vision as expressed in the 2040 General Plan. To execute these objectives, our proposal includes a scope of work and project methodology designed to produce an updated Zoning Code that complies with State and federal law, and:

PROJECT APPROACH AND WORK PLAN

Approach

- Implements the General Plan.
- Reflects sound planning principles and current best practices for promoting and supporting a variety of housing types.
- Promotes high quality infill and mixed-use development, particularly in the Downtown area.
- Responds to community concerns.
- Is streamlined and transparent in its administration and decision-making processes.
- Resolves inconsistencies.
- Is intuitive and user-friendly.

The Zoning Code update is an opportunity to repurpose the Code as a more effective, clear and user-friendly tool that produces the kind of development that St. Helena wants, and is consistent with the City's General Plan.

An Effective Code

LWC is committed to providing highly customized and creative planning programs based on the unique issues facing each community. Our approach is grounded in extensive coordination with City staff, civic leaders and the community, as well as in thorough, objective research and best practice analyses. Each LWC code update project is unique, and reflects the needs, desires, character, and economic realities of the community as well as best practices from industry, academia, and similar cities around the country. However, each LWC effort reflects the following characteristics on zoning and development regulations:









St. Helen's goal is to maintain a small-town atmosphere and to provide quality services for it's citizens.

PROJECT APPROACH AND WORK PLAN

Approach



Foster economically, fiscally, and physically achievable development that reflects the community vision and supports goals for housing and employment and contributes to vibrant commercial centers and business districts.



Enable attractive, long-lasting design that positively affects the public realm and retains or grows in value.



Respond, integrate, and complement the community character of neighborhoods, corridors, and districts where development is occurring.



Offer high degree control and expected development outcomes for the City, residents, businesses, property owners, and community.



Zoning and development regulations should also provide opportunities to accommodate reasonable adjustments and standards to secure better outcomes and community "fit".



Ensure that the benefits and burdens of attaining development goals are shared across the community, expand opportunities for affordable housing and commercial space, and support a diversity of businesses.



Zoning and development regulations should be logical and easy to understand for community members, developers, and City officials and staff, and enable consistent interpretation at the planning counter.

LWC writes codes with an understanding of the different perspectives of users. We believe that code users should not have to hunt for or piece together; rather, they should easily arrive at design excellence and feasibility. When drafting regulations, we test approaches to assure there are no unintended consequences. We also write with clarity, ensuring that the regulations are understandable to all code users and that rules and procedures are clear, consistent, and easy to understand.

PROJECT APPROACH AND WORK PLAN

Scope of Work

By moving from agreements on general approaches to a new zoning framework and on specific sections, our work program relies on City staff and the community and generates a sense of ownership and commitment to the new code. The task-by-task descriptions that follow illustrate our approach to technical review and analysis, framework development, public participation, drafting regulations, and preparation of the final Zoning Code.

Task 1: Background Review and Technical Analysis

A. Project Initiation Meeting and City Tour

LWC will meet with City staff to discuss their ideas and aspirations for the project, review the approach to the Zoning Code Update, discuss the public outreach process, finalize the work program and schedule, and clarify roles and responsibilities. LWC and City staff will conduct a tour of the City to become familiar with the patterns of development and the character of neighborhoods and nonresidential areas resulting from the implementation of the City's current development regulations.

B. Technical Analysis and Evaluation

LWC will conduct technical analysis and evaluation of applicable ordinances, plans, and policy documents, including the 2040 General Plan, existing Zoning Code, development standards from specific plans and planned development districts in the City, and the Draft Design Guidelines.

C. Zoning Code Update Recommendations Memo

Based on technical review of the City's current regulations, the 2040 General Plan, City staff comments, and the results from stakeholder interviews (see Task 2), LWC will prepare a Zoning Code Update Recommendations Memo that highlights General Plan direction for new development controls, assess the strengths and weaknesses of the existing Code, and presents the "big ideas" for the new Zoning Code. The Zoning Code Update Recommendations Memo will include recommendations for utilization of appropriate zoning approaches, including form-based, performance-based, incentive-based, and use-based approaches. Issues identified by stakeholders in Task 2 will be classified and sorted to identify common themes and shared concerns and included as a "punch list" of stakeholder comments in the report.

D. Annotated Outline

Based on comments on the Zoning Code Update Recommendation Memo and other input gathered at Workshop #1 (see Task 2), LWC will prepare an Annotated Outline of the Zoning Code. The outline will provide the recommended format, content, and organization of the new Zoning Code; retaining, amending, or discarding sections as necessary and proposing new sections where needed to improve clarity and user-friendliness.

- ***Meetings***: *Project Initiation Meeting and City Tour (1 trip)*
- ***Products***: *Zoning Code Update Recommendations Memo*
  Annotated Outline

PROJECT APPROACH AND WORK PLAN

Scope of Work

TASK 2: Public Outreach

A. Public Outreach Program

LWC will work with City staff to formulate a Public Outreach Program for the Zoning Code Update using the components identified in this Scope of Work. The Public Outreach Program will outline all public meetings, study sessions, stakeholder meetings, and other outreach tools. The outreach activities identified in this Scope of Work are a first cut, based on our initial understanding of project needs and objectives. We will work with City staff to structure a public process that enables City Council, the Planning Commission, and community members to review and comment on updated regulations as they are being formulated.

B. Stakeholder Interviews

LWC will prepare for and participate in one or two days of meetings and interviews with City staff, City officials, decisionmakers, code users (e.g. property owners, designers, architects, developers, etc.) and others familiar with the Zoning Code and development in St. Helena. City staff will be responsible for identifying and coordinating interviews and meetings. With small group interviews held in two rooms, up to 40 stakeholders can participate in the interview process.

C. Workshops/Study Sessions

LWC will conduct up to five community workshops/study sessions at key stages during the planning process to provide opportunities for public education and informal comment on the choices being considered. Anticipated workshops/study sessions are as follows:

- ***Workshop/Study Session #1:*** Community workshop held early in the process to introduce the project, discuss major issues of current regulations, highlight General Plan direction, and present recommendations for a new regulatory framework.
- ***Workshops/Study Sessions #2-4:*** Three workshops with the Planning Commission to review and provide input on regulations as they are being drafted will be held through the process. Topics will be based on the project phases described in Task 3.
- ***Workshop/Study Session #5:*** Workshop intended to review the Public Review Draft Zoning Code with focused discussion on items that weren't fully resolved during the preliminary draft phase.

The workshops/study sessions may also be combined with open houses, providing a forum for informal discussion with interested community members seeking to understand the new regulations. LWC will created straightforward and informational outreach materials for each workshop/study session.

D. Website Materials

LWC will provide information for the City's website, including text, photographs, maps, renderings, other images, and information on our credentials and the project and progress. Project memorandum and milestone documents will be designed for upload to the City's website to be accessible to interested community members.

PROJECT APPROACH AND WORK PLAN

Scope of Work

E. Outreach Toolkits

In order to engage those who do not otherwise attend public workshops, it can be effective to meet with community groups, associations, and individual citizens in non-traditional settings, such as regular meetings of community organizations or at a gathering of interested neighbors. LWC will provide staff a "toolkit" of materials, based on workshop materials, project deliverables, and project information developed for other aspects of the project, to conduct project briefings to these types of groups throughout the project. Staff will organize and conduct the briefings.

- ***Meetings:*** *Stakeholder Interviews*
  Workshops/Study Sessions
  (Total of 5 throughout the project)
- ***Products:*** *Public Outreach Program*
  Workshop/Study Session Materials
  Information for the City's Website
  Outreach Toolkits

TASK 3: Preliminary Draft Regulations by Phase

LWC will develop preliminary drafts of updated regulations related to emphasis areas in phases as described below to facilitate review prior to incorporation into a complete Public Review Draft Zoning Code.

A. Zoning District Regulations

LWC will prepare draft zoning district regulations for review. Regulations will be drafted for all districts and include use regulations and development standards. LWC will prepare a draft of the Zoning District Regulations for staff review and revise based on staff comments.

B. Citywide Standards

LWC will prepare draft Citywide standards for review. Citywide standards are those that apply to development or uses in some or all zoning districts in the city. Existing standards will be evaluated and new or revised standards will be identified for implementing the General Plan, responding to staff and community concerns, and bringing standards up to date with current uses, practices, and state and federal law. Topics include, but are not limited to standards for specific uses, landscaping, signs, parking, and nonconforming provisions. LWC will prepare a draft of the Citywide standards for staff review and revise based on staff comments.

C. Administration and Permits

LWC will prepare a complete set of administrative provisions for the administration and enforcement of the Code, including application procedures, required findings, hearings and approval, and post decision procedures for all permit/approval types including use permits and code amendments. LWC will prepare a draft of the Administration and Permit Procedures for staff review and revise based on staff comments.

TASK 4: Public Review Draft Zoning Code

A. Public Review Draft Zoning Code

LWC will review all comments on the preliminary draft regulations prepared in Task 3 and prepare the Public Review Draft Zoning Code based on the Annotated Outline and reflective of the analysis and review conducted in Tasks 1 and 2. The Public Review Draft will address all aspects of zoning

PROJECT APPROACH AND WORK PLAN

Scope of Work

regulation, including introductory provisions, district development standards and use regulations, citywide regulations, administrative procedures, and definitions of terms. The Public Review Draft will be fully formatted and contain graphics, diagrams, tables, and charts to complement and supplement the Code text. LWC will prepare an Administrative Draft, coordinate with the City's Project Manager on their review with meetings and phone calls as needed, and prepare a Public Review Draft Zoning Code based on a consolidated set of comments.

B. Zoning Map Revisions

LWC will work with City staff to identify areas that will require map changes. City staff will be responsible for making the changes and preparing the Zoning Map.

C. Revised Public Review Draft Zoning Code

LWC will review comments on the Public Review Draft Zoning Code with City staff and prepare a Revised Public Review Draft Zoning Code. LWC will coordinate with the City's Project Manager with meetings and phone calls as needed to prepare the Revised Public Review Draft Zoning Code.

- ***Meetings:*** *Meetings and phone calls with City staff to review draft products and review the zoning map*
- ***Products:*** *Administrative Draft Public Review Draft Zoning Code*
  Public Review Draft Zoning Code
  Revised Public Review Draft Zoning Code

TASK 5: Environmental Review/ CEQA Documentation

A. EIR Consistency Technical Memo

The City certified an EIR for the General Plan in May 2019. The Zoning Code Update will implement the policy direction of the General Plan, the environmental effects of which were evaluated in detail in the EIR. It is anticipated the Zoning Code Update will be consistent with the General Plan EIR. LWC will prepare a technical memo supporting findings of consistency with the 2040 General Plan EIR. However, if the City desires more formal documentation, an EIR Addendum may be prepared as an optional task.

- ***Products:*** *EIR Consistency Technical Memo*
  (Optional) EIR Addendum

Task 6: Public Review and Adoption; Final Zoning Code

A. Planning Commission Hearings

LWC will attend, prepare materials for, and make formal presentations at up to two Planning Commission hearings to support adoption of the Zoning Code.

B. Final Draft Code

LWC will revise the Revised Public Review Draft Zoning Code based on comments and feedback received at the Planning Commission hearing and prepare a Final Draft Zoning Code for consideration by the City Council.

PROJECT APPROACH AND WORK PLAN

Scope of Work

C. City Council Hearings

LWC will attend, prepare materials for, and make formal presentations at up to two City Council hearings to support adoption of the Zoning Code.

D. Final Zoning Code

Based on City Council action and final text changes provided by City staff, LWC will prepare the final Zoning Code. The document will be produced in Adobe Acrobat (PDF) and a Microsoft Word formats and made accessible and interactive through online publishing.

- ***Meetings:*** *Planning Commission Hearings (2)*
  City Council Hearings (2)
- ***Products:*** *Public Hearing Materials*
  Final Draft Zoning Code
  Final Zoning Code

Task 7: Handbooks and Handouts (Optional)

A. Zoning Handbook

LWC will prepare a concise user-guide/handbook for the public that explains how to use the new Zoning Code. The handbook will be easy to understand with graphics and examples that demonstrate how to use the code and find answers to frequently requested information such as setbacks, lot coverage, commercial building signage, accessory structure standards, and Historic St. Helena design standards. The handbook will be provided in PDF format with internal hyperlinks for easy navigation.

- ***Products:*** *Zoning Handbook*

B. Infill Guidelines Handout

LWC will prepare a handout specifically tailored for infill development strategies and design standards or guidelines. The goal will be to provide an easy to understand guide that will help facilitate and streamline infill development.

- ***Product::*** *Infill Guidelines Handout*

C. Objective Standards for Multi-Family Development Handout

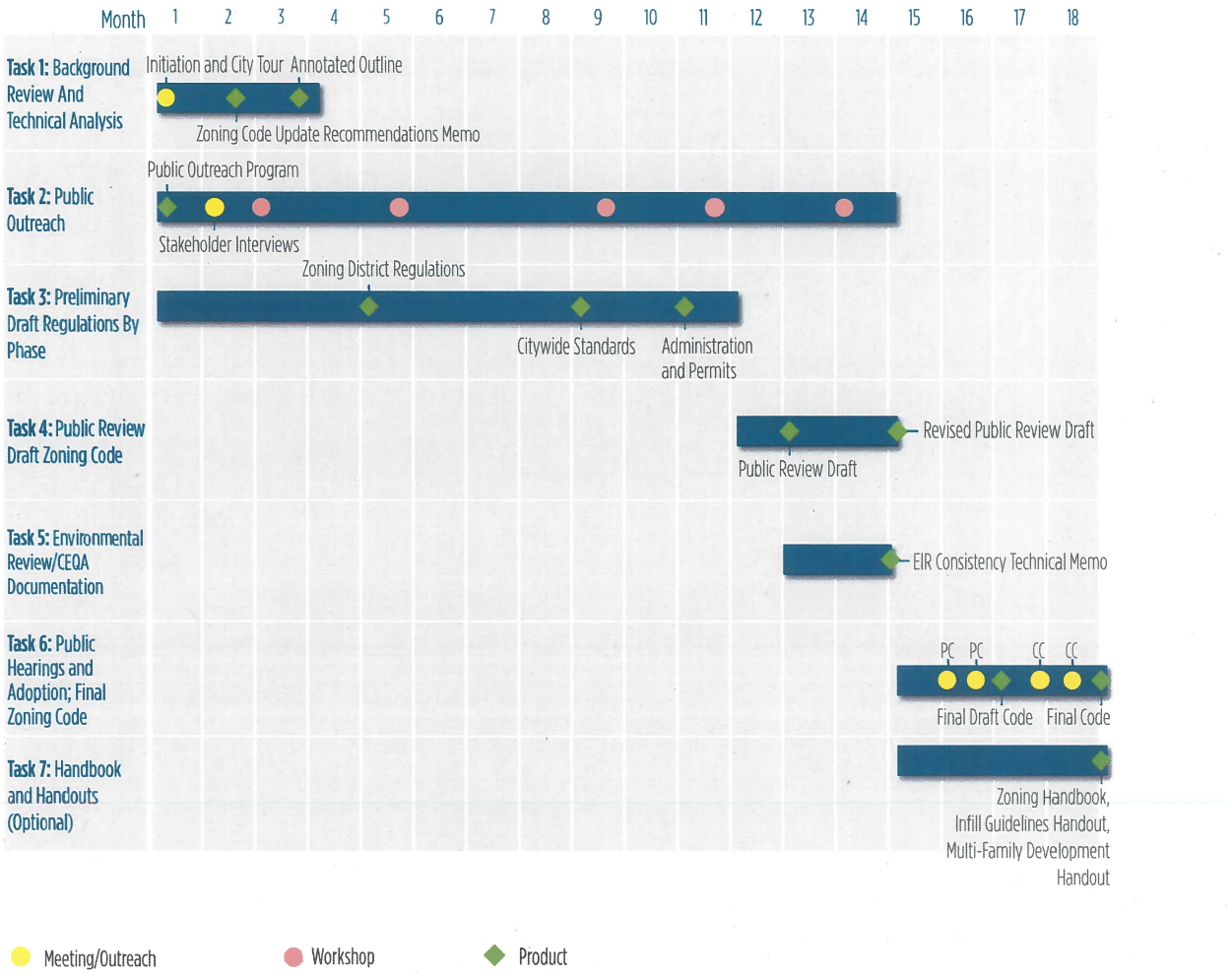
LWC will prepare a handout that outlines the objective standards that can be used when considering multi-family development projects. The document shall clearly identify when and how these standards may be used.

- ***Product:*** *Objective Standards for Multi-Family Development Handout*

PROJECT APPROACH AND WORK PLAN

Schedule

LWC proposes an 18-month timeframe; we are happy to work with the City to refine the scope and schedule to best fit the City's needs. A proposed schedule is presented below with key milestones and meetings indicated throughout.



CONSULTANT IDENTIFICATION AND TEAM

Firm Overview

Lisa Wise Consulting, Inc.

LWC specializes in updating, modernizing and streamlining zoning codes aimed at promoting pedestrian and transit-oriented neighborhoods, revitalizing built environments, and facilitating sustainable, well-designed places to live, work, and recreate. LWC is distinguished by consistent commitment to client service and the development and application of innovative solutions. The LWC team addresses each engagement with a deep understanding of zoning principles and best practices, strong project management skills and experience professional writing skills, and community outreach capabilities. The LWC team also has a proven history of working with local government and state and federal agencies. LWC was founded in 2006, incorporated in 2008 and has grown to a staff of 17 with offices in Los Angeles, San Francisco, and San Luis Obispo, California.

LWC core competencies include:

- Zoning Ordinances, Development Codes, and Form-Based Codes
- Community Planning
- Housing Elements and Affordable Housing Policy
- Public Engagement and Community Consensus Modeling
- Economic and Market Analyses and Strategies

LWC has completed code updates and technical planning related projects with over 100 local governments in California, Arizona, Nevada, Texas, Ohio, Hawaii, Oklahoma, Maine, Iowa, and Massachusetts. Our resumes include 60 comprehensive code updates, diagnoses, and regulatory compliance assessments; 16 sign code updates; and over 130 long range planning, housing, economic, and finance projects on time and to our client's satisfaction. LWC is a certified Disadvantaged Business Enterprise in the State of California (UPC Firm Number 40054).



CONSULTANT IDENTIFICATION AND TEAM

Team Overview

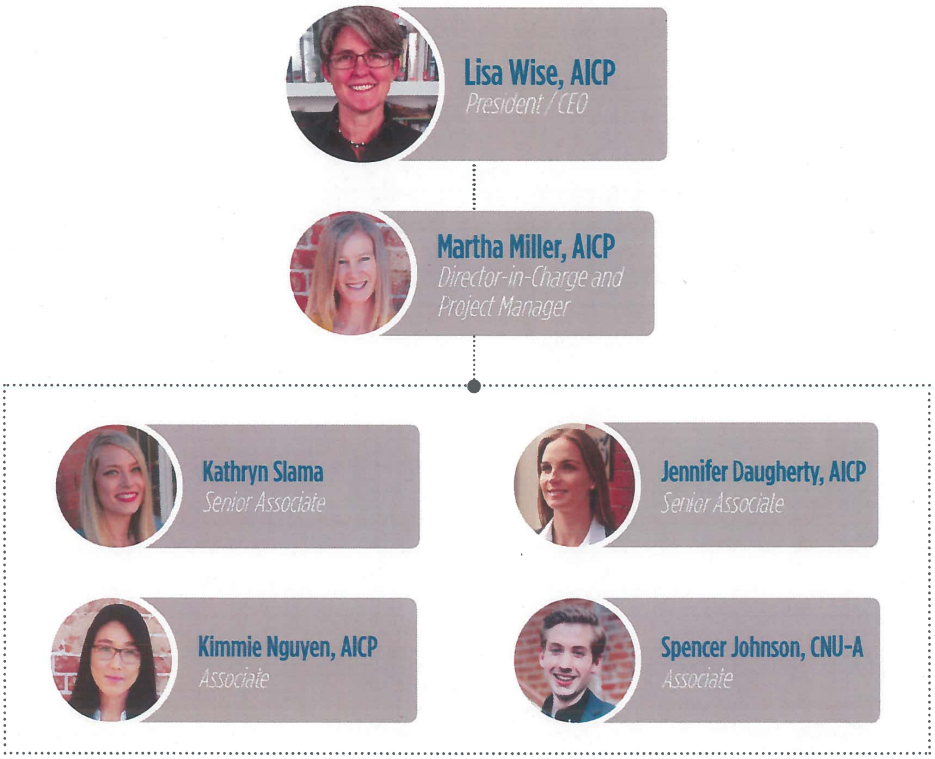
The project will be led by a team of senior staff members. Highlights about the involvement, responsibilities, and professional experience of key personnel follow. Full resumes are provided in this section.

Martha Miller, AICP, will serve as the Director-in-Charge and Project Manager, overseeing the Zoning Ordinance Updates. Martha brings over 16 years of comprehensive zoning code and development regulation experience in private firms and public agencies. She will provide overall project management, conduct technical analysis, prepare recommendations, and attend all project meetings and events. Martha will be the key point of contact for the City.

Ms. Miller will be assisted by firm President/CEO, **Lisa Wise, AICP**, who will provide overall guidance and review of project deliverables. Lisa is considered a national expert on code reform and housing policy, and makes presentations on the topics regularly at State and National APA, League of California Cities, and the New Partners for Smart Growth conferences.

Senior Associates **Kathryn Slama** and **Jennifer Daugherty, AICP**, will support the technical review and analysis of the standards with their skills and knowledge of land use and development regulations and their respective expertise in regulatory evaluation and financial feasibility.

Associates **Spencer Johnson, CNU-A**, and **Kimmie Nguyen, AICP**, will bring their technical analysis, building form expertise, and regulatory experience to the project.



CONSULTANT IDENTIFICATION AND TEAM

Key Staff

Martha Miller, AICP | Director



Martha has over 16 years of experience as a land use planner and project manager specializing in development regulations, specific plans, master plans, TOD strategies, and community engagement. Her experience as a public sector planner, where she managed comprehensive community plan updates, subdivisions plans, and development and entitlement projects, gives her a unique and valuable perspective. Martha has also led complex projects with multiple subconsultants on technical ordinances for density, landscaping, hillsides, parking, sustainability, planned development, and community benefits.

Lisa Wise, AICP | President/CEO



As a certified planner and public accountant, Lisa has over 28 years of professional experience in land development and zoning codes, form-based codes, and economic planning. Her resume includes the creation of land use policy in the State of California and Western Region where she has been directly responsible for a breadth of large-scale projects, including 34 code updates, 35 economic projects, 23 master and specific plans, and 20 housing strategies. Lisa is considered a national expert in the field of zoning, served as the Chair of the Form-Based Code Institute, and recently received the CNU Paul Crawford award for Excellence in Planning.

Kathryn Slama | Senior Associate



Kathryn has contributed her experience on several complex projects, including zoning and development code updates, housing elements, affordable housing policies, and specific plans. She is experienced in leading multi-disciplinary teams in analyzing existing regulatory documents, structuring calibrated zoning recommendations, coordinating community outreach, and production of final documents. Kathryn holds a Master of City and Regional Planning degree from California Polytechnic State University, San Luis Obispo, graduating at the top of her class.

CONSULTANT IDENTIFICATION AND TEAM

Key Staff



Jennifer Daugherty, AICP | Senior Associate

Jennifer brings over 10 years of public planning experience in a diversity of planning engagements including housing elements, specific plans, master plans, zoning code updates, and general plan updates. Jen's experience includes analysis and approvals of complex entitlement projects, housing code and fee updates, grant programs, environmental review, and project management. At LWC, she assists municipal, non-profit, real estate development, and academic clients seeking feasible and implementable solutions to land use planning and correlated issue.



Spencer Johnson, CNU-A | Associate

Spencer focuses on long range planning, zoning code updates, land use economics, and urban and graphic design. He has experience on a wide range of projects, including hybrid and form- based codes, short-term rental analyses, affordable housing design, specific plans, and market analyses. He is actively engaged in the CNU as an Accredited Professional and in APA as the Membership Inclusion Officer for the California Central Coast.



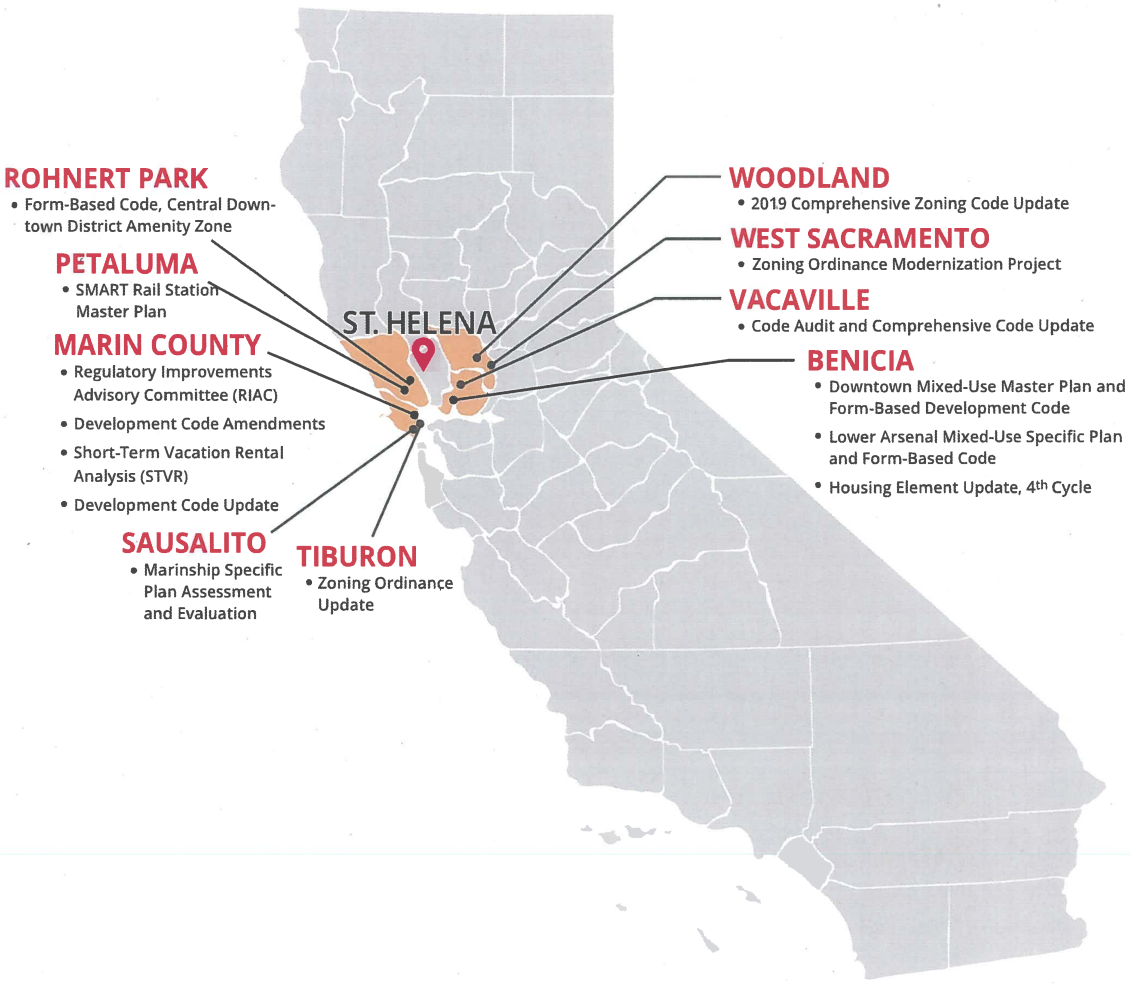
Kimmie Nguyen, AICP | Associate

Kimmie brings strong public-sector experience in project review and the analysis of use permit entitlements with a focus on implementation of land use policy aimed at achieving community and economic objectives. Kimmie has taken mixed use and affordable housing developments through the approval process and participated in the review and approval of zoning code amendments and Transit Oriented Development station area plans. She has a keen sense of how urban design affects the user experience and how to apply a holistic approach.

LWC

RELATED PROJECT EXAMPLES AND REFERENCES

Relevant Projects



RELATED PROJECT EXAMPLES AND REFERENCES

Relevant Projects

LWC

COUNTY OF MARIN

Development Code Amendments

STATUS:
Complete

TIMEFRAME:
2016 - 2017

BUDGET:
$41,925

REFERENCE:
Jeremy Tejirian, AICP
Planning Manager
Community Development Agency
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
(415) 473-3798
JTejirian@marincounty.org

LWC was retained by the County of Marin to complete targeted amendments to the County's Development Code.

The primary purpose of the amendments was to address high priority issues which focused on signage, slaughterhouses and poultry farms, community gardens, camping, and telecommunications. The project began with focused interviews with staff members followed by a preliminary analysis memorandum. Objectives of the Code Amendments were to modernize standards and allowed uses, improve clarity of procedures and requirements, and comply with legal mandates while preserving the character of Marin County..

Working in close consultation with County staff, LWC developed definitions and standards for uses that were previously not addressed in the Development Code.

In addition, LWC conducted a detailed analysis and update of the Sign Code considering the content-neutral standard set by the *Reed v. Town of Gilbert* Supreme Court ruling. Wireless telecommunications facilities standards were also revised to comply with updated legal requirements, including FCC shot clock standards.

Each of the amendments was adopted, concurrent with staff recommendations, by the Marin County Board of Supervisors.

COUNTY OF MARIN



RELATED PROJECT EXAMPLES AND REFERENCES

Relevant Projects

LWC

CITY OF WEST SACRAMENTO

Zoning Modernization Project

STATUS:
Adopted

TIMEFRAME:
2016 - 2019

BUDGET:
$233,000

REFERENCE:
David Tilley
Principal Planner
City of West Sacramento
1110 West Capitol Avenue,
2nd Floor
West Sacramento, CA
95691
(916) 617-4645
davidt@
cityofwestsacramento.org

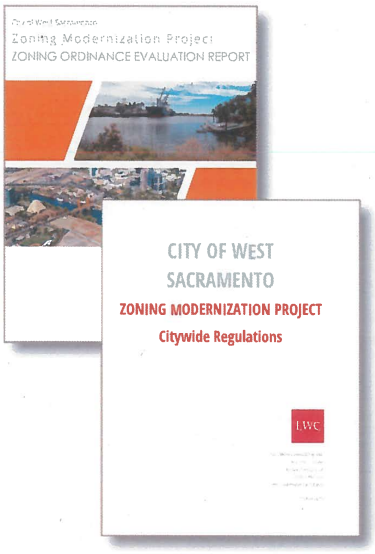
PARTNER:
RRM Design Group

LWC prepared a comprehensive update to the City's Zoning Ordinance. The Zoning Ordinance, originally written in 1990, had been amended numerous times, but had not been comprehensively updated. As land use patterns diversified and modernized, the City found that the Zoning Ordinance was hindering new objectives and economic development.

The Zoning Ordinance Modernization Project (ZOMP) brings the code up to date, adequately reflecting modern uses and current development practices. The ZOMP also provides consistency with the recently adopted General Plan.

In modernizing land use regulations LWC has taken an innovative approach, particularly with the Industrial District where the focus was to balance the viability of industrial development as an employment base and new and emerging economies. New, non industrial uses, such as craftsman or artisan spaces, restaurants, entertainment, retail, and office uses, were allowed in the Industrials to support creative employment areas and a hub for innovation and information sharing.

The Zoning Ordinance will be published in an interactive format on-line through EnCodePlus. Features include hyperlinked cross references; eReader viewer and printer; connection to an interactive GIS Zoning map; build calculators for parking, landscaping and signage; and document archiving.





RELATED PROJECT EXAMPLES AND REFERENCES

Relevant Projects

CITY OF VACAVILLE
Land Use and Development Code Audit

STATUS:
Complete

TIMEFRAME:
November 18 - March 2019

BUDGET:
$74,000

REFERENCE:
Fred Buderi
City Planner
City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, CA 95688
(707) 449-5307
fred.buderi@cityofvacaville.com

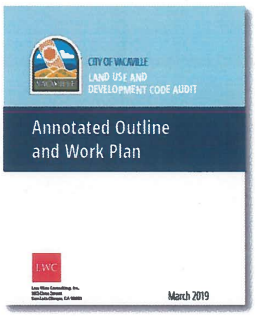


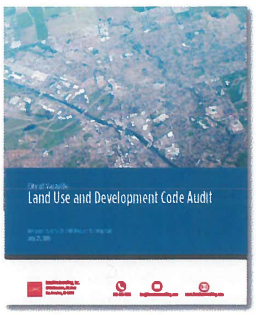
LWC completed an audit of the City of Vacaville's Land Use and Development Code, the first phase of a two-phase effort to comprehensively update the Code and repurpose it as a flexible, effective, user-friendly tool to implement the General Plan. The objective was to produce a user-friendly set of regulations that provide clear direction about the City's expectations and to facilitate development of quality projects by making standards clear and effective, streamlining review processes, and incorporating flexibility to adapt to specific circumstances.

Vacaville's Land Use Development Code was last updated in 1996 and has seen many amendments. While this approach worked in the short-term, it has led to inconsistencies, omissions and duplications. These shortcomings have made the code difficult to use and interpret and have not generated the kind of development that Vacaville has targeted for the future. The City identified addressing these deficiencies as part their 2015 General Plan Update by updating their development code as a priority project. The City Council's vision for the code update emphasized local economic development and attracting high quality projects. The vision went further to identify key goals of Phase 1 (Land Development Code Audit) and Phase 2 (Comprehensive Code Update):

- Flexibility
- Compliance
- Prioritized efforts
- Pinpoint chapters in the General Plan that require updating
- Improved organization and structure
- A detailed, feasible and logical workplan

The Land Use and Development Code Audit identified items for improvements, recommended changes to be made; presented a state-of-the-art organization, form, and style for a new code; and established a work plan a comprehensive update. The second phase, the Code update, is underway.





RELATED PROJECT EXAMPLES AND REFERENCES

Relevant Projects

LWC

CITY OF WOODLAND

2019 Comprehensive Zoning Code Update

STATUS:
August 2019 - Present

TIMEFRAME:
August 2019 - September 2020

BUDGET:
$358,610

REFERENCE:
Steve Coyle
Director of Community Development
300 First Street
Woodland, CA 95695
(530) 661-5820
Stephen.Coyle@cityofwoodland.org

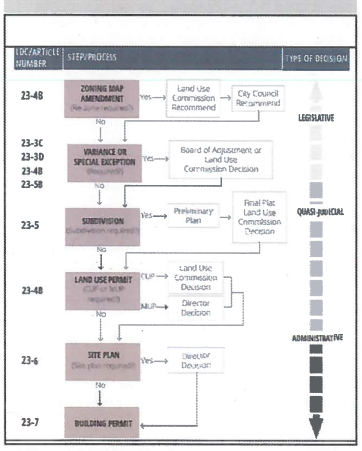
The City of Woodland hired Lisa Wise Consulting, Inc. to update its Zoning Code with a focus on more walkable, complete neighborhoods and corridors in an urban form. The goal of the update is a concise, consistent and user-friendly code that implements the vision established in the *2035 General Plan* and replaces the Interim Zoning that was adopted as an urgency ordinance in 2018.

Much of the new opportunities for new single-family residential within the Woodland's boundaries have been developed, and the emphasis for the new code is to enable and incentivize future development in specific planned neighborhoods, future annexed lands and infill sites as well as mixed use and redevelopment. The update will also focus on modernizing and streamlining the blueprint for the future of the City's large and diverse industrial sector and older commercial development.

The project builds on LWC's participation in a charette facilitated by the California Chapter of the Congress for New Urbanism in 2017 where the community, City staff, elected officials and civic leaders formulated and confirmed the priorities for the code update.

The Comprehensive Zoning Code Update is funded through the State's recently enacted SB2 Planning Grants Program that is intended to streamline approvals and accelerate housing production.

To satisfy the City's commitment to an open, transparent and collaborative project, LWC worked with the City to develop a Public Outreach Program that includes Planning Commission, City Council and Historic Preservation Commission Study Sessions, Focus Area Workshops and a project web page.





PROPOSED BUDGET

St. Helena, California Zoning Code Update		LWC								TOTAL	
		Principal $275		Director $205		Senior $180		Associate $145			
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
TASK 1	BACKGROUND REVIEW AND TECHNICAL ANALYSIS	10	$ 2,750	64	$ 13,120	20	$ 3,600	48	$ 6,960	142	$ 26,430
TASK 2	PUBLIC OUTREACH	8	$ 2,200	120	$ 24,600	40	$ 7,200	80	$ 11,600	248	$ 45,600
TASK 3	PRELIMINARY DRAFT REGULATIONS BY PHASE	8	$ 2,200	120	$ 24,600	52	$ 9,360	88	$ 12,760	268	$ 48,920
TASK 4	PUBLIC REVIEW DRAFT ZONING CODE	12	$ 3,300	60	$ 12,300	80	$ 14,400	120	$ 17,400	272	$ 47,400
TASK 5	ENVIRONMENTAL REVIEW/CEQA DOCUMENTATION	-	$ -	12	$ 2,460	-	$ -	24	$ 3,480	36	$ 5,940
TASK 6	PUBLIC REVIEW AND ADOPTION; FINAL ZONING CODE	8	$ 2,200	60	$ 12,300	30	$ 5,400	40	$ 5,800	138	$ 25,700
	TOTAL BASE FEE	46	$ 12,650	436	$ 89,380	222	$ 39,960	400	$ 58,000	$ 1,104	$ 199,990

TASK 7	Optional Task-Handbooks and Handouts	
TASK 7.A	Zoning Handbook	$ 50,000
TASK 7.B	Infill Guidelines Handout	$ 25,000
TASK 7.C	Objective Standards for Multi-family Development Handout	$ 45,000
	TOTAL OPTIONAL TASKS	120,000
	TOTAL BASE FEE PLUS OPTIONAL TASKS	$ 319,990

APPENDIX
Resumes

LWC

MARTHA MILLER, AICP
Director

Martha Miller has over 16 years experience as a land use planner and project manager specializing in development regulations, specific plans, master plans, transit-oriented development strategies, and community engagement. Her experience as a public sector planner, where she managed comprehensive community plan updates, subdivisions plans, and development and entitlement projects brings a unique and valuable perspective to LWC. Martha's strength is leading complex projects with multiple subconsultants on technical ordinances for industrial land use regulations, landscaping, hillsides, parking, sustainability, planned development, and community benefits. Martha's approach to making better cities is marked by a careful assessment of client needs and available resources, and bringing best practices from form-based, performance-based, and Euclidean applications.



Relevant Project Experience:

- Alameda County, CA, Castro Valley General Plan Implementation
- El Monte, CA, Comprehensive Zoning Ordinance and Citywide Design Guidelines Update
- Fresno, CA, Development Code Update
- Goleta, CA, New Zoning Ordinance and Coastal Implementation Plan
- Hayward, CA, Industrial District Regulations Update
- Hayward, CA, Form-Based Codes Update
- Honolulu, HI, Transit Oriented Development Land Use Ordinance Amendments
- Lake Tahoe, CA, Tahoe Region Local Planning Implementation
- Morro Bay, CA, Comprehensive Zoning Code and Coastal Implementation Plan Update
- Mammoth Lakes, CA, Commercial Districts Development Standards
- Newark, CA, Comprehensive Zoning Ordinance Update
- Placer County, CA, Area Plan and Implementing Ordinance
- Porterville, CA, Development Code Update
- Pomona, CA, Zoning and Subdivision Code Update
- Princeton, San Mateo County, CA, General Plan, Zoning, and Local Coastal Plan Update
- San Carlos, CA, Zoning Ordinance Update
- San Gabriel, CA, "Greening the Code" Zoning Amendments
- Santa Barbara, CA, New Zoning Ordinance
- South San Francisco, CA, Zoning Ordinance Update
- West Hollywood, CA, Norma Triangle Neighborhood Overlay District and Design Guidelines
- West Sacramento, CA, Zoning Modernization Project
- Yuba County, CA, Development Code Update

PAST WORK EXPERIENCE

California Polytechnic State University
San Luis Obispo, CA, Lecturer, 2017 - Present

RRM Design Group
San Luis Obispo, CA, Principal Planner, 2015 - 2017

Dyett & Bhatia Urban and Regional Planners
San Francisco, CA, Principal, 2008 - 2015

San Luis Obispo County
San Luis Obispo, CA, Senior Planner, 2004 - 2008
Planner, 2000 - 2003

Sapphos Environmental
Pasadena, CA, Urban Planner/Environmental Analyst, 2003 - 2004

EDUCATION

California Polytechnic State University
San Luis Obispo, CA, Master of City & Regional Planning

Purdue University
West Lafayette, IN, B.S. Industrial Engineering

CERTIFICATIONS & MEMBERSHIPS

American Institute of Certified Planners
2004 - Present

American Planning Association
2002 - Present
California Central Coast San Luis Obispo Subsection Director (2015 - 2017)

AWARDS

American Planning Association, 2014
Los Angeles Section Award, San Gabriel "Greening the Code"

SCAG Sustainability Award, 2014
San Gabriel "Greening the Code"

APPENDIX

Resumes

LISA WISE, AICP

President, Owner

LWC

As a certified planner and public accountant, Lisa has over 30 years of experience in zoning code updates, land use economics, housing policy, financial feasibility analysis, and the management of complex projects. Lisa is considered a national expert on code reform and housing policy and presents on the topics regularly at State and National APA, League of California Cities, ULI, and the New Partners for Smart Growth conferences. Lisa recently received the CNU Paul Crawford award for Excellence in Planning. She is the former Chair and currently serves on the Steering Committee of the Form Based Code Institute, as adjunct faculty and lectures on Urban Planning and Real Estate Finance at California Polytechnic State University in San Luis Obispo and on the Dean's Leadership Council.

Lisa has been directly responsible for a breadth of large-scale projects that assess land use policy and economic performance, and ultimately make recommendations for more vibrant and resilient communities. These include 34 code updates, 35 economic projects, 23 master and specific plans, 20 housing elements, and several inclusionary and employee housing studies.

Prior to starting LWC in 2006, Lisa worked for land use planning firm Crawford, Multari & Clark Associates. From 1990 to 1999, Lisa was a Manager at PricewaterhouseCoopers (PwC), one of the "Big Four" international accounting, financial services and management consulting firms. At PwC, Lisa's responsibilities included managing large financial services engagements, building client relationships, mentoring staff, and teaching in-house classes.

Relevant Project Experience:

- Alameda County, CA, Ashland Cherryland Business District Specific Plan Update and Form Based Code
- Austin, TX, Land Development Code Update
- Benicia, CA, Mixed-Use Master Plan and Form Based Code
- Beverly Hills, CA, Economic Sustainability Plan
- Cincinnati, OH, Neighborhood Annexation Form Based Code Study
- Flagstaff, AZ, Zoning Ordinance Update
- Grover Beach, CA, Zoning Code Update and West Grand Ave. Master Plan
- Hayward, CA, Downtown Specific Plan and Form Based Code
- Kingsburg, CA, Development Code Update, Form Based Code, and Economic Study
- Las Vegas, NV, Downtown Form-Based Code
- Livermore, CA, Development Code Update
- Lompoc, CA, Zoning Code Update
- Long Beach, CA, Short Term Rental Housing Program and Regulations
- Malibu, CA, Zoning Code and Local Implementation Plan Update
- Mesa, AZ, Form Based Code and Regulating Plan
- Petaluma, CA, SMART Rail Station Areas: TOD Master Plan
- Richmond, CA, Livable Corridors Plan and Form Based Code
- San Luis Obispo, CA, Economic Development Strategic Plan
- Soledad, CA, Downtown Specific Plan, Vision, and Form Based Code
- Tehachapi, CA, Zoning Code Update, Housing Element 4th/5th Cycle
- Westerville, OH, Zoning Code Update



PAST WORK EXPERIENCE

California Polytechnic State University
San Luis Obispo, CA, Adjunct Faculty, 2002 - Present

Crawford, Multari & Clark Associates
San Luis Obispo, CA, Professional Consultant, 2001 - 2006

San Luis Obispo County
San Luis Obispo, CA, Staff Planner, 2000 - 2001

Governor's Office of Planning & Research
Sacramento, CA, Intern, 1999 - 2000

PricewaterhouseCoopers, LLP
New York, NY, Financial Services Manager, 1990 - 1999

EDUCATION

California Polytechnic State University
San Luis Obispo, CA, Master of City & Regional Planning, 2001

DePaul University
Chicago, IL, M.S. Accountancy, 1990

University of Cincinnati
Cincinnati, OH, B.S. Business Administration in Marketing & Finance, 1987

CERTIFICATIONS & MEMBERSHIPS

American Planning Association (APA)
2001 - Present

Certified Public Accountant, 1991

Congress for New Urbanism
2003 - Present
Paul Crawford Award for Excellence in Planning, 2017

Form-Based Code Institute
Chair, 2015 - 2018; Treasurer, 2014 - 2015

Dean's Leadership Council
California Polytechnic, School of Architecture
2018-Present

APPENDIX
Resumes

LWC

KATHRYN SLAMA
Senior Associate

Kathryn has over seven years of hands-on zoning code, housing, station area planning, and project management experience, and is the Senior in charge of LWC's Los Angeles office. Kathryn leads the team on detailed policy and regulatory analysis, formulation of implementation strategies, housing policy, and streamlined and compliant zoning codes. Kathryn has worked with communities large and small across the country to reach consensus on priorities and develop strategies to clarify, streamline, and modernize development codes, with a focus on economic revitalization, resilience, and enabling well-designed places to live, shop, and do business. At LWC, Kathryn has managed technical analysis and code engagements, in Alameda County, Austin TX, Las Vegas, NV, Hayward, Hermosa Beach, Livermore, Long Beach, and Malibu, CA.

Kathryn holds a Bachelor of Arts degree in Environmental Studies from University of California, Santa Barbara and a Master of City and Regional Planning degree from California Polytechnic University, San Luis Obispo, where she graduated at the top of her class. Kathryn brings strong writing and graphic skills, and a fresh perspective on technical planning theory, and practice to the firm.

Relevant Project Experience:

- Alameda County, CA, Ashland Cherryland Business District Specific Plan Update and Form Based Code
- Alameda County, CA, Castro Valley General Plan Implementation, Zoning Code Update, and Specific Plan
- Austin, TX, Land Development Code Update
- Burbank, CA, Mixed Use Development Standards Ordinance
- Calipatria, CA, Zoning Ordinance Update
- Hayward, CA, Downtown Specific Plan and Form-Based Code
- Hayward, CA, Form-Based Codes Update
- Hermosa Beach, CA, General Plan Update
- Kaua'i County, West Kaua'i Form Based COde
- Las Vegas, NV, Downtown Master Plan
- Lompoc, CA, Zoning Code Update
- Long Beach, CA, Zoning Code Audit
- Malibu, CA, Zoning Code and Local Implementation Plan Update
- Pacific Grove, CA, Development Code Update
- Rancho Cucamonga, CA, North Eastern Sphere Annexation Project
- San Luis Obispo County, CA, Oceano Revitalization Plan
- Soledad, CA, Downtown Specific Plan, Vision, and Form Based Code
- Tehachapi, CA, Zoning Ordinance Update



PAST WORK EXPERIENCE

California Polytechnic State University
San Luis Obispo, CA, Teaching Assistant
January 2013 - June 2013

City of Clearlake, CA
Graduate Student Planner
September 2012 - June 2013

City of Carpinteria, CA
Graduate Student Planner
March 2012 - June 2012

EDUCATION

California Polytechnic State University
San Luis Obispo, CA, Master of City & Regional Planning

University of California, Santa Barbara
B.A., Environmental Studies

CERTIFICATIONS & MEMBERSHIPS

American Planning Association
2011 - Present

Cal Poly Graduate Student Planning Association
2011 - 2013

APPENDIX

Resumes

JEN DAUGHERTY, AICP

Senior Associate

LWC

At LWC, Jen focuses on managing complex long-range planning projects, developing projections, and assuring LWC's deliverables exceed client expectations and are submitted on time and within budget. Jen has ten years of public sector experience in a diversity of planning engagements including specific plans, master plans, zoning code updates, and housing elements. While at LWC, Jen has been the Project Manager for several technical analysis and code projects, including projects in Lompoc, Vallejo, and Westerville, OH. She holds a Master of Business Administration from Indiana University and Bachelor of Arts degrees in Environmental Studies and Geography from University of California, Santa Barbara. Jen combines her MBA and public sector experience for a strategic and balanced approach to planning and the economics of land use.

Jen's experience includes analysis and approvals of complex entitlement projects, housing element updates, housing code and fee work, grant programs, environmental review, and project management. In Lompoc, Jen worked closely with the community, City staff, and City legal counsel to craft the award-winning Lompoc Sign Code, which was adopted unanimously in December 2016.

Jen has strong public engagement skills and experience grounded in maintaining open lines of communication, raising public awareness, and building relationships aimed at feasible implementation strategies.

Relevant Project Experience:

- Local Government Commission, Local Funding Guidebook
- Lompoc, CA, Zoning Code Update
- Mammoth Lakes, CA, Clearwater Specific Plan Concept Review
- Mammoth Lakes, CA, General Plan Update
- Mammoth Lakes, CA, Sign Ordinance Update and Negative Declaration
- Mammoth Lakes, CA, Snowcreek Master Plan Update
- Mammoth Lakes, CA, Zoning Code Update
- Marin County, CA, Code Amendments
- Moraga, CA, Downtown Specific Plan Implementation
- Paso Robles, CA, Beechwood Specific Plan
- Rancho Cucamonga, CA, Pro Forma Development for the North Eastern Sphere Annexation Specific Plan Transfer of Development Rights Analysis
- San Pablo, CA, Priority Development Area Implementation Plan
- Tehachapi, CA, Oak Tree Village Specific Plan
- University of Hawaii Infrastructure Master Plan Financial Analysis
- Vallejo, CA, Zoning Code Update
- Westerville, OH, Zoning Code Update



PAST WORK EXPERIENCE

Town of Mammoth Lakes, CA
Senior Planner
March 2014 - August 2015

Town of Mammoth Lakes, CA
Associate Planner
December 2007 - February 2014

Town of Mammoth Lakes, CA
Assistant Planner
June 2006 - November 2007

EDUCATION

Indiana University
Bloomington, IN, Master of Business Administration, 2015

University of California, Santa Barbara
B.A., Environmental Studies, 2004
B.A., Geography, 2004

CERTIFICATIONS & MEMBERSHIPS

American Institute of Certified Planners
2015 - Present

American Planning Association
2013 - Present

Association of Environmental Professionals
2013 - Present

APPENDIX
Resumes

LWC

SPENCER JOHNSON, CNU-A
Associate Planner / Designer

Spencer specializes in long-range planning, urban and graphic design, hybrid codes, land use economics, and developing deliverables that cater to the client's needs. He works closely with the LWC team, subconsultant partners, and clients to develop graphics, conduct research, and produce effective reports and facilitate training and community engagement efforts. Spencer brings strong technical expertise in graphic design and modeling software (Adobe Creative Suite and SketchUp) and participates in all aspects of LWC projects from initiation to completion.

Spencer has served as Deputy Project Manager on several LWC projects, including the Las Vegas Downtown Form-Based Code and Henderson, NV Development Code Update, where he helped facilitate formal educational activities, and documented and analyzed development patterns and conditions in key corridors, and nodes. In May 2018, Spencer earned the Congress for New Urbanism accreditation (CNU-A) through the University of Miami School of Architecture and he currently serves as the Membership Inclusion Officer of the American Planning Association (APA), California Central Coast Chapter.

Prior to LWC, Spencer worked at the San Francisco-based urban design and architecture firm, Van Meter Williams Pollack LLP (VMWP) where he assisted in the design of several TOD and affordable housing projects around the Bay Area. Spencer holds a Bachelor of Science degree in City & Regional Planning from California Polytechnic State University, San Luis Obispo.

Relevant Project Experience:

- Austin, TX, Land Development Code Update
- Compton, CA, Artesia Station Transit-Oriented Development Specific Plan
- Hayward, CA, Downtown Specific Plan and Code
- Henderson, NV, Development Code Update
- Las Vegas, NV, Downtown Form-Based Code
- Lompoc, CA, Zoning Code Update
- Marin County, CA, Code Amendments
- Marin County, CA, Short-Term Vacation Rentals Report
- Paso Robles, CA, Beechwood Specific Plan
- San Luis Obispo, CA, San Luis Ranch Specific Plan
- Seaside, CA, General Plan Update Market Report
- Tehachapi, CA, Oak Tree Village Specific Plan
- Tempe, AZ, Transportation Overlay District Code Update
- Vallejo, CA, Zoning Code Update
- Westerville, OH, Zoning Code Update



PAST WORK EXPERIENCE

Van Meter Williams Pollack LLP
San Francisco, CA, Intern, Urban Design
January 2015 - September 2015

Northern Tool & Equipment
Faribault, MN, Intern, Design Engineering
June 2014 - August 2014

California Polytechnic State University
San Luis Obispo, CA, Event Planner
August 2013 - June 2016

EDUCATION

California Polytechnic State University
San Luis Obispo, CA, B.S., City & Regional Planning

CERTIFICATIONS & MEMBERSHIPS

Congress for New Urbanism
Accredited Professional, 2018 - Present

American Planning Association
Membership Inclusion Officer, CA Central Coast, 2018 - Present
Member, 2015 - Present

California Polytechnic State University
'Best Collaborator' Designation
Associated Students in Planning, Vice President, 2013 - 2014

League of American Bicyclists
Bicycle Friendly Communities Gold Rating Contributor for San Luis Obispo

APPENDIX

Resumes

KIMMIE NGUYEN, AICP

Associate

LWC

Kimmie supports LWC's long-range planning efforts through policy regulatory frameworks and spatial data analysis, and production of client deliverables and outreach materials. Kimmie brings strong public-sector experience in project review and analysis of use permit entitlements with a focus on implementation of land use policy aimed at achieving community objectives and economic and fiscal feasibility. She has has a keen sense of how urban design affects the user experience and how to apply a holistic approach, taking into account building mass, setbacks, façade design, sidewalks and streetscapes. Kimmie has excellent written and spoken communication skills, and is adept at managing correspondence with clients and government agencies, or taking meticulous field notes from stakeholder interviews, workshops, and public meetings.

Prior to LWC, Kimmie was a Planner at Sonoma County, where she reviewed and processed affordable housing developments, design review projects, and zoning code amendments. She also served as a staff liaison to the County's Landmarks Commission, overseeing grant programs to preserve and rehabilitate historic resources. She has also worked in Los Angeles Metro's Planning Division to establish standardized station design elements. Kimmie holds a Bachelor of Science in Urban and Regional Studies and a Minor in Architecture from Cornell University, and a Master of Planning from University of Southern California, Price School of Public Policy.

Relevant Project Experience:

- Alameda County, CA, Castro Valley General Plan Implementation
- Arlington, MA, Sign Regulations Update
- Buena Park, CA, City Yard Form-Based Code
- Grover Beach, CA, Parking Regulations Update
- Half Moon Bay, CA, Poplar Beach Gateways Plan
- Hayward, CA, Industrial District Regulations Update
- Los Angeles County, CA, Metro Purple Line Extension and Regional Connector Station Area Plans
- Morgan Hill, CA, Freeway Oriented Sign Ordinance and Design Guidelines
- Morro Bay, CA, Comprehensive Zoning Code and Local Coastal Implementation Plan Update
- Orange, CA, Comprehensive Sign Code Update
- Portland, ME, Comprehensive Sign Code Update
- Sonoma County, CA, Roseland Village Mixed-Use Development Plan
- Vacaville, CA, Land Use and Development Code Audit
- West Sacramento, CA, Zoning Modernization Project



PAST WORK EXPERIENCE

County of Sonoma
Planner I
November 2016 - November 2017

Los Angeles County Metropolitan Transportation Authority
Intern, Systemwide Planning & Design
January 2016 - November 2016

City of West Hollywood
Intern, Current & Historic Preservation Planning
January 2015 - February 2016

City of Buena Park
Intern, Planning Division
May 2011 - August 2011

EDUCATION

University of Southern California
Master of Planning

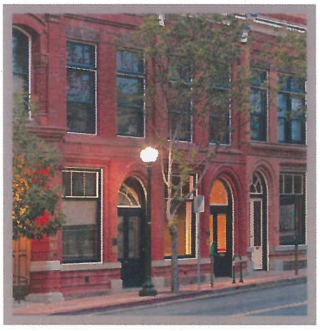
Cornell University
B.S, Urban and Regional Studies
Minor, Architecture

MEMBERSHIPS

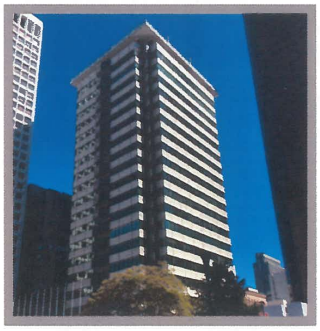
American Institute of Certified Planners
2019 - Present

American Planning Association (APA)
2014 - Present

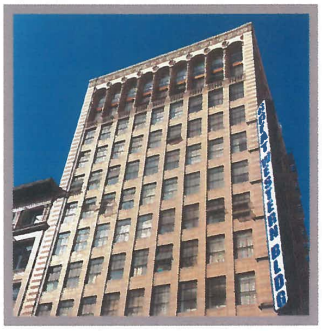
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SAN LUIS OBISPO



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LOS ANGELES

LISAWISECONSULTING.COM | (805) 595 1345

AMENDMENT #3

TO PROFESSIONAL SERVICES AGREEMENT WITH LISA WISE CONSULTING; STH CONTRACT NO: 2020-049 FOR ADDITIONAL TASKS RELATED TO THE ZONING CODE UPDATE FOR ADDITIONAL $38,875 AND EXTENSION OF CONTRACT TERM TO DECEMBER 31, 2023

This Third Amendment to Professional Services Agreement City of St. Helena STH Contract: FY 2020-049 with Lisa Wise Consulting (LWC) dated November 12, 2019 ("Agreement") is made as of this ____ day of April, 2023 by and between the City of St. Helena and LWC.

RECITALS

A. On November 12, 2019, The City of St. Helena and LWC entered into an agreement to prepare a comprehensive update to the zoning code; and

B. On December 14, 2021 the City to amended the Agreement for an additional $17,369 to allow for updating the General Plan base map and create new zoning map and extended the term of the contract to December 1, 2022 for any post adoption coordination needs.

C. The City desires to be responsive to public comments and has determined the need for an additional public meeting and additional consultant time to study certain zoning issues beyond the original scope of the project as outlined in the attached amended scope of work (Exhibit 1); and

D. The City of St. Helena and LWC now desire to amend the Agreement for and additional $38,875 and to extend the term of the contract to December 31, 2023 for any post adoption coordination needs.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and of the mutual covenants and agreements herein contained, for good and valuable consideration, the adequacy of which is hereby acknowledged, the parties agree to amend the Agreement as follows:

1. Section 3. Time for Completion, is replaced as follows:

   "The time for completion of services shall be through December 31, 2023. The parties expressly agree that time is of the essence in the performance of this Agreement."

2. Section 4A. Compensation and Method of Payment, is replaced as follows:

"Subject to any limitations set forth in this Agreement, City agrees to pay consultant the additional amount specified in Exhibit A, Scope of Services, attached hereto and

made a part hereof. Total compensatation shall not exceed $376,234."

All other terms of the Agreement shall remain in full force and effect.

IN **WITNESS** WHEREOF, the parties hereto have accepted, made, and executed this Agreement upon the terms, conditions, and provisions above stated, the day and year first above written.

LISA WISE CONSULTING

By: _____

Print Name:_____

Title: _____

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney, St. Helena

CITY OF ST. HELENA
a Municipal Corporation

By:_____
Print Name: Anil Comelo
Title: City Manager

ATTEST:

_____
City of St. Helena City Clerk
Cindy Tzafopolous

City of St. Helena Zoning Code Update

Scope of Work and Budget Update
March 22, 2023

Scope of Work

This proposed Scope of Work includes updates to Task 4.C (Revised Public Review Draft Zoning Code), Task 6 (Public Review and Adoption; Final Zoning Code), and Task 7.D (Zoning Map) resulting from the need to complete additional work not anticipated in the April 2021 Budget Realignment Scope of Work. Following the completion of the highly successful joint Planning Commission and City Council public meetings that were held in St. Helena on October 26th, November 16th, and December 7, 2022, LWC anticipates the need for additional work and additional meetings with staff in order to complete the final Zoning Code for the City of St. Helena, as detailed in Track Changes in this updated Scope of Work. Tasks that have been completed are identified in yellow highlight.

TASK 1: BACKGROUND REVIEW AND TECHNICAL ANALYSIS

A. Project Initiation Meeting and City Tour. LWC will meet with City staff to discuss their ideas and aspirations for the project, review the approach to the Zoning Code Update, discuss the public outreach process, finalize the work program and schedule, and clarify roles and responsibilities. LWC and City staff will conduct a tour of the City to become familiar with the patterns of development and the character of neighborhoods and nonresidential areas resulting from the implementation of the City's current development regulations. TASK COMPLETE

B. Technical Analysis and Evaluation. LWC will conduct technical analysis and evaluation of applicable ordinances, plans, and policy documents, including the 2040 General Plan, existing Zoning Code, development standards from specific plans and planned development districts in the City, and the Draft Design Guidelines. TASK COMPLETE

C. Zoning Code Update Recommendations Memo. Based on technical review of the City's current regulations, the 2040 General Plan, City staff comments, and the results from stakeholder interviews (see Task 2), LWC will prepare a Zoning Code Update Recommendations Memo that highlights General Plan direction for new development controls, assess the strengths and weaknesses of the existing Code, and presents the "big ideas" for the new Zoning Code. The Zoning Code Update Recommendations Memo will include recommendations for utilization of appropriate zoning approaches, including form-based, performance-based, incentive-based, and use-based approaches. Issues identified by stakeholders in Task 2 will be classified and sorted to identify common themes and shared concerns and included as a "punch list" of stakeholder comments in the report. TASK COMPLETE

D. Annotated Outline. Based on comments on the Zoning Code Update Recommendation Memo and other input gathered at Workshop #1 (see Task 2), LWC will prepare an Annotated Outline

of the Zoning Code. The outline will provide the recommended format, content, and organization of the new Zoning Code; retaining, amending, or discarding sections as necessary and proposing new sections where needed to improve clarity and user-friendliness. TASK COMPLETE

Meetings: Project Initiation Meeting and City Tour (1 trip)

Products: Zoning Code Update Recommendations Memo
Annotated Outline

TASK 2: PUBLIC OUTREACH

A. Public Outreach Program. LWC will work with City staff to formulate a Public Outreach Program for the Zoning Code Update using the components identified in this Scope of Work. The Public Outreach Program will outline all public meetings, study sessions, stakeholder meetings, and other outreach tools. The outreach activities identified in this Scope of Work are a first cut, based on our initial understanding of project needs and objectives. We will work with City staff to structure a public process that enables City Council, the Planning Commission, and community members to review and comment on updated regulations as they are being formulated. TASK COMPLETE

B. Stakeholder Interviews. LWC will prepare for and participate in one or two days of meetings and interviews with City staff, City officials, decisionmakers, code users (e.g. property owners, designers, architects, developers, etc.) and others familiar with the Zoning Code and development in St. Helena. City staff will be responsible for identifying and coordinating interviews and meetings. With small group interviews held in two rooms, up to 40 stakeholders can participate in the interview process. TASK COMPLETE

C. Workshops/Study Sessions. Task 2C has been updated per April 2020 Public Outreach Program. Up to five events will be conducted throughout the Code Update process to hear community issues and priorities and seek community input on draft policies, regulations, and implementation strategies. These events may take the form of open houses, workshops, and/or study sessions with decisions-making bodies, such as the Planning Commission and/or City Council. These events are also an opportunity to provide public education on complex land use issues and concepts and changes proposed to the Zoning Code. TASK COMPLETE

Regardless of the format of the event, each will allow community members the opportunity to view materials, interact with the Project Team, and engage in discussions about the Code Update. The events listed below are proposed at key points in the planning process to gather comments and feedback on preliminary sets of draft recommendations and changes.

- **Event #1: Joint PC/CC Study Session.** At a joint session of the Planning Commission and City Council, the planning team will provide a brief introduction to the project, present project objectives, present what the team heard at the stakeholder interviews, and describe

the general approach to the update. The planning team will also hear initial issues, concerns, and priorities of the decision-making bodies. TASK COMPLETE *)*

- **Event #2: Open House and PC Study Session on Recommendations Memo and Annotated Outline.** A study session will be held at a regularly scheduled Planning Commission meeting to review and solicit input on the Recommendations Memo and Annotated Outline. Prior to the meeting, the planning team will hold an informal "open house" to allow community members to view materials on easels, interact with the Project Team, ask questions about the process and scope of the project, and have detailed discussions about the material presented. In lieu of an in-person event, the planning team may post meeting materials online ahead of the meeting. TASK COMPLETE

- **Joint PC/CC Study Sessions on the Revised Public Review Draft (3).** Three joint study sessions will be held with the Planning Commission and City Council to review and solicit input on the Revised Public Review Draft. Topics will be determined in consultation with City staff. The planning team will prepare slide decks for the study sessions and provide them to City Staff to post online ahead of the meeting. LWC will provide City staff with a summary table of changes based on feedback received at the study sessions with the Public Hearing Draft. TASK COMPLETE

D. Website Materials. LWC will provide information for the City's website, including text, photographs, maps, renderings, other images, and information on our credentials and the project and progress. Project memorandum and milestone documents will be designed for upload to the City's website to be accessible to interested community members. TASK COMPLETE

E. Outreach Toolkits. In order to engage those who do not otherwise attend public workshops, it can be effective to meet with community groups, associations, and individual citizens in non-traditional settings, such as regular meetings of community organizations or at a gathering of interested neighbors. LWC will provide staff a "toolkit" of materials, based on workshop materials, project deliverables, and project information developed for other aspects of the project, to conduct project briefings to these types of groups throughout the project. Staff will organize and conduct the briefings. TASK COMPLETE

F. Subcommittee Meetings (up to 12). LWC will prepare for and lead up to 12 two-hour on-line Subcommittee meetings in advance of the CC and PC Joint Study Sessions described in Task 2C. The Subcommittee meetings are intended to review key issues of concern, discuss recommended standards and provisions, and ensure support from Subcommittee members prior to presentation at public events. The budget estimate for these meetings includes a call with City staff, meeting agendas, and other meeting material, such as illustrations of the application of standards for the first two Subcommittee meetings. LWC will review one set of consolidated comments from the subcommittee but will not provide written responses to comments. Rather, responses to comments (written and discussed at the meeting) will be

addressed in the Revised Public Review Draft. LWC anticipates the following meetings; however, the topics of the meetings may change based on input from the Subcommittee. TASK COMPLETE

- Five meetings on Zoning District Regulations. Topics are anticipated to be:
    1. Introduction and Built Form in the Residential Districts. Meeting materials will include diagrams of existing vs. proposed standards. *Estimated cost: $8,935.*
    2. Built Form in the Non-Residential Districts Meeting materials will include diagrams of existing vs. proposed standards. *Estimated cost: $8,935.*
    3. Overlay Districts. *Estimated cost $2,250.*
    4. Uses by District. *Estimated cost $2,250.*
    5. Topics Specific to Uses. *Estimated cost $2,250.*
- Three meetings on Administration and Permits. Topics are anticipated to be:
    6. Common Procedures. *Estimated cost $2,250.*
    7. Permits and Approvals. *Estimated cost $2,250.*
    8. Non-Conforming Provisions. *Estimated cost $2,250.*
- Four meetings on Citywide Standards, Definitions, and Outstanding Items. Topics are anticipated to be:
    9. General Site Standards, Parking and Loading. *Estimated cost $2,250.*
    10. Signs, Performance Standards. *Estimated cost $2,250.*
    11. Definitions of Terms, Rules of Measurement. *Estimated cost $2,250.*
    12. "Parking Lot List" (Outstanding unresolved items). *Estimated cost $2,250.*

G. Meeting with Downtown Merchants. LWC will participate in a 1.5-hour meeting with downtown business owners/operators and property owners to discuss standards and uses in the Downtown, answer questions, and hear concerns. LWC will provide an agenda and prepare a summary of the discussion. TASK COMPLETE

Meetings: Stakeholder Interviews
Community Events (2)
Joint PC/CC Study Sessions (3)
Up to 12 Subcommittee web conference meetings
Meeting with Downtown Merchants

Products: Public Outreach Program
Community Event and Study Session Materials
Subcommittee Meeting Materials
Information for the City's Website
Outreach Toolkits

TASK 3: ADMINISTRATIVE DRAFT REGULATIONS BY PHASE

LWC will develop Preliminary drafts of updated regulations related to emphasis areas in phases as described below to facilitate review prior to incorporation into a complete Public Review Draft Zoning Code.

A. **Zoning District Regulations (Part III) and Definitions of Uses (partial Part V).** LWC will prepare draft zoning district regulations and definitions of uses for review. Regulations will be drafted for all districts and include use regulations and development standards. LWC will prepare a draft of the Zoning District Regulations for staff review and revise based on staff comments. TASK COMPLETE

B. **Citywide Standards (Part IV).** LWC will prepare draft citywide standards for review. Citywide standards are those that apply to development or uses in some or all zoning districts in the city. Existing standards will be evaluated and new or revised standards will be identified for implementing the General Plan, responding to staff and community concerns, and bringing standards up to date with current uses, practices, and state and federal law. Topics include, but are not limited to standards for specific uses, landscaping, signs, parking, and nonconforming provisions. LWC will prepare an Administrative Draft of the Citywide Standards for staff review and revise based on one set of consolidated non-conflicting staff comments. TASK COMPLETE

C. **Administration and Permits (Part II), General Provisions (Part I) and Definitions of Terms and Rules of Measurement (partial Part V).** LWC will prepare a complete set of administrative provisions for the administration and enforcement of the Code, including application procedures, required findings, hearings and approval, and post decision procedures for all permit/approval types including use permits and code amendments. LWC will prepare an Administrative Draft of the Administration and Permit Procedures, General Provisions, and Definitions of Terms and Rules of Measurement for staff review and revise based on one set of consolidated non-conflicting staff comments. TASK COMPLETE

D. **Working Meetings.** LWC will attend up to 10 two-hour working meetings with City staff during the preparation of the Admin Draft Citywide Standards and the preparation of the Admin Draft Administration and Permit sections. These will be structured calls with agendas and may include members from the larger team (City attorney, departments heads, etc.). TASK COMPLETE

Meetings: Up to 10 structured meetings with City staff and a larger team as appropriate
Brief, informal phone calls with City staff as needed to review draft products

Products: Administrative Draft Zoning Code

TASK 4: PUBLIC REVIEW DRAFT ZONING CODE

A. **Public Review Draft Zoning Code.** LWC will prepare a Public Review Draft of the Code for Subcommittee review based on a review of all comments on the draft regulations prepared in Task 3. The Public Review Draft will address all aspects of zoning regulation, including

introductory provisions, district development standards and use regulations, citywide regulations, administrative procedures, and definitions of terms. The Public Review Draft will be fully formatted and contain graphics, diagrams, tables, and charts to complement and supplement the Code text. TASK COMPLETE

B. Zoning Map Revisions. LWC will work with City staff to identify areas that will require map changes. City staff will be responsible for making the changes and preparing the Zoning Map. The City may also choose to proceed with Optional Task 7D. TASK COMPLETE

C. Revised Public Review Draft Zoning Code. LWC will review one set of consolidated non-conflicting comments on the Public Review Drafts Zoning Code with City staff and prepare Revised Public Review Drafts Zoning Code for presentation at the Joint PC/CC Study Sessions. LWC will coordinate with the City's Project Manager with phone calls as needed to prepare the Revised Public Review Draft Zoning Code. Before submitting the document to staff, LWC will thoroughly proof check the draft. LWC will submit a track changes and "clean" draft for staff review prior to finalizing the Revised Public Review Draft. TASK COMPLETE, except that an additional Joint PC/CC Study Session, now tentatively scheduled in May, is described in Task 6.A (Public Hearing Draft Code).

Meetings: Meetings and phone calls with City staff to review draft products and review the zoning map

Products: Public Review Draft Zoning Code
Revised Public Review Draft Zoning Code

TASK 5: ENVIRONMENTAL REVIEW/CEQA DOCUMENTATION

A. EIR Consistency Technical Memo. The City certified an EIR for the General Plan in May 2019. The Zoning Code Update will implement the policy direction of the General Plan, the environmental effects of which were evaluated in detail in the EIR. It is anticipated the Zoning Code Update will be consistent with the General Plan EIR. LWC will prepare a technical memo supporting findings of consistency with the 2040 General Plan EIR. However, if the City desires more formal documentation, an EIR Addendum may be prepared as an optional task.

Products: EIR Consistency Technical Memo
(Optional) EIR Addendum

TASK 6: PUBLIC REVIEW AND ADOPTION; FINAL ZONING CODE

A. Public Hearing Draft Code. LWC will update the Revised Public Review Draft Zoning Code based on comments and feedback received at the three joint Planning Commission/City Council study sessions held on October 26th, November 16th, and December 7, 2022. LWC will attend an additional joint Planning Commission/City Council study session in May 2023 during which the Planning Commission and City Council will provide direction on key topics based on the public comment received on the Public Review Draft (Sub-Task 6.4). The preparation of the PowerPoint presentation, based on the extensive feedback recorded in the Comment Trackers from past

meetings, for the May joint meeting will require substantially more work than preparing for a public hearing; for this reason the budget for a public hearing is not analogous to that required for the joint meeting. Further, LWC recommends that we should attend and participate in all Planning Commission and City Council hearings as this will be beneficial to both the City staff, City officials, and the community. Sub-**Task 6.A.1** provides the budget for the additional joint meeting based on actual costs of attendance at previous meetings.

The City received a substantial number of comments from the general public on the design standards for residential uses included in Section 17.16.040 (Design Standards). Processing and understanding these comments and preparing updates to the standards has required substantial work beyond that contemplated in the original Scope of Work, and additional work will be necessary in the months ahead. **Task 6.A.2** establishes a budget for the management and update of the Comment Trackers.

In addition, staff has requested the insertion of new materials not originally included in the original Scope of Work (such as the ADU standards) and other unanticipated work that may be necessary. Integrating new materials into the Code draft will require reformatting of the original document. Also, additional meetings with City staff will continue to be needed to resolved public comments and as updates to the design standards and other zoning standards are completed. Sub-**Task 6.A.3** provides the not-to-exceed budget amount for the additional work necessary to update the design standards and other Chapters in the Zoning Code. **Sub-Task 6.A.4** details the budget for additional meetings with City staff (assumes up to eight meetings, one-hour each with time for preparation and follow-up) that are needed to resolve outstanding issues and community concerns, specifically related to public comments received.

LWC will prepare a Public Hearing Draft Zoning Code for consideration by the Planning Commission and City Council. LWC will submit a track changes Public Hearing Draft for staff to review edits related to Planning Commission/City Council and public comments recorded in the Comment Trackers. If any of the edits to address Planning Commission/City Council comments are unclear, not adequately addressed, or conflict with another part of the Code, staff will provide a list of additional edits and LWC will revise the Public Hearing Draft Code prior to its release. LWC will not be responsible for identifying any possible amendments to the St. Helena General Plan that may result from the Zoning Code update.

B. Planning Commission Hearings. LWC will attend in-person, prepare materials for, and make formal presentations at up to two Planning Commission hearings to support adoption of the Zoning Code.

C. City Council Hearings. LWC will attend in-person, prepare materials for, and make formal presentations at up to two City Council hearings to support adoption of the Zoning Code.

D. Final Zoning Code. Based on City Council action and final text changes provided by City staff, LWC will prepare the final Zoning Code. The document will be produced in Adobe Acrobat (PDF)

and a Microsoft Word format that can be made accessible and interactive through online publishing.

Meetings: Planning Commission Hearings (2)
City Council Hearings (2)

Products: Public Hearing Materials (slide decks)
Public Hearing Draft Zoning Code (Track changes for staff review and Final Public Hearing Draft)
Final Zoning Code

TASK 7: HANDBOOKS AND HANDOUTS (OPTIONAL)

A. Zoning Handbook. LWC will prepare a concise user-guide/handbook for the public that explains how to use the new Zoning Code. The handbook will be easy to understand with graphics and examples that demonstrate how to use the code and find answers to frequently requested information such as setbacks, lot coverage, commercial building signage, accessory structure standards, and Historic St. Helena design standards. The handbook will be provided in PDF format with internal hyperlinks for easy navigation. *(not needed)*

Product: Zoning Handbook

B. Infill Guidelines Handout. LWC will prepare a handout specifically tailored for infill development strategies and design standards or guidelines. The goal will be to provide an easy-to-understand guide that will help facilitate and streamline infill development. *(not needed)*

Product: Infill Guidelines Handout

C. Objective Standards for Multi-Family Development Handout. LWC will prepare a handout that outlines the objective standards that can be used when considering multi-family development projects. The document shall clearly identify when and how these standards may be used.

Product: Objective Standards for Multi-Family Development Handout

D. Zoning Map. LWC will update the citywide Zoning map in GIS that identifies zones at a parcel level. Based on the most current County GIS files to be provided by staff, LWC will prepare an administrative draft Zoning map, revise based on a single set of consolidated, non-conflicting comments and submit a public review draft zoning map. LWC will also participate in up to 3 one-hour calls to discuss map edits with City staff. The final map will be provided to City staff in an ESRI GIS format. LWC assumes that the most recent County parcel GIS files available will be sufficient and accurate (i.e., include current parcel boundaries, zoning, land use designations, etc. in a compatible ESRI GIS format) and that the City will conduct any necessary coordination with the County. TASK COMPLETE.

Sub-Task 7.D provides the necessary budget to update the Zoning Map to reinstate the LR-1A zoning once this has been confirmed by City Council action; to update the Historic Preservation Overlay in response to City comments and formal City staff/City Council direction; and, to make any other unanticipated edits to the Final Zoning Map. This task assumes one round of revisions by City staff before the Zoning Map is finalized.

Product: Citywide Zoning map in GIS and PDF format (Administrative Draft, Public Review Draft, and Final Draft)

BUDGET

The requested updated budget is shown in the table below.

LWC

Lisa Wise Consulting, Inc.
Additional Budget Request - Zoning Code Update
Prepared March 23, 2023

St. Helena, California Zoning Code Update		Principal $275		Director $205		Senior $180		Associate $145		TOTAL		Add	Subtract	Reallocation Request 4/5/2021	Updated Budget Request March 23, 2023
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost				
TASK 1	**BACKGROUND REVIEW AND TECHNICAL ANALYSIS**	10	$ 2,750	64	$ 13,120	20	$ 3,600	48	$ 6,960	142	$ 26,430			$ 26,430	
TASK 2	**PUBLIC OUTREACH**	8	$ 2,200	120	$ 24,600	40	$ 7,200	80	$ 11,600	248	$ 45,600	$ 62,005	$ (5,240)	$ 92,365	
TASK 3	**ADMINISTRATIVE DRAFT REGULATIONS BY PHASE**	8	$ 2,200	120	$ 24,600	52	$ 9,360	88	$ 12,760	268	$ 48,920	$ 11,300		$ 60,220	
TASK 4	**PUBLIC REVIEW DRAFT ZONING CODE**	12	$ 3,300	60	$ 12,300	80	$ 14,400	120	$ 17,400	272	$ 47,400			$ 47,400	
TASK 5	**ENVIRONMENTAL REVIEW/CEQA DOCUMENTATION**	-	$ -	12	$ 2,460	-	$ -	24	$ 3,480	36	$ 5,940			$ 5,940	
TASK 6	**PUBLIC REVIEW AND ADOPTION; FINAL ZONING CODE**	8	$ 2,200	60	$ 12,300	30	$ 5,400	40	$ 5,800	138	$ 25,700			$ 25,700	$ 31,775
	TOTAL BASE FEE	46	$ 12,650	436	$ 88,380	222	$ 39,960	400	$ 58,000	1,104	$ 199,990	$ 63,305	$ (5,240)	$ 258,055	$ 31,775
TASK 7A	**Zoning Handbook (Optional)**										$ 50,000	$ -	$ (34,450)	$ 15,550	
TASK 7B	**Infill Guidelines Handout (Optional)**										$ 25,000	$ -	$ (25,000)	$ -	
TASK 7C	**Objective Standards for Multi-family Development Handout (Optional)**										$ 45,000	$ -	$ -	$ 45,000	
	TOTAL OPTIONAL TASKS										$ 120,000	$ -	$ -	$ 60,550	$ -
	TOTAL WITH OPTIONAL TASKS										$ 319,990	$ 63,305	$ (64,690)	$ 318,605	
	ADDITIONAL TASKS APRIL 2022														
Task 2C	**Joint PC/CC Study Session (1)**	4	$ 1,100	16	$ 3,280	16	$ 2,880	8	$ 1,160	44	$ 8,420				
Task 2F	**Subcommittee Meetings (12)**	10	$ 2,750	44	$ 9,020	88	$ 15,840	88	$ 12,760	230	$ 40,370				
Task 2G	**Meeting with Downtown Merchants**	-	$ -	3	$ 615	8	$ 1,440	8	$ 1,160	19	$ 3,215				
Task 3E	**Working Meetings with Staff (up to 10)**	-	$ -	20	$ 4,100	40	$ 7,200	-	$ -	60	$ 11,300				
	Additional Tasks Total	14	$ 3,850	83	$ 17,015	152	$ 27,360	104	$ 15,080	309	$ 63,305			$ -	$ -
Task 7D	**Zoning Map (Optional)**	4	$ 1,100	4	$ 820	16	$ 2,880	40	$ 5,800	64	$ 10,600			$ 10,600	$ 7,100
	TOTAL UPDATED BUDGET MARCH 2023												Added $3,850 from 032421 budget.		$ 38,875

Updated Budget Request by Task and SubTask

St. Helena, California Zoning Code Update		Principal $295		Director $250		Senior $195		Associate $155		TOTAL	
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
TASK 6	**PUBLIC REVIEW AND ADOPTION; FINAL ZONING CODE (Additional Tasks)**										
	Task 6.A.1 Additional Joint PC/CC public meeting	2	$ 590	14	$ 3,500	2	$ 390	8	$ 1,240	26	$ 5,720
	Task 6.A.2 Comment Tracker Management	-	$ -	12	$ 3,000	6	$ 1,170	16	$ 2,480	34	$ 6,650
	Task 6.A.3 Updates to Design Standards, ADU standards, and other unforeseen edits	3	$ 885	16	$ 4,000	16	$ 3,120	32	$ 4,960	67	$ 12,965
	Task 6.A.4 Additional meetings with City staff	-	$ -	16	$ 4,000	-	$ -	8	$ 1,240	24	$ 5,240
	Travel expenses for joint PC/CC meeting										$ 1,200
	Subtotal	5	$ 1,475	58	$ 14,500	24	$ 4,680	64	$ 9,920	151	$ 31,775
TASK 7	**HANDBOOKS AND HANDOUTS (OPTIONAL)**										
	Task 7.D Additional updates to the Zoning Map (LR-1A, HP Overlay, Othe	2	$ 590	4	$ 1,000	6	$ 1,170	28	$ 4,340	40	$ 7,100
	Additional Tasks Total	7	$ 2,065	62	$ 15,500	30	$ 5,850	92	$ 14,260	191	$ 38,875

CITY OF ST. HELENA

RESOLUTION NO 2023-

AUTHORIZING: (1) AMENDMENT #3 FOR PROFESSIONAL SERVICES AGREEMENT WITH LISA WISE CONSULTING (LWC); STH CONTRACT NO: 2020-049 FOR ADDITIONAL TASKS IN ASSOCIATION WITH THE ZONING CODE UPDATE FOR AN ADDITIONAL $38,875 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED $376,234, (2) A BUDGET INCREASE OF $38,875, AND (3) USE OF GENERAL FUND FUND BALANCE OF THE SAME.

This Third Amendment to Professional Services Agreement STH Contract: FY 2020-049 dated November 12, 2020 ("Agreement") is made as of this ____ day of April, 2023 by and between the City of St. Helena and Lisa Wise Consulting (LWC).

RECITALS

A. On November 12, 2019, The City of St. Helena and LWC entered into an agreement to prepare a comprehensive update to the zoning code; and

B. On December 14, 2021, the City of St. Helena amended the Agreement for an additional $17,369 to include updates to the General Plan base map and creation of an updated zoning map and extended the term of the contract to December 1, 2022 for any post adoption coordination needs; and

C. The City desires to be responsive to public comments and has determined the need for an additional public meeting and additional consultant time to study certain zoning issues beyond the original scope of the project; and

D. The City of St. Helena and LWC now desire to amend the Agreement for an additional $38,875 and extend the term of the contract to December 31, 2023 for any post adoption coordination needs.

RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

1. Authorizes the City Manager to execute Amendment No. 3 to STH Contract: FY2020-049 in the amount of $38,875 with LWC for a total contract amount not-to-exceed $376,234.

2. Authorizes a budget increase of $38,875 and use of General Fund balance of the same.

Approved at a Regular Meeting of the St. Helena City Council on April 25, 2023, by the following vote:

Mayor Dohring: _____

Vice Mayor Hall: _____

Councilmember Chouteau: _____

Councilmember Hardy: _____

Councilmember Summers: _____

APPROVED: ATTEST:

_____ _____

Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Quarterly Grant Report for FY 2023 Q3, for the period ending March 31, 2023**

CEQA Determination: **Not a CEQA project**

Prepared By: Martin Beltran, Senior Management Analyst

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

This report covers grant activity for the 3rd Quarter of Fiscal Year (FY) 2023.

DISCUSSION

New Awarded Grant Applications in FY 2023 3rd Quarter

The City of St. Helena received one new grant award during 3rd Quarter of Fiscal Year 2023.

Agency	Project	Award
CalOES - HMGP: Wastewater Treatment Plant Backup Power	Wastewater Treatment Plant Emergency Backup Power *	$728,438

HMGP: Wastewater Treatment Plant Backup Power - Funding would be used to purchase and install emergency backup power at the Wastewater Treatment Plant that would provide sufficient power to the newly designed plant upgrade during power outages. The total project amount is estimated at $971,250, with $728,438 requested in grant funding and $242,812 as a required City match.

Applications Pending

The City currently has 5 applications pending.

Agency	Project	Amount
CDBG - Housing Rehabilitation Program	Owner-Occupied Rehabilitation (OOR) Program	$500,000
CDBG - Rental Subsistence Program	Rental assistance for low- to moderate-income households	$500,000
CDBG - Sewer Lateral Replacement Project	Sewer Lateral Replacement Project associated with Downtown Streetscape	$500,000
CalOES - HMGP: Emergency Backup Power	City Hall and Police Department Emergency Backup Power	$452,791
CDBG - Hunt's Grove Parking Lot	Expansion and improvements for Hunt's Grove parking lot.	$200,000

CDBG: Housing Rehabilitation Program - The funding will be used to continue the Owner-Occupied Rehabilitation (OOR) Program to assist low-income homeowners whose primary residence is in need of repairs, improvements, or reconstruction necessary to meet federal, state, or local building codes and for correction of all health and safety deficiencies. The program would be managed in collaboration with the Napa Housing Authority.

CDBG: Public Services - Rental Subsistence Program - The City would partner would UpValley Family Centers to identify low- to moderate-income households that are in need of rental assistance.

CDBG: Economic Development - Sewer Lateral Replacement Project - Sewer Lateral Replacement Project associated with Downtown Streetscape.

HMGP: City Hall and Police Department Emergency Backup Power - Funding would be used to purchase and install emergency backup power for City Hall and Police Department that would provide provide sufficient power to an essential City facility both for emergency use and regular operations during power outages. The amount of $452,791 was requested in grant funding and $150,930 is the required City match.

CDBG: Hunts Grove Parking Lot Project - Funds will be used to expand and improve parking for Hunt's Grove Apartments to create space for an additional 12 parked cars. The total amount of requested funding is $200,000. This project is currently on a waiting list.

Active Grants

These are grant awards with signed agreements. This chart identifies the grant award, required match, and percent expended. Staff is currently managing $6.5 million in active grant funds.

Grant	Project	Award Amount	Additional Project Funding	% Grant Funds Expended	Notes
CDBG - Public Services	Community Wellness and Mental Health Program	$498,281		0.0%	
CDBG - Economic Development	Business Assistance Program	$500,000		0.0%	
CalOES - HMGP Defensible Space/Fuel Management	Phase I - Defensible Space and Hazardous Fuels Reduction	$122,250		33.0%	Staff and Consultant are currently working on tasks outlined in Phase I. Once completed, the deliverables will be submitted to FEMA for review and approval.
CalOES - HMGP: Emergency Backup Power	City Corporation Yard and Crinella Pump Station	$257,380		0.0%	RFP was issued on March 30, 2023 with bid submittal deadline of May 4, 2023.
CENIC on behalf of Califia	Connection to CalRen Hub at St. Helena Public Library	Based on discounts applied - Received $4,011	$ -	100.0%	Received discounts in December 2021 and March 2022.
Department of Water Resources (DWR)	Comprehensive Flood Control Project	$2,371,333	$20,000,000	100.0%	The $237,148 retention was received in December

Grant	Project	Award Amount	Additional Project Funding	% Grant Funds Expended	Notes
					2022. Retention was held until Conservation Easement was completed.
Friends & Foundation	Enhancements for Library (PT Staff, Spanish/Youth/Adult Programs, Materials, Elsie the Cat, Supplies)	$144,288	$ -	41.6%	
Bulletproof Vest Partnership	Purchase of one bulletproof vest	$2,956	$ -	100.0%	
CalTrans/Federal - HSIP	Replacement of 125 lineal feet of guardrail on Silverado Trail that is located in the City limits of St. Helena	$70,000	$ -	100.0%	Construction is complete. Closing out project.
Housing and Community Development (HCD) - SB2 Planning Grant	Updates to current zoning code in order to implement housing policies and directives identified in the General Plan and in the 2015 Housing Element.	$160,000	$159,990	87.5%	Project continues to progress as scheduled.
HCD - Local Early Action Planning (LEAP) Grant	Housing Element update to facilitate compliance with the 6th Regional Housing Needs Allocation (RHNA) cycle.	$65,000	$ -	83.7%	Project continues to progress as scheduled.
Upper Valley Waste Management	Money Way Waste/Recycling Consolidation Project	$120,000	$ -	0.0%	Project is pending design approval.
HCD - HOME Investment Partnership	Funding to continue the Owner-Occupied	$500,000	$ -	0.0%	Housing Authority is working with applicants for

Grant	Project	Award Amount	Additional Project Funding	% Grant Funds Expended	Notes
Program: Program	Rehabilitation Program.				project approval
CDBG-CV1 - Childcare Scholarship Program	Provide childcare scholarships to income qualified families.	$74,484	$ -	100.0%	Reimbursement pending closeout paperwork.
CDBG-CV2 & 3 - Childcare Scholarship Program	Provide childcare scholarships to income qualified families.	$0.00	$ -	0.0%	An Amendment was approved to reallocate funds from the Child Care Scholarship Program to the Utility Assistance Program.
CDBG-CV2 & 3 - Utility Assistance Program	Provide utility assistance to St. Helena Residents.	$271,053	$ -	8.0%	HCD approved a Revision to extend the assistance to up to six months and increase the maximum dollar amount to $3,000 per eligible household.
State of CA - Department of Alcoholic Beverage Control	Minor Decoy, Shoulder Tap, and IMPACT Program.	$20,000	$ -	1.0%	
State of CA - Department of Justice	Funding for School Resource Officer.	$454,788	$ -	7.7%	
State of CA - Department of Parks and Recreation	Funding to Replace Crane Park Playground Equipment.	$177,952	$ -	0.0%	Preparing RFP

***Closed Out* Grants**

Grants	Project	Award Amount	Cash Match	% Grant Funds Expended	Notes
CalOES - PSPS Resiliency Allocation	Replace generator at Water Treatment Plant and purchase of a portable generator	$300,000	$ -	100.0%	Construction is complete.
SWRCB - CA Water and Wastewater Arrearages Payment Program	Relief for Water Arrearages incurred 03/04/2020 through 06/15/2021.	$114,344	$ -	100.0%	Closeout for final report is complete.

Flood Projects

Department of Water Resources (DWR) – City Council approved the conservation easement on October 12, 2021 and it was recorded on February 25, 2022. All necessary paperwork and documentation for closeout and release of retention was completed and on December 30 2022, the City received the $237,148 retention.

Non-Profit Grant Funding

The FY 2022/23 grant application period closed on February 18, 2022. The City received 20 applications with a total of $290,185 in funding requests. The Council working group met on March 30, 2022 to review the applications and made funding recommendations. Funding recommendations were presented to City Council at the budget workshop meeting on May 17, 2022.

A total of 19 non-profit grant applications were approved for the FY 2022/23 grant period for a total of $135,085. The chart below identifies the grant type, grantee, project description, award amount, and percent expended as of March 31, 2023.

Grantee	Project Description	Award Amount	Percent Expended
Cafeteria Kids Theater	Drama Summer Camps with CKT	$1,000	0.0%
Cinema Napa Valley	Sunset Cinema	$2,500	0.0%

Grantee	Project Description	Award Amount	Percent Expended
Collabria Care	UpValley Village 2022-23	$10,000	0.0%
Friends of the Cameo	Looking Up: A Pre-Independence Day Community Celebration	$8,250	0.0%
Mentis	Mental Health Treatment Services	$15,000	0.0%
Napa County Bicycle Coalition	St. Helena Safe Streets Champions	$5,500	22.4%
Nimbus Arts	2022 Dia de los Muertos	$5,000	0.0%
Our Town St. Helena	Pope Street Workforce Village: Phase 2 Predevelopment	$10,000	0.0%
St. Helena Catholic Church	Additional Food Cards for Families in Need	$10,000	0.0%
St. Helena Community Garden	St. Helena Community Garden	$2,460	0.0%
St. Helena Cooperative Nursery	St. Helena Cooperative Nursery School	$10,000	0.0%
St. Helena Farmers Market	Market Match Program	$8,775	63.7%
St. Helena Fire Safe Council	St. Helena Wildfire Preparedness & Prevention Community Outreach and Education	$7,500	0.0%
St. Helena Historical Society	Showcasing the Hispanic Settlement of the St. Helena Region of Napa Valley	$10,000	0.0%
St. Helena Little League	SHLL Uniforms & Equipment	$7,500	0.0%
St. Helena Preschool for All	St. Helena Preschool for All Scholarships	$10,000	100%
Sustainable St. Helena	St. Helena Redwood Forest – Founders Tree	$4,000	100%

Grantee	Project Description	Award Amount	Percent Expended
The White Barn	The White Barn 2022-2023 Season	$2,600	0.0%
Up Valley Family Centers	Active Kids/Ninos Activos	$5,000	0.0%
TOTALS		**$135,085**	**15.4%**

Direct funding was allocated to the Boys and Girls Club, Rianda House, and UpValley Family Centers outside of the Non-Profit Grant Program. The recommended funding modifications were made to keep the overall contributions at current levels of approximately $210,000 with $90,000 allocated to Boys and Girls Club, Rianda House and UpValley Family Centers were allocated $30,000 each.

The FY 2023/24 grant application period closed on February 24, 2024. The City received 22 applications with a total of $239,317 in funding requests. The Council working group met on March 24, 2023 to review the applications and made funding recommendations. Funding recommendations will be presented to City Council at the budget workshop meeting on June 13, 2023.

FISCAL IMPACT

There is no fiscal impact associated with this report.

RECOMMENDED ACTION

Receive and file report.

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **PUBLIC HEARINGS**

Subject: **Appeal filed by Joseph Berchtold to overturn the March 7, 2023, denial of his applications for demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture zoning district.**

CEQA Determination: **Class I Categorical Exemption under Section 15301 of CEQA**

Prepared By: Chantal Power, Associate Planner

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

The appellant submitted an application on November 5, 2021, requesting approval of a resolution granting a demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture zoning district.

The Planning Commission considered the applicant's request at a meeting held on October 18, 2022. Due to concerns expressed by Planning Commissioners and members of the public, such as potential inconsistencies with the General Plan and numerous concerns expressed by neighbors to the project, the Planning Commission requested that the applicant:

- Hold meetings with the neighbors, install story poles to show the massing of the proposed project,
- Provide the Planning Commission with information that is responsive to the neighborhood concerns; and

- Inform the Planning Commission if the applicant proposes any revisions in response to the concerns expressed by the public and/or Commissioners.

A project status update was given at the December 6, 2022, Planning Commission meeting. The applicant provided photos of the story poles and some details related to the two neighborhood meetings that occurred on November 6, 2022, and November 19, 2022, respectively. Additionally, as requested by the Planning Commission, Spottswoode Winery provided an anticipated vineyard production assessment for the December 6, 2022, Planning Commission. The Planning Commission requested that staff and the project applicant have all final revisions completed in a timely manner, and set March 7, 2023, as the hearing date to bring the project back to the Commission for review.

At the March 7, 2023, public hearing, additional public comments were received from neighbors who had concerns that the applicant had not made sufficient revisions to address concerns raised at the earlier Planning Commission meetings and comment letters.

The Planning Commission has the discretion to independently consider the consistency of the project with the General Plan as required by Design Review finding SHMC Section 17.164.030 (A) (1):

> *A. In addition to the purposes prescribed in Section 17.164.020, the following factors shall be considered by the planning commission in reviewing all applications:*
>
> *1. Consistency and compatibility with applicable elements of the general plan.*

The Commission ultimately determined that the project is inconsistent with General Plan policies LU5.1 and LU5.3 due to the net loss of 0.53-acre of agricultural uses that would result from the project and voted to deny the project (3-1).

On March 21, 2023, the appellants filed an appeal of the Planning Commission's denial to the City Council in accordance with St. Helena Municipal Code (SHMC) Section 17.08.180.

DISCUSSION

PROJECT DESCRIPTION

APPELLANTS GROUNDS FOR APPEAL

On March 20, 2023, the applicant submitted a letter (Attachment 4) setting forth the basis for requesting that the City Council overturn the denial of the Demolition Permit and Design Review. In summary, the appellant contends that:

1. Argument A - The Planning Commission abused its discretion by applying an incorrect of "agriculture" to the proposed uses.

Staff response:

Section 17.04.160 of the SHMC provides the following definition for agriculture:

> *"Agriculture" means the use of the land for agriculture purposes, including farming, dairying, pasturage, agriculture, horticulture (including Christmas trees), floriculture, viticulture, apiaries and animal farms; but not including stockyards or the commercial feeding of garbage or offal to swine or other animals.*

Pursuant to Section 2.28.020(F) of the SHMC, the Director of Planning shall "interpret planning documents and planning related ordinances and advise interested citizens. The planning director shall assist property owners and builders in meeting the city's planning requirements." Further, the City is required to "interpret and administer the zoning ordinance in a reasonable fashion consistent with the public interest of the residents of the City." (SHMC Section 17.04.060.) The Planning Commission applied an interpretation of the Zoning Code that agriculture means the retail production of plants and/or animals. This interpretation had been established by the Director of Community Development early in the review process, is consistent with the definition in the City's Zoning Code and was relayed to the project architect during project meetings with staff. The issue that the project was inconsistent with the General Plan policies related to development of agricultural properties pursuant to this interpretation was applied to the Issues Letter dated February 7, 2022, (Attachment 7) and also in several subsequent discussions with staff. Staff believes that this is a reasonable interpretation of the definition listed above, and that it is not an abuse of discretion for the City to decline to count every area containing edible plants or trees bearing edible fruit as "agriculture" under this City's Zoning Ordinance.

Ultimately, the issue that the Planning Commission considered – and upon which the resolution of denial was partly based upon – was whether the net loss of 0.53 acres of agricultural land created inconsistency with the general plan's prohibition against removal of existing farmland for non-agricultural uses. The discussion of whether food products sold commercially versus grown for personal use constituted "agriculture" was not a basis for the disapproval, so the appellant's assertion that this discussion was an abuse of discretion is misplaced. The project will create a net loss of 0.53 acres of agricultural land, even with the inclusion of the citrus trees, which the Planning Commission determined to be inconsistent with General Plan policies LU5.1 and LU5.3. The appellant was advised of this at the outset of the project, but pressed forward with a proposal that included the net loss at issue, which was a partial basis for the Planning Commission's denial.

2. Argument B - The Planning Commission's inflexible application of the City's General Plan is internally inconsistent and vertically inconsistent with the City's zoning ordinance.

Staff response:

The Planning Commission concluded that the project is inconsistent with General Plan policies LU5.1 and LU5.3.

> *LU5.1 Discourage conversion of existing farmland to non-agricultural uses.*
> *LU5.3 Strictly limit development on properties existing at the time of the adoption of this General Plan.*

The appellant's argument that the Planning Commission interpreted the proposed project to be inconsistent with General Plan policies LU5.1 and LU5.3 specifically because the project involved an application to construct a single-family home on land designated for agricultural use is an incomplete and incorrect statement of the Planning Commission's decision. In fact, the staff report for the hearing expressly acknowledged that single-family homes are a permitted use within the A-20 zone and Agriculture General Plan land use district. However, even with the proposed addition of new fruit trees, and olive trees for the anticipated production of an estate olive oil, the project would still result in a net loss of 0.53 acre of total agricultural uses. Staff determined the project to be inconsistent with General Plan policies LU5.1 and LU5.3 due to this net removal of existing agricultural uses on the property for the purpose of constructing the proposed home. Both General Plan policies seek to preserve existing agriculture, and the Planning Commission agreed with staff's determination that the existing agriculture should not be removed in order to accommodate the construction of the non-agricultural use, particularly when the site is currently developed with a home and accessory structures that do not impede on the existing agriculture. While the appellant also notes that the Zoning Code allows for the removal of no more one acre of active agricultural use, the Planning Commission had the discretion to independently consider the consistency of the project with the General Plan as that is a Design Review finding (SHMC section 17.164.030 (A)(1)). Further, it is important to review the consistency of the project with the statement of purpose for the A-20 zone that is noted in SHMC 17.20.010:

"The purpose of the A-20 district is to promote and implement the policies of the general plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This district restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the city expands."

The zoning code emphasizes the importance of preserving agricultural land in the A-20 zone. The denial action by the Planning Commission was not a "de facto prohibition on the development" (Attachment 5, page 8), but rather a determination that the applicant's proposed project would result in a substantial net loss of agriculture onsite. Neither staff nor the Planning Commission ever expressed to the appellant that no single family residence would be permitted on this parcel, only that of the elimination of a significant portion of the on-site

agricultural land would potentially violate General Plan policies LU5.1 and LU5.3. Through this lens, General Plan policy LU5.1 is not inconsistent with other General Plan policies or the provision in the zoning code allowing for a single-family residence in the A-20 zone. It is certainly possible for the appellant to propose a single-family residence that will not result in a substantial conversion of agricultural land to non-agricultural uses, but the appellant chose not to do so. Appellant further argues that policy LU5.3 only "discourage[s]" the conversion of farmland to non-agricultural use, and that it would be an abuse of discretion for the City to interpret that policy as preventing the appellant from removing a net amount of 0.53 acres of agricultural uses to build a new home and associated amenities in the A-20 zone. Appellant argues that the Planning Commission's decision converts the General Plan policies into a de facto farmland preservation policy. Staff disagrees with this characterization of the Planning Commission's decision. This is especially the case given that the Planning Commission did not absolutely prohibit the removal of vineyards on the site, but made its decision based on the net loss of agricultural land, taking into account the new agricultural uses added to the parcel.

The Planning Commission decided that the conversion of over ½ acre of farmland to a non-agricultural use as part of the proposed project is inconsistent with a General Plan policy that discourages the conversion of farmland to non-agricultural use. In staff's view, this is a reasonable interpretation of the General Plan policy.

The City Council's role in this appeal is to determine whether or not this project is consistent with these two General Plan policies. Courts provide "great deference" to a city council's ability to interpret its own general plan and the policies therein, as the body that adopted the general plan in its legislative capacity has "unique competence" to interpret those policies when applying them in an adjudicatory capacity. (Save Our Peninsula Comm'n v. County of Monterey (2001) 87 Cal.App.4th 99, 142.) Courts will only override a city council's interpretation of its own general plan and factual findings if "based on the evidence before [the] city council, a reasonable person could not have reached the same conclusion." (No Oil, Inc. v. City of Los Angeles (1987) 196 Cal.App.3d 223, 243.) In evaluating this question, "the inquiry is whether the decision is arbitrary, capricious, entirely lacking in evidentiary support, unlawful, or procedurally unfair. (Corona-Norco Unified School District v. City of Corona (1993) 17 Cal.App.4th 985, 992.) And, the party challenging a city's determination of consistency has the burden of showing why the determination was unreasonable based on all the evidence in the record. (Old East Davis Neighborhood Assn. v. City of Davis (2021) 73 Cal.App.5th 895, 907.)

The City Council will need to decide whether the proposed project is consistent with these two policies as part of this appeal, and as noted above, the City Council is given a significant amount of deference in making that decision.

3. Argument C - The City's prior approval of a similar project in the A-20 zone provides precedent for approval of this Project.

Staff response:
As a threshold matter, the appellant incorrectly states on the last line of page 8 of the appeal letter that: "In fact, staff made no written representations to this effect" (in reference to the fact that the applicant was advised at the beginning of the application process of the need to preserve agricultural acreage). Please refer to Attachment 7, the February 7, 2022 letter to the applicant, in which staff specifically requested that the applicant not remove the vineyard, in order to not be in conflict with General Plan policies in the Land Use Element pertaining to Agriculture.

Appellant argues that the City did not evaluate a proposed project at 777 Pratt for consistency with the two General Plan policies that served as the Planning Commission's basis for denial, and it therefore should not do so in this instance. The referenced project at 777 Pratt is distinguishable from appellant's project as because the Pratt property did not contain active agriculture at the time the application for the project was submitted to the City (Attachment 6). It was a flat, vacant site with no vegetation. This is clearly a different set of facts than those at issue in this appeal.

Prior Planning Commission decisions do not serve as "precedent" for future decisions, each decision is made on its merits by the Planning Commission or Council at the time an application comes before the body, based on an application of the applicable rules to the applicable facts. With that said, however, the facts presented in the application for 777 Pratt were clearly different than those at issue in this appeal, and there is a clear explanation for any difference in the Planning Commission's decisions on those two applications.

4. Argument D - The Planning Commission abused its discretion by failing to share the final resolution with the Berchtold's prior to the March 7 hearing.

Staff response:
The appellant argues that the Planning Commission violated the Brown Act by not posting the denial resolution 72 hours in advance of the hearing and did not read the denial findings into the record. However, changes to the project resolution are frequently made at the hearing and the City Attorney did read the denial finding into the record at the hearing. The appellant had the opportunity to provide extensive testimony as part of the Planning Commission hearing, which went well beyond the requirements of the Brown Act. The applicant does not have a separate right under the Brown Act or otherwise to separately comment on the Planning Commission's final findings or action—those are generally made after the public hearing and/or public comment are closed, and there is rarely the opportunity to comment on that final language. Further, to the extent that the appellant is arguing that he has been denied due process in some form, he is

receiving due process through the appeal process (in addition to the due process already provided through the Planning Commission hearing), and will have an opportunity to present arguments before the City Council at the hearing on the appeal.

CORRESPONDENCE

Public comments received prior to the publishing of this agenda are included in Attachment 8.

FISCAL IMPACT

All fees associated with the appeal application have been borne by the appellant.

RECOMMENDED ACTION

Staff recommends that the City Council:

1. Approve a resolution denying the appeal thereby upholding the Planning Commission denial of an application for demolition permit and design review for the proposed demolition and new construction on the property located at 2126 Madrona Avenue.

ATTACHMENTS

1. Denial Resolution
2. March 7 2023 PC Agenda Packet
3. March 7 2023 PC Denial Resolution
4. March 7 2023 PC MInutes
5. Appellant's Letter
6. Archival Aerial Photos of 777 Pratt Avenue
7. Issues Letter - February 7 2022
8. Public Comment

CITY OF ST. HELENA

RESOLUTION NO.

RESOLUTION OF THE CITY OF ST. HELENA CITY COUNCIL DENYING AN APPEAL OF A PLANNING COMMISSION DECISION TO DENY A DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL AT 2126 MADRONA AVENUE (File No. PL21-044) THEREBY DENYING THE PROJECT

PROPERTY OWNER: Lorraine and Joe Berchtold **APN:** 009-470-010

Recitals

1. The applicant submitted an application on November 5, 2021 requesting approval of a resolution granting a demolition permit and design review in order to demolish an existing single-family residence to accommodate the construction of a new single-family home on the property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district; and
2. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on October 18, 2022, where the Planning Commission voted to continue the project to allow the applicants time to meet with neighbors, and address issues raised prior to and during the public hearing; and
3. On December 6, 2021, the Planning Commission heard a project status update, and directed the applicants to provide final revisions to be reconsidered on March 7, 2023; and
4. The Planning Commission considered the revised project, staff report, and all testimony, written and spoken, at a public hearing on March 7, 2023, where the Planning Commission voted to deny the project due to the applicants' failure to address general plan inconsistencies; and
5. On March 22, 2023, the appellants filed an appeal of the Planning Commission's denial to the City Council in accordance with St. Helena Municipal Code (SHMC) Section 17.08.180; and
6. The City Council considered the appellant's appeal at a duly noticed public hearing on April 25, 2023 and considered the demolition permit and design review applications in their entirety. The City Council, after reviewing materials provided from the Planning Commission public hearing, as well as considering the staff report and record of the proceedings before the City Council, the written evidence submitted for the Council public hearing, and the testimony and other evidence submitted at the Council public hearing, desires to deny the appeal thereby denying the demolition permit and design review applications for the property located at 2126 Madrona Avenue based on the full record before the Council in this appeal.

Resolution

The City Council of the City of St. Helena herby resolves:

A. To deny the appeal and uphold the Planning Commission's denial of a demolition permit and design review for the demolition of an existing single-family residence to accommodate the construction of a new single-family home on the property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district.

B. The City Council hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the demolition and removal of small structures including single-family homes; and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc..

C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.030, the City Council makes the following design criteria finding to support the motion to deny the demolition permit and design review for the construction of the proposed single-family home and accessory structures on-site:

D. Consistency and compatibility with applicable elements of the general plan.

The project is not consistent with General Plan policies LU5.1 or LU5.3 due to the removal of existing farmland for non-agricultural uses. At the beginning of the application process, the applicant was advised of the need to preserve the amount of existing acreage that is used for active agriculture. But the applicant instead proposes to remove 0.66 acre of existing vineyard to accommodate recreational amenities, with the addition of a mere 0.13 acre of new olive grove as a partial offset — leaving a net loss of 0.53 acre of agricultural use. This does not "Discourage the conversion of existing farmland to non-agricultural uses" as General Plan goal LU5.1 requires, nor is it consistent with our mandate in General Plan goal LU5.3 to "Strictly limit development on properties … that are designated as agricultural land." (Emphasis added.)

The applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, but viability for rehabilitation is not the General Plan standard. Loss of agricultural use is. Regardless of the viability of the 0.53-acre area for continued vineyard use, the project could comply with the General Plan's requirements by planting another crop in that same location or by putting another 0.53 acres to agricultural use somewhere else on the 5.7+-acre lot. The applicant declines to do so.

The applicant argues instead that the City must allow this loss of farmland because the City made a similar allowance for another project in the past. That other project is irrelevant: It was governed by another general plan. This project is governed by the current General Plan, adopted in 2019, which includes the two policies referenced above, LU5.1 and 5.3. These policies govern the Commission here and support denial of the project.

Because the project removes a net 0.53 acres of existing farmland for non-agricultural uses, and the applicant declines to dedicate another 0.53 acres to agricultural uses to offset this loss, the project does not comply with the current General Plan, and the Planning Commission cannot make the necessary finding of General Plan compliance.

I HEREBY CERTIFY that the foregoing appeal of the Planning Commission denial of a demolition permit and design review application was duly and regularly denied by the City Council of the City of St. Helena at a regular meeting on April 25, 2023, by the following roll call vote:

Mayor Paul Dohring:

Vice Mayor Eric Hall:

Council Member Anna Chouteau:

Council Member Lester Hardy:

Council Member Billy Summers:

APPROVED:

Paul Jamison Dohring, Mayor

ATTEST:

Cindy Tzafopoulos, City Clerk

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 7, 2023

FILE NUMBER: PL21-044

SUBJECT: Request by Sasha Janev on behalf of Lorraine and Joe Berchtold for adoption of a resolution approving a demolition permit to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit and design review of the proposed new single family home on the property located at 2126 Madrona Avenue in the A-20 zoning district.

PREPARED BY: Chantal Power, Associate Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:11/05/21 **ACCEPTED AS COMPLETE:**08/23/22

LOCATION OF PROPERTY: 2126 Madrona Avenue

APN: 009-470-010

GENERAL PLAN/ZONING: Agriculture/Twenty-Acre Agriculture (A-20)

APPLICANT: Sasha Janev on behalf of Lorraine and Joe Berchtold **PHONE:** 707-968-5265

BACKGROUND

The project is located in the Agriculture General Plan land use district, and the Twenty-Acre Agriculture (A-20) zoning district, outside the Urban Limit Line on a 5.78-acre parcel with an existing vineyard. The site is currently developed with an existing single-family home and two accessory structures, all of which are proposed to be demolished to accommodate the construction a new single-family home and accessory dwelling unit. The existing home was constructed in 1883 and has been determined to have no historic or architectural value based on the attached historic resource evaluation.

The Planning Commission considered the applicant's request at a meeting held on October 18, 2022. Due to concerns expressed by Planning Commissioners and members of the public, discussed in further detail below, such as potential inconsistencies with the General Plan and numerous concerns expressed by neighbors to the project, the Planning Commission requested that the applicants hold meetings with the neighbors, install story poles to show the massing of the proposed project, provide the Planning Commission with information that is responsive to the neighborhood concerns and inform the Planning Commission if the applicant proposes any revisions in response to the concerns expressed by the public and/or Commissioners. A project status update was given at the December 6, 2022, Planning Commission meeting. The applicant provided photos of the story poles and some details related to the two neighborhood meetings that occurred on November 6, 2022, and November 19, 2022, respectively. Additionally as requested by the Planning Commission, Spottswoode Winery provided an expected vineyard production assessment attached to the 12-7-2022 staff report (Attachment 15). The Planning Commission requested that staff and the project applicant have all final revisions completed in a timely manner, and set March 7, 2023 as the hearing date to bring the project back to the Commission for review.

PROJECT DESCRIPTION

The applicant is seeking approval of a demolition permit to demolish three existing structures totaling 3,893 square feet, and design review approval to construct a two-story, 14,407 square foot single-family home with a large basement and 7,950 square feet above grade, a 1,754 square foot garage, a 1,640 square foot covered terrace. The applicant is additionally proposing to construct an 850 square foot one bedroom accessory dwelling unit ("ADU") with an 864 square foot covered terrace concurrently with the construction of the single family home and associated accessory structures. The ADU may be approved ministerially, and is not subject to design review.

The proposed single-family dwelling contains a large basement and first story and a smaller second story. The 6,457 square foot basement will contain three large storage rooms, a laundry room, game room, a bathroom, a powder room, and a mechanical room. The 5,244 square foot first floor will contain a large kitchen and pantry, a large living and dining room, a mudroom, three bedrooms, a sitting room, two powder rooms, and three bathrooms. The 2,706 square foot second floor will contain master bedroom and master bathroom, a second bathroom, two studies, a bar room, and a T.V. room. The 850 square foot accessory dwelling unit will contain a living room, a kitchen, a bedroom, a laundry room, and a bathroom.

The site includes 5.08 acres of existing vineyard on the 5.78-acre lot. Approximately 0.66 acres of the existing vineyards will be removed to accommodate the proposed structures leaving 4.42 acres of vineyards intact. An additional 0.13 acres of fruit and olive trees will be added to existing .20-acre orchard and the applicant/owner plans to work with local olive oil producers to create an estate olive oil. The applicant/owner also plans to work with Spottswoode Winery to rehabilitate and produce wine from the 4.42 acres of vineyard that will be preserved.

Changes to Project Since October 18, 2022 Planning Commission Meeting

The following revision were made in response to Planning Commission requests and as a result of the neighborhood meetings on November 6, 2022 and November 19, 2022:

1. The driveways proposed along Fir Hill Drive have been removed.
2. The proposed ADU has been moved an additional 15' back from Fir Hill Drive and 5' closer to the proposed primary structure.
3. The massing of the ADU was revised by lowering the roof height by 2'.
4. The pool was reoriented and the size was reduced.
5. The bocce court was reoriented to expand the views of neighboring properties.
6. The area of vineyard proposed for removal was reduced from 0.75 acres to 0.66 acres.
7. The area of olive orchard proposed was reduced from 0.21 acres to 0.13 acres to provide for a newly proposed retention basin and to increase visibility on the corner of Madrona Avenue and Fir Hill Drive.
8. A 1' deep, 6' wide bio-swale will surround the area proposed for development and two bioretention basins with 2,025 cubic feet of retention capacity will be installed at the front of the property.
9. The landscape plan has been revised to further reduce overall water usage.
10. The water analysis was updated to reflect the reduced water usage from the revised landscape plan.
11. The layout of the olive orchard along Fir Hill was adjusted to increase visibility at the intersection with Madrona Avenue.

ANALYSIS

CEQA

Staff has concluded the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to Section 15301, which exempts demolition and removal of individual structures including one single-family residence, and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

GENERAL PLAN

The subject property has a General Plan Land Use designation of Agriculture (AG). The AG land use designation allows agricultural and winery uses with restricted single family residential and public/quasi-public uses. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- LU5.1 - Discourage conversion of existing farmland to non-agricultural uses.

The applicant proposes removal of approximately 0.66 acres of existing vineyard to accommodate the proposed residential project. Staff has discouraged the applicant from removing any of the existing vineyard to be consistent with this General Plan Policy. However, the applicant has stated that the section of vineyard to be removed is the least viable for rehabilitation and not likely to be productive and has proposed the addition of 0.13 acres of fruit and olive trees to the existing .20 acre orchard for the production of an estate olive oil as an alternative to keeping all the existing vineyard. Regardless of the proposal to include the addition of olive trees to the site, the project site will still lose 0.66 acres of existing farmland for a non-agricultural use, and net loss of 0.53 acres of total agricultural uses, rendering the project inconsistent with this General plan policy.

- LU5.3 - Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land.
  The applicant has proposed a very large single-family residence and accessory structures totaling 19,515 square feet. This is a reduction from the initial application proposal, and 6,457 square feet (or more than one-third of the proposed residence) will be located below grade, not visible from street views. The above grade portion of the development consists of a 5,244 square foot first floor, and 2,706 second floor of the proposed primary dwelling, 1,754 square foot garage and 1,640 square foot covered terrace, a 850 square foot ADU and 864 square foot covered terrace. As with General Plan Policy LU5.1, staff has determined that the proposed removal of the existing vineyard for the purpose of developing the parcel for nonagricultural use is inconsistent with these two General Plan policies. However, 2126 Madrona, is the only property on Fir Hill Drive that has retained agricultural uses on-site.

- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.
  Although the proposed single-family home and accessory structures are very large, approximately one-third of the proposed construction would be below grade. The above ground portion of the project, as well as relationship to the site and surrounding area, should be used for consistency comparisons.

  The A-20 zone consists of large parcels with few limitations on the size of structures and provides for a wide variation of designs and sizes as evidenced along Fir Hill Drive, which has been developed with greater density and intensity of uses than what is intended for the A-20 district. Though the above ground portion of the project is larger than the other surrounding homes in the A-20 zone (depicted on Attachment 8), this parcel is the largest of the neighboring residential properties, and proposes a 0.08 FAR that is less than the average 0.10 FAR of the surrounding neighborhood.

  The design and colors used throughout the neighborhood are eclectic so comparisons should be limited to the types of color and materials used which are

typical of residential uses, consistent with the intention of this policy. The design applies articulation of facades and layered massing.

- PF1.1 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply.
  With the use of water efficient fixtures, the proposed home and landscaping will not result in an increase of water used on the site.

- CD3.2 - Ensure that the new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.
  The architectural design provides façade articulation and layered massing, along the street views of Madrona Avenue and Fir Hill Drive. Some of the project revisions include the relocation of the ADU an additional 15' back from Fir Hill Drive, and 5' closer to the proposed primary residence, a reduction of the pool size, and the reorientation of the pool and bocce court. The ADU, pool, and bocce court will be framed in by a low wall (1.5' to 2.5' in height above grade). The proposed olive orchard has been redesigned to cover the area previously designated as driveway space along Fir Hill Drive, and to preserve the Madrona Avenue-Fir Hill Drive corner view. A 5' wall will screen the vehicle motor court from public view. The second story steps back from the first story to help reduce overall massing and allowing neighborhood views of the mountains and surrounding vineyards (please see photo simulation on Sheet A1.3).

- HE1.5 - Encourage innovative housing types and designs.
  The project design is modern and incorporates articulation, layered massing, earth tones and natural elements such as stone veneer, cement plaster with wood and metal accents.

- HE2.4 - Promote second unit production.
  Although, not subject to discretionary review pursuant to State law, the project includes an 850 square foot accessory dwelling unit, with a covered terrace.

- HE2.6 - Promote a balance of types of housing throughout the whole community.
  The project proposes a large single-family home and an accessory dwelling unit, which are allowable uses in the A-20 district.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Twenty-Acre Agriculture (A-20), which allows residential and agricultural uses, and is intended to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth.

Pursuant to SHMC §17.20.060, the following development standards apply:

- Maximum non-agricultural coverage, 1 acre: 1 acre proposed
- Floor area ratio (F.A.R.), Not regulated
- Front setback, 50 feet, measured from center line of abutting street: 70 feet proposed
- Rear yard, 20 feet: Approximately 800 feet proposed
- Side yard, 20 feet: 20 feet proposed
- Height of buildings/structures, 30 feet: 29 feet proposed

Staff Response: The project as proposed meets the development standards prescribed by Section 17.20.060 of the SHMC. The 5.78-acre site has 5.08 acres of vineyards and is currently developed with 0.5 acres of non-agricultural uses. As shown on Sheet A1.0, the project proposes the removal of (0.66 acres) of the existing vineyard, which will leave 4.42 acres of vineyards to be rehabilitated for reuse, and 1-acre of non-agricultural use. The addition of (0.13 acres) of fruit and olive trees to the existing .20-acre orchard, with plans to develop an estate olive oil, will bring the total non-agricultural coverage to 1-acre. The project proposes additional landscaping consisting of very-low, low, and moderate use plantings consistent with code Section 17.112.140(B) of the SHMC that encourages xeriscape principles.

Note, the driveway is not included in the overall lot coverage consistent with superscript 1 of Section 17.20.060 (C) - Standards for Two Acre Lots or Greater in Area, which states that all structures, driveways (except for a sixteen-foot-wide driveway no greater than two-thirds the length of the parcel), parking, patios, lawn, or other non-agricultural uses shall be limited to one-acre maximum per parcel. The driveway for the primary residence is 16-feet and runs the width of the property, rather than the length. The driveways have not been counted toward the total non-agricultural coverage of the site. However, the screened motor court fronting Madrona Avenue has been included in the total 43,650 square feet (1-acre) residential coverage calculation. The screen wall surrounding the motor court is proposed at a height of 5-feet and is setback 48-feet from the front property line, where a minimum 40-foot setback for fences exceeding 3.5 feet in height is required. Though not subject to the visibility triangle requirements defined in Section 17.04.160 of the SHMC because Fir Hill Drive is a private drive, rather than a street, the project exceeds the standard as noted in Attachment 14.

WATER

Chapter 13.12.030 of the SHMC requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: The Water Use Analysis proposes a net decrease of 21 gpd to the average daily water usage by utilizing low flow water fixtures throughout, drought tolerant landscaping, and a cover for the pool. The existing vineyard is currently dry farmedbut is proposed for rehabilitation and will utilize well water from a new well that will also provide water for the proposed olive orchard, or if the regulatory controls do not allow the installation of a new well, the vineyard will continue to be dry-farmed and the olive orchard will be irrigated with City water after the applicant makes any adjustments to proposed landscaping to ensure that the project will remain water neutral.

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for an ADU. As described in SHMC Section 17.124.050(D), parking in tandem is permitted in residential districts when required parking is less than 3 spaces.

Staff Response: The project primary residence will provide a three-car enclosed garage and a screened motor court capable of accommodating multiple vehicles, exceeding the requirements established in Sections 17.124.030 and 17.116.030 of the SHMC.

DEMOLITION PERMIT

As provided in SHMC Section 17.164.050(G), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:
   a) That the building poses a threat to health, safety and general welfare if it is not demolished,
   b) That the restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,
   c) That no public or other funding is available for financing renovation or purchase of the building;

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

3. That the design review of the proposed replacement structure has been approved in conjunction with the demolition permit.

Staff Response: The existing home was constructed in 1883 but does not appear on the St. Helena Historic Resource Inventory. A Historic Resources Evaluation was conducted for the existing structures on the site (Attachment 3). The evaluation concluded that substantial alterations occurred outside of the historic era, the structures lack architectural significance, historic significance, or association with historic persons required for historic listing. The evaluation determined that none of the existing structures on the site meet the required criteria of significance necessary for eligibility for the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the St. Helena Historic Resource Inventory. Demolition of the existing structures would not be contrary to the requirements of the SHMC Section 17.164.050(G), and demolition of the structures will not occur prior to approval of design review for the replacement structures. Further study was conducted by the Historic Preservation expert and responses to neighborhood comments were provided (Attachments 4 and 5).

DESIGN REVIEW

SHMC Section 17.40.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings for both permitted and conditional uses pursuant to SHMC Section 17.164. The purpose of design review is to promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

1. Consistency and compatibility with the applicable elements of the general plan;

   Though not entirely consistent with General Plan policies LU5.1 and LU5.3 due to the removal of existing farmland for non-agricultural uses, the applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, has partnered with the Spottswoode Winery to rehabilitate the remaining vineyard, and has proposed to add an additional 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard and plans to establish an estate olive oil in an effort to continue and preserve the majority of the agricultural uses on the site. However, the project will lose 0.66-acre of existing farmland, with a proposal to plant an additional 0.13-acre of olive trees, resulting in a net loss of 0.53-acre of farmland for non-agricultural use. The project is consistent with General Plan policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4, HE2.6, as noted in the General Plan Section of this report.

2. Compatibility of design with the immediate environment of the site;

The proposed primary residence is very large, but a significant portion of the home will be located in a basement level not visible from the street. Additionally, the applicant has worked with City staff to break up the façade fronting Fir Hill Drive. At the direction of the Planning Commission, the applicant held meetings with the neighboring residents and made subsequent minor revisions intended to minimize the massing while preserving the vineyard and mountain views of neighboring properties, including relocating the ADU an additional 15' back from Fir Hill Drive and 5' closer to the house, reduction of the pool size, and reorientation of the pool and bocce court. The house design will utilize earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal.

3. Relationship of the design to the site;

The project proposes removal of approximately 0.66-acre of existing 5.08-acres of vineyards from the site and demolition of the existing structures to accommodate the proposed primary residence, garage, accessory dwelling unit, pool, bocce court, the addition of approximately 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard, and rehabilitation of the remaining 4.42-acres of vineyards. The proposal meets or exceeds all setback requirements and exceeds the off-street parking requirements and provides adequate circulation for vehicles. A 5-foot wall located outside of the front setback is designed to screen a portion of the motor court from street view.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

The surrounding area has a mix of historic and non-historic development. The project site is developed with a residential structure originally constructed in 1883 but has been determined not to have any historic value that would be eligible for national, state, or local historic registration. The project has been designed to minimize impact on the surrounding area through use of articulation, layered massing, exterior treatment of earth tones and natural materials, and undergrounding of a large portion of the proposed residence.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

Aside from the nearby historic Spottswoode Winery, which is located in the Winery district, the property is completely surrounded by A-20 lands developed with primarily residential uses that have not retained on-site agricultural uses. The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of olive trees which will be used in the production of an estate olive oil, to retain the agricultural nature of the existing lands, and a new

residence to replace the existing residence in an area that is developed with other residential structures of various shapes and sizes.

6. Compatibility with future construction both on and off the site;

The project proposes new residential uses and the rehabilitation and reuse of the existing vineyard and installation of olive trees for the production of an estate olive oil, in compatibility with the surrounding A-20 zone which allows agricultural and residential uses.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

The project will use earth tones and natural elements, undergrounding of a large portion of the proposed structure, façade articulation, layered massing, and a step back of the second story as well as setbacks exceeding the minimum requirements of the A-20 zone.

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

Because the project proposes a large residence, the planning and siting of the buildings has been critical to the overall design. The structure will underground a large portion of the primary residence, provide articulation, layered massing, and a step back of the second story, as well as setbacks greater than the required minimums. Additionally, the project proposes more than the required parking and on-site circulation and can easily accommodate the residents of the home as well as guests.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of 0.21-acre of olive trees to an existing 0.13-acre orchard, which will be used in the production of an estate olive oil. The proposed site plan also includes a bocce ball court and ornamental landscaping. Although the project proposes the removal of existing farmland (a total net loss of 0.53-acre), this is one of the only properties along Fir Hill Drive that contain a residential use that has retained any on-site agricultural use.

10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

The project proposes more than the minimum required parking and on-site circulation can easily accommodate the residents of the home as well as guests.

11. Whether natural features and vegetation are appropriately preserved and integrated with the project;

The project will remove the 0.66-acre of the existing vineyard and will preserve and rehabilitate the remaining 4.42-acres of vineyards for wine production in partnership with the nearby Spottswoode Winery.

12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;

The design uses earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal which are materials found on other surrounding homes. The primary residence has been designed with larger than required setbacks, undergrounding of a large portion of the proposed residence, façade articulation and layered massing in order to preserve the mountain and vineyard views of surrounding properties. The above ground portion of the proposed primary structure is 7,950 square feet, which is approximately 2,300 square feet larger than the largest existing home in the surrounding neighborhood. However, the next largest home, which is 5,633 square feet in size, is located on a property that is only one acre in size and has a floor area ratio (FAR) approximately twice the FAR of this proposal. Therefore, in evaluating compatibility with adjacent and neighboring structures, the size of the home in relation to the parcel on which it is proposed, and not just size alone, is an important factor.

13. Whether the landscape design concept for the scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

The proposed structures will be surrounded on the front and sides with 0.33-acre of fruit and olive trees, and gardens designed to create visual interest in contrast with the earth tones used for the structures and functionality for the residents.

14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The landscaping has been designed to create a desirable and functional environment and includes several garden areas, and several fruit and olive trees, while preserving approximately 4.42-acres of the existing vineyards. Construction will comply with the California Green Code and will incorporate solar panels, and water efficient landscaping.

ISSUES

As stated above, the project has been reviewed by the Planning Commission at two separate meetings. The first meeting, held on October 18, 2022, and resulted in a continuation of the project due to numerous concerns raised by the public and a request by the Planning Commission for additional information. The Planning Commission also requested that the applicants install story poles to demonstrate the massing of the proposed structures and to hold meeting with the neighboring property owners. Two neighborhood meetings were conducted on November 6, 2023, and November 19, 2023, in which neighbors met with the project applicant team and discussed various project concerns. The meetings were conducted informally, and no meeting minutes were provided. The second Planning Commission meeting was held on December 6, 2023, with the purpose of providing a project status update to the Commission. At this meeting, the Planning Commission requested that the project applicant provide a summary of the neighborhood meetings (Attachment 9) and allow the neighbors the opportunity to respond and provide any additional comments and clarifications regarding the details of the neighborhood meetings.

Following the circulation of the applicant summary of the neighborhood meetings, three separate letters were received from neighbors providing additional comment (Attachments 10-12). All three neighboring property owners continued to express concern over the project details with particular emphasis on the following:

1. Project massing/size of structures

   The applicant has worked with staff and considered the comments from neighbors to reduce the massing of the proposed structures. However, the St. Helena Municipal Code does not limit massing in the A-20 zone. Staff cannot impose a reduction in project massing that other properties in the same zone would not be subjected to based on the existing standards in the City's zoning code.
2. Trees: historic oak and placement of olive grove

   The existing historic oak tree is located in the City public right-of-way and will be protected in place. The project has been conditioned to protect any roots that may be exposed by grading activities.
3. Water: water usage and well for on-site agricultural uses

   The applicant has prepared a Water Use Analysis according to the Water Neutrality regulations, which has been reviewed and accepted by the Public Works Department. The city cannot impose additional standards which would not be required for any other property in the A-20 zone.
   The applicant has proposed a new well to replace the existing well, which will be removed to accommodate the proposed construction. As the well permit process is separate from design review, the applicant will be required to either obtain the necessary well permit through Napa County and the City or provide studies to show that the on-site agricultural uses can either be dry farmed, as is currently the

case, or irrigated using City water without exceeding the water neutrality requirements (see Public Works condition # 31).

4. Drainage and stormwater runoff

   The project civil plans show that water flows away from Fir Hill Drive across the site and toward stormwater facilities located within Madrona Avenue. Additionally, the applicant has proposed a 1' deep, 6' wide bio-swale around the perimeter of the area proposed for grading and development, and two bioretention basins with a total capacity of 2,025 cubic feet, or 5 times the output from a 100-year storm. A Stormwater Control Plan has been reviewed and accepted by the Public Works Department for stormwater runoff during construction activities.

5. Noise from mechanical equipment

   All mechanical equipment associated with the project, including HVAC, will be located in the basement mechanical room. As all residential development must meet Title 24 regulations for interior noise levels, the project will not pose noise impacts to surrounding properties. The project construction activities have been conditioned to comply with Chapter 8.24 – Noise, of the St. Helena Municipal Code.

6. Loss of vineyard/grape yields

   Comments from neighboring properties have indicated that the existing vineyard is historic. However, no evidence has been provided to show that the vineyard has been nominated as historic. Furthermore, the Historic Resource evaluation performed for the project site has determined that the property is not an historic resource and is not eligible for listing on a national, state, or local registry based on the CEQA criteria for historic resources. Grape yields are not subject to the design review process.
   Notwithstanding, the removal any of the existing vineyard is inconsistent with General Plan policies LU5.1 and LU5.3 that discourage the conversion of existing farmland to non-agricultural use and strictly limit development on properties existing at the time of the adoption of the General Plan that are designated as agricultural land.

7. Visibility on the corner of Madrona Avenue and Fir Hill Drive

   Visibility at the corner of Madrona Avenue and Fir Hill Drive is already somewhat obstructed by the presence of a very large historic oak tree. The project has proposed and been conditioned to protect the oak. In order to further reduce visibility impacts, the proposed olive orchard has been moved farther from the corner and the larger of the two proposed bio retention basins will be placed at the corner of the property. Though not subject to the visibility triangle requirements defined in Section 17.04.160 of the SHMC because Fir Hill Drive is a private drive, rather than a street, the project exceeds the standard as noted in Attachment 14.

8. Number of bedrooms and bathrooms

Some concerns have been expressed over the proposed number of bedrooms and bathrooms. However, there are no general plan or zoning criteria in place that would limit the number of bedrooms or bathrooms. The interior use of the structures is not something the the Planning Commission considers as part of design review, and the project has complied with the City's Water Neutrality regulations. Some clarification has been provided on the project plan set to remove door jams and headers from rooms not to be used as bedrooms.

9. Sewer or septic

The applicant has submitted an application for sewer extension and connection for the project, which is currently under review by the Public Works Department. The sewer application is independent of design review and the Public Work Department has provided a wastewater condition for sewer or septic to be installed subject to all City and County regulations prior to the issuance of a Certificate of Occupancy.

10. Grading concerns and construction

The Conceptual grading plan has been included in the project plan set, Sheet C2.1 and indicates that project site slopes away from Fir Hill Drive and toward Madrona Avenue.

11. Location of the ADU and backyard layout

As a result of the neighborhood meetings, the ADU has been located 15' further from Fir Hill Drive, and 5' closer to the primary structure than initially proposed, and the roof height of the ADU has been decreased by 2'. The pool has been reduced in size and both the pool and bocce court have been reoriented to address neighbor concerns. Further, the ADU should not be considered as part of the design review application as it is only subject to ministerial review under the City's Zoning Code and state law.

12. CEQA

Various comments have been received. The project is exempt from CEQA review pursuant to Section 15301 (Existing Structures) and Section 15303 (Reconstruction or Conversion of Small Structures). The Class 1 and Class 3 exemptions apply equally to single family residence regardless of size.

CORRESPONDENCE

Three formal letters from neighboring property owners have been received by staff (Attachments 10-12). Additionally, an email was received regarding the project potential for flooding in the basement (Attachment 13). Public Works Staff has determined that any potential for the proposed project resulting in flooding of the basement would be outside of the purview of City staff and would instead be between the property owner and their insurance company.

STAFF RECOMMENDATION

Option 1
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 15301 and Section 15303; and

2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 2126 Madrona Avenue.

Option 2

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and

2. Find the project inconsistent with General Plan policies LU5.1 and LU5.3 and continue action on the item, requesting that the applicant/owner revise the project plans to retain all of the existing vineyards and redesign the site for Planning Commission review at a future date.

ATTACHMENTS

1. Resolution
2. Project Plans
3. Project Statement
4. Historic Resource Evaluation
5. Response to HRE Comments
6. Water Use Analysis
7. Stormwater Control Plan
8. Assessor Parcel Data for Surrounding Properties
9. Applicant - Neighborhood Meeting Summary
10. 1693 Fir Hill Dr - Neighborhood Meeting Summary
11. 1615 Fir Hill Dr - Neighborhood Meeting Summary
12. 2056 Madrona Ave - Neighborhood Meeting Summary
13. Basement Flooding Discussion
14. Public Works Response to Neighbor Comments
15. Vineyard Expected Production Capacity
16. Applicant Letter to Fir Hill Neighbors 2-21-23

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
2126 MADRONA AVENUE (File No. PL21-044)

PROPERTY OWNER: Lorraine and Joe Berchtold **APN:** 009-470-010

Recitals

1. The property owner requests adoption of a resolution approving a demolition of existing structures in order to accommodate the construction of a single-family home, garage and accessory dwelling unit and design review approval for the proposed single family home on a property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district.; and
2. A public notice was published in the Napa Valley Register and mailed to residents andoccupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered theproject, staff report, and all testimony, written and spoken, at a duly noticed public hearing on March 7, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the Demolition Permit and Design Review thereby authorizing the proposal contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the Demolition Permit to allow for the demolition the existing structures on-site:

    1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
    2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood; and

3. That the design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

   The existing home was constructed in 1883 but does not appear on the St. Helena Historic Resource Inventory. A Historic Resources Evaluation was conducted for the existing structures on the site. The evaluation concluded that substantial alterations occurred outside of the historic era, the structures lack architectural significance, historic significance, or association with historic persons required for historic listing. The evaluation determined that none of the existing structures on the site meet the required criteria of significance necessary for eligibility for the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the St. Helena Historic Resource Inventory. Demolition of the existing structures would not be contrary to the requirements of the SHMC Section 17.164.050(G), and demolition of the structures will not occur prior to approval of design review for the replacement structures.

D. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:

1. Consistency and compatibility with applicable elements of the general plan;

   Though not entirely consistent with General Plan policies LU5.1 and LU5.3 due to the removal of existing farmland for non-agricultural uses, the applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, has partnered with the Spottswoode Winery to rehabilitate the remaining vineyard, and has proposed to add an additional 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard and plans to establish an estate olive oil in an effort to continue and preserve the majority of the agricultural uses on the site. However, the project will lose 0.66-acre of existing farmland, with a proposal to plant an additional 0.13-acre of olive trees, resulting in a net loss of 0.53-acre of farmland for non-agricultural use. The project is consistent with General Plan policies LU2.2, PF1.1, CD3.2, HE1.5, HE2.4, HE2.6.

2. Compatibility of design with the immediate environment of the site;

   The proposed primary residence is very large, but a significant portion of the home will be located in a basement level not visible from the street. Additionally, the applicant has worked with City staff to break up the façade fronting Fir Hill Drive. At the direction of the Planning Commission, the applicant held meetings with the neighboring residents and made subsequent minor revisions intended to minimize the massing while preserving the vineyard and mountain views of neighboring properties, including relocating the ADU an additional 15' back from Fir Hill Drive and 5' closer to the house, reduction of the pool size, and reorientation of the pool and bocce court. The house design will utilize earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal.

3. Relationship of the design to the site;

The project proposes removal of approximately 0.66-acre of existing 5.08-acres of vineyards from the site and demolition of the existing structures to accommodate the proposed primary residence, garage, accessory dwelling unit, pool, bocce court, the addition of approximately 0.13-acre of fruit and olive trees to the existing 0.20-acre orchard, and rehabilitation of the remaining 4.42-acres of vineyards. The proposal meets or exceeds all setback requirements and exceeds the off-street parking requirements and provides adequate circulation for vehicles. A 5-foot wall located outside of the front setback is designed to screen a portion of the motor court from street view.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

The surrounding area has a mix of historic and non-historic development. The project site is developed with a residential structure originally constructed in 1883 but has been determined not to have any historic value that would be eligible for national, state, or local historic registration. The project has been designed to minimize impact on the surrounding area through use of articulation, layered massing, exterior treatment of earth tones and natural materials, and undergrounding of a large portion of the proposed residence.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

Aside from the nearby historic Spottswoode Winery, which is located in the Winery district, the property is completely surrounded by A-20 lands developed with primarily residential uses that have not retained on-site agricultural uses. The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of olive trees which will be used in the production of an estate olive oil, to retain the agricultural nature of the existing lands, and a new residence to replace the existing residence in an area that is developed with other residential structures of various shapes and sizes.

6. Compatibility with future construction both on and off the site;

The project proposes new residential uses and the rehabilitation and reuse of the existing vineyard and installation of olive trees for the production of an estate olive oil, in compatibility with the surrounding A-20 zone which allows agricultural and residential uses.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

The project will use earth tones and natural elements, undergrounding of a large portion of the proposed structure, façade articulation, layered massing, and a

step back of the second story as well as setbacks exceeding the minimum requirements of the A-20 zone.

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

   Because the project proposes a large residence, the planning and siting of the buildings has been critical to the overall design. The structure will underground a large portion of the primary residence, provide articulation, layered massing, and a step back of the second story, as well as setbacks greater than the required minimums. Additionally, the project proposes more than the required parking and on-site circulation and can easily accommodate the residents of the home as well as guests.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

   The proposal includes the removal of 0.66-acre of existing vineyards and rehabilitation of the remaining 4.42-acres of vineyards for wine production and includes the addition of 0.21-acre of olive trees to an existing 0.13-acre orchard, which will be used in the production of an estate olive oil. The proposed site plan also includes a bocce ball court and ornamental landscaping. Although the project proposes the removal of existing farmland (a total net loss of 0.53-acre), this is one of the only properties along Fir Hill Drive that contain a residential use that has retained any on-site agricultural use.

10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

    The project proposes more than the minimum required parking and on-site circulation can easily accommodate the residents of the home as well as guests.

11. Whether natural features and vegetation are appropriately preserved and integrated with the project;

    The project will remove the 0.66-acre of the existing vineyard and will preserve and rehabilitate the remaining 4.42-acres of vineyards for wine production in partnership with the nearby Spottswoode Winery.

12. Whether the materials, textures, colors, and details of the construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;

    The design uses earth tone paints, cement plaster, and natural accent elements such as stone, wood, and metal which are materials found on other surrounding homes. The primary residence has been designed with larger than required setbacks, undergrounding of a large portion of the proposed

residence, façade articulation and layered massing in order to preserve the mountain and vineyard views of surrounding properties. The above ground portion of the proposed primary structure is 7,950 square feet, which is approximately 2,300 square feet larger than the largest existing home in the surrounding neighborhood. However, the next largest home, which is 5,633 square feet in size, is located on a property that is only one acre in size and has a floor area ratio (FAR) approximately twice the FAR of this proposal. Therefore, in evaluating compatibility with adjacent and neighboring structures, the size of the home in relation to the parcel on which it is proposed, and not just size alone, is an important factor.

13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

The proposed structures will be surrounded on the front and sides with 0.33-acre of fruit and olive trees, and gardens designed to create visual interest in contrast with the earth tones used for the structures and functionality for the residents.

14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The landscaping has been designed to create a desirable and functional environment and includes several garden areas, and several fruit and olive trees, while preserving approximately 4.42-acres of the existing vineyards. Construction will comply with the California Green Code and will incorporate solar panels, and water efficient landscaping.

Planning Department Conditions of Approval

E. The Planning Commission approves a demolition permit and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
3. Any request for an extension of this approval shall be justified in writing and

receivedby the Planning Department at least thirty (30) days prior to expiration.

4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
5. All required fees, including planning fees, development impact fees, residential in-lieuhousing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed ofthe following:

   Prior to issuance of a building permit, in recognition of the need for additional affordable housing, and to mitigate the effectsof this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unlessanother time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at itsown expense and without any cost to the City, and with counsel acceptable to the City,and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standardsof Title 24.

12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on March 7, 2023, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. No new landscaping shall be installed while the City is in a declared Phase II or Phase III water emergency.
15. Exterior lighting shall be directed or shielded to prevent glare onto public roadways oradjacent properties.
16. To reduce disturbance of residents in the project vicinity, construction activities whichgenerate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the followingreasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work,if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified andgive approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

17. An Encroachment Permit is required for all work within City right-of-way. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.
18. A separate utility connection directly between the ADU and the utility is required (SHMC 17.116.030). Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).
19. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.
20. An onsite wastewater treatment (septic tank) system, conforming to Napa County technical standards and plans approved by Napa County Environmental Services shall be submitted for approval prior to clearance for issuance of a building permit. Alternatively, a sanitary sewer extension and district annexation shall be pursued. All facilities shall be constructed in accordance with City of St. Helena Standards and Specifications. Sanitary sewer facilities shall be installed prior to the issuance of Certificate of

Occupancy.

21. Post-construction storm drain runoff shall be limited to pre-construction levels. The improvement plans shall demonstrate that flows will not increase due to improvements being installed with this project. No lot-to-lot drainage is allowed. All site drains must be connected to the public stormdrain system or discharged through the face of curb or to an established waterway.

22. The City has adopted the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Applicant is responsible for construction plan conformance in accordance with the BASMAA Manual, SHMC Section 13.32 et. seq., and the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). Approval of the project by Planning Commission does not constitute compliance with storm water regulations nor a right to develop per approved plans unless this condition of approval is fully satisfied.

23. The Applicant shall provide an Erosion and Sediment Control Plan (ESCP) and a schedule for implementation of approved measures to the Public Works Department forreview and approval with the first improvement plans submitted for review. A grading permit shall not be issued until the erosion and sediment control plan is approved.

24. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the PublicWorks Director.

25. The Applicant shall construct all of Public Improvements generally shown on the DesignReview Plans and more specifically described below:
    a. As there are no existing curb, gutter and sidewalk improvements fronting the property and no immediate future plans for new improvements, the proposed driveway fronting Madrona shall be constructed in accordance with County of Napa Standard P-2 (Driveway Connection to Arterial Roads – RuralRoads.
    b. All landscaping and fencing along the front and side yards shall be installed suchthat they provide adequate sight distance and conform to City Standard 324 regarding Visibility and Fencing.

26. Any excavation adjacent to the historic oak on Madrona Avenue shall comply with Section 2-1 04 Protection of Vegetation of Saint Helena City Public Works standards.

27. Preservation of the historic oak tree within the public right-of-way along Madrona Avenue shall comply Section 12.24.150 Protection of protected trees during and after construction activity of the SHMC.

28. Prior to the issuance of a grading permit or building permit, whichever occurs first, the applicant (or tree professional) shall place orange construction fencing around the tree dripline and it must extend 5' beyond the drip line and have it inspected by the City Arborist with a written verification that the location of the construction fencing is in acceptable location. (This will exclude any part of the drip line extending into the pavement on Madrona Ave).

29. Prior to the issuance of any permit, the homeowner or permit applicant must place 4" of mulch below the entire dripline of the tree but 1' away from trunk flare. Exclude any part of the drip line extending into the pavement on Madrona Avenue.

30. In order to eliminate competition and help continue to preserve the Heritage Oak tree, the City Arborist recommends the property owner remove the adjacent redwood tree next in the canopy of the Heritage oak prior to the issuance of a building permit.

31. Prior to the issuance of a building permit, the applicant is required to prepare a Water Use Analysis according to the Water Neutrality regulations, which relies on the use of a well for irrigation purposes. The applicant shall provide evidence of permit processing through Napa County or provide studies to show that the on-site agricultural uses can either be dry farmed, as is currently the case, or irrigated using City water without exceeding the water neutrality requirements.

Building Department Conditions of Approval

32. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2019 Title 24 codes.

33. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

34. The applicant shall provide a construction waste management plan with the building permit application.

35. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

36. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

37. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections

for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

38. Any deferral of the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.

39. A separate permit submittal is required for demolition of existing structures, construction of pools, installation of generators and PV-systems.

40. Properties that are on septic systems or are intending to abandon a septic system are encouraged to contact Napa County Environmental Health Department early in the process to prevent project delays. A permit is required for Demolition of existing septic systems from the Napa County EHD.

Fire Department Conditions of Approval

41. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36 and include compliance with vegetation hazard mitigation requirements of Section 8.08.010 (E)(9) of the St. Helena Municipal Code.

42. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.

43. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

44. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the foregoing demolition permit and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on March 7, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574

GENERAL NOTES

1. The work included under this contract consist of all labor materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
2. All construction shall conform to the 2019 California Building Code; 2019 California Mechanical, Electrical, and Plumbing Codes; 2019 California Residential Code, 2019 California Energy Code; 2019 California Green Building Standards Code; Title 24; Fire Safe Standards and any other local governing codes and ordinances. In the event of conflict, the most stringent requirements shall apply.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes. All work is new, U.O.N.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
5. The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction for use of all the trades and shall provide all the subcontractors with current construction documents as required.
6. The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such examination.
7. Written dimensions take precedence. Do not scale drawings.
8. All dimensions to and from new construction when shown in plan are to face of stud, face of masonry, centerline, unless otherwise noted.
9. All dimensions on reflected ceiling or electrical plans are from face of finish or center line of column to center line of fixture or group of fixtures.
10. All vertical dimensions are to face of finish, finish floor, unless otherwise noted.
11. All dimensions noted "Verify" and "V.I.F." are to be checked by contractor prior to construction. Immediately report any variances to the architect for resolution.
12. Interior walls are 2x4 or 2x6 wood studs @ 16" o.c, unless otherwise noted and all exterior wall are 2x6 wood studs @ 16" o.c. unless otherwise noted.
13. Contractor shall provide all seismic bracing and hold-down clips as required by Code for all suspended ceiling and soffit framing conditions.
14. Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc.
15. Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
16. Protect all existing building and site conditions to remain including walls, cabinets, finishes, trees and shrubs, paving, etc.
17. Details shown are typical. Similar details apply in similar conditions.
18. Verify all architectural details with structural, and design/build drawings before ordering or installation of any work.
19. Where locations of windows and doors are not dimensioned, they shall be centered in the wall or placed two stud widths from adjacent wall as indicated on the drawings.
20. All required exits shall be operable from inside, without the use of key or special knowledge.
21. All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
22. All materials, fixtures and equipment must be installed per manufacturer's specification and recommendations.
23. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
24. Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
25. All roof deck penetrations and exterior wall openings shall be guaranteed by the contractor to be water tight for a minimum period of one year after substantial completion of all work under this contract.
26. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside job site.
27. Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.
28. Install smoke and carbon monoxide detectors in accordance with the specifications and in conformance with CBC and local Fire Marshal requirements.
29. All exterior doors and windows are to be weather stripped per Title 24 requirements, unless otherwise noted in door details.
30. Glass subject to human impact shall be of safety glazing material to meet State and Federal requirements.
31. Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
32. Provide shop drawings for all millwork, metal work and custom items.
33. Contractor is responsible for reviewing and complying with requirements of Soil Report as prepared by Geotechnical Engineer.

SYMBOLS

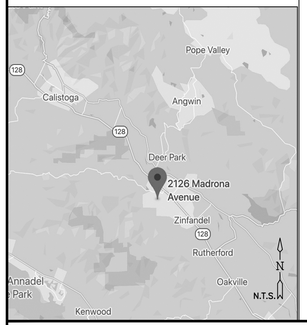
- INTERIOR ELEVATION NUMBERS / SHEET NUMBER (A, B, C, D; 8 / A5.2)
- SECTION/ ELEVATION NUMBER / SHEET NUMBER (2 / A3.1)
- DETAIL NUMBER / SHEET NUMBER (# / A8.#)
- ENLARGED DETAIL NUMBER / SHEET NUMBER (# / A8.#)
- WINDOW SYMBOL (2)
- DOOR SYMBOL (E)
- GRID LINE (1)
- ROOM NAME / ROOM NUMBER (ROOM XXX)
- REVISION (1)
- FLOOR ELEVATION OR DIMENSION POINT

VICINITY MAP

Project Information:

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN #: APN: 009-470-010



PROJECT STATISTICS

PROJECT NAME:
BERCHTOLD RESIDENCE

A.P.N.:
009-470-010

PROJECT ADDRESS:
2126 MADRONA AVE.
SAINT HELENA, CALIFORNIA 94574

LOT AREA:
5.78 ACRES (251,777 S.F.)

ZONING:
A-20 AGRICULTURE DISTRICT

CONSTRUCTION TYPE:
VB

OCCUPANCY:
R-3

NO. OF STORIES:
2 STORY + BASEMENT

BUILDING HEIGHT:
MAX ALLOWABLE: 30'
BUILDING HEIGHT: 28'

FEMA ZONE:
NO

PROJECT DESCRIPTION:
CONSTRUCTIONS OF A TWO STORY SINGLE FAMILY RESIDENCE WITH BASEMENT AND ATTACHED GARAGE

APPLICABLE CODES:
2019 California Building Code (CBC)
2019 California Electrical Code (CEC)
2019 California Mechanical Code (CMC)
2019 California Plumbing Code (CPC)
2019 California Fire Code (CFC)
2019 California Residential Code (CRC)
2019 California Energy Code (CEC)
2019 California Green Building Standards Code (GBS)
2019 California Administrative Code (CAC)
Applicable General Plan, Zoning, Site Development and Subdivision Ordinances

Note:
These drawings are to conform to the requirements of the code editions cited above. Any work performed in association with these drawings must also comply with these code editions.

BUILDING AREA CALCULATION:

EXISTING RESIDENCE:

EXISTING RESIDENCE TO BE DEMOLISHED:	2,508 S.F.
EXISTING GARAGE TO BE DEMOLISHED:	799 S.F.
EXISTING STORAGE BARN:	586 S.F.
TOTAL REMOVED	3,893 S.F.

PROPOSED RESIDENCE:

BELOW GRADE	
BASEMENT:	6,457 S.F.
ABOVE GRADE	
FIRST FLOOR:	5,244 S.F.
SECOND FLOOR:	2,706 S.F.
TOTAL:	7,950 S.F.
GARAGE & STORAGE:	1,754 S.F.
COVERED TERRACE:	1,640 S.F.

PROPOSED ADU:

FIRST FLOOR:	850 S.F.
COVERED TERRACE:	864 S.F.

*SQUARE FOOTAGES FROM EXTERIOR BUILDING PERIMETER

ABBREVIATION

&	And	CONN.	Connection	F.H.M.S.	Flat Head Machine Screw	I.D.	Inside Diameter	PERIM.	Perimeter	S.H.	Sprinkler Head
<	Angle	CONST.	Construction	F.H.W.S.	Flat Head Wood Screw	IN.	Inch	PL.	Plate	SHR.	Shower
@	At	CONT.	Continuous	FIN.	Finish	INSUL.	Insulation	P.LAM.	Plastic Laminate	SHT.	Sheet
ø	Diameter or Round	CONTR.	Contractor	FIXT.	Fixture	INT.	Interior	PLAS.	Plaster	SHTG.	Sheathing
#	Pound or Number	C.T.	Ceramic Tile	FLR.	Floor	INTER.	Intermediate	PLYWD.	Plywood	SIM.	Similar
		CTR.	Center	FLASH.	Flashing			PNL.	Panel	SL.	Sliding
A.C.	Air Condintiong or Asphaltic Concrete	C.W.	Cold Water	FLUOR.	Fluorescent	JAN.	Janitor	PNT.	Paint	S.K.D.	See Kitchen Drawings
ACOUS.	Accoustical	D	DRYER	F.O.C.	Face of Concrete	JST.	Joist	P.S.I.	Per Square Inch	S.L.D.	See Landscape Drawings
A.D.	Area Drain	DBL.	Double	F.O.F.	Face of Finish	JT.	Joint	PT.	Pressure Treated or Post Tensioned	S.M.D.	See Mechanical Drawings
ADJ.	Adjustable	DET.	Detail	F.O. Ply	Face of Plywood			PTD.	Painted	S.P.D.	See Plumbing Drawings
ADJAC.	Adjacent	D>F>	Drinking Fountain	F.O.S.	Face of Stud	KIT.	Kitchen	P.T.D.	Paper Towel Dispenser	SPEC.	Specification or Special
A.F.F.	Above finish floor	DIA.	Diameter	FP.R.F.	Fireproof	LAM.	Laminate	PTN.	Partition	SQ.	Square
AGGR.	Aggregate	DIM.	Dimension	FR.	Frame	LAV.	Lavatory	P.T.R.	Paper Towel Receptacle	S.S.	Stainless Steel
ALT.	Alternate	DISP.	Dispenser	FT.	Foot or Feet	LB.	Pound			S.S.D.	See Structural Drawing
ALUM.	Aluminum	DN	Down	FTG.	Footing	LIN.	Linear	Q.T.	Quary Tile	S.S.K.	Service Sink
APPROX	Approximate	DR.	Door	FURR.	Furring	LN.	Line			STD.	Standard
ARCH	Architectural	DW	Dishwasher	FUT.	Future	LT.	Light	R.	Riser	STL.	Steel
A.S.R.B.	Architectural site review board	DWG.	Drawing			MACH.	Machine	R.A.	Return Air	STOR.	Storage
		DWR.	Drawer	G.	Gas Outlet	MAINT.	Maintain	RAD.	Radius	STRL.	Structural
BD.	Board	EA.	Each	GA.	Gauge	MAT.	Material	REC.	Recessed	S.V.	Sheet Vinyl
BFE	BASE FLOOD ELEVATION	(E)	Existing	GALV.	Galvanized	MAX.	Maximum	REF.	Reference		
BITUM.	Bituminous	E.I.F.S.	Exterior Insulation & Finish System	G.D.	Garbage Disposal	M.B.	Machine Bolt	REFL.	Reflected	T.	Tread
BLDG.	Building	E.W.	Expansion Joint	GEN.	General	M.C.	Medicine Cabinet	REFR.	Refrigerator	T.B.	Towl Bar
BLK.	Block	EL.	Elevation	G.F.I.	Ground Fault Interrupt	M.D.O.	Medium Density Overlay	REG.	Register	T.B.D.	To Be Determined
BLKG.	Blocking	ELEC.	Electrical	GL.	Glass	MECH.	Mechanical	REINF.	Reinforced	T.C.	Top of Curb
BM.	Beam	EMER.	Emergency	GND.	Ground	MEMB.	Membrane	REQ.	Required	TEL.	Telephone
B.O.	Bottom of	ENCL.	Enclosure	GR.	Grade	MTL.	Metal	RESIL.	Resilient	TEMP.	Tempered
BOT	Bottome	E.P.B.	Electrical Panel Board	G.S.M.	Galvanized Sheet Metal	MFR.	Manufacturer	RET.	Retaining	T.&G.	Tongue & Groove
B.P.	Building Paper	EQ.	Equal	GYP.	Gypsum	MICRO	Microwave	REV.	Revision/ Revised/ Reversed	TER.	Terrazzo
BTWN.	Between	EQUIP.	Equipment			MIN.	Minimum			THK.	Thick
C.B.	Catch Basin	EXIST.	Existing	H.B.	Hose Bibb	MISC.	Miscellaneous	RM.	Room	T.M.E.	To Match Existing
CEM.	Cement	EXP.	Expansion	H.C.	Hollow Core or Handicapped	MTD.	Mounted	REMOV.	Removable	T.O.	Top of
CER.	Ceramic	EXT.	Exterior			MUL.	Mullion	R.O.	Rough Opening	T.O.C.	Top of Concrete
C.J.	Control Joint	EXP.	Expansion	HD.	Head	(N)	New	RWD.	Redwood	T.O.P.	Top of Plate
CLG.	Ceiling			HDBD.	Headboard	N.	North			T.O. PLY	Top of Plywood
CLKG.	Caulking	F.A.	Fire Alarm	HDR.	Header	N.I.C.	Not in Contract	S.	South	T.O.W.	Top of Wall
CLR.	Clear	F.A.U.	Forced Air Unit	HDF.	Hardware	NO. or #	Number	S.C.	Solid Core	TYP.	Typical
CLST.	Closet	F.B.	Flat Bar	HDWD.	Hardwood	NOM.	Nominal	S.C.D.	See Civil Drawings		
C.M.U.	Concrete Masonry Unit	F.D.	Floor Drain	HGR.	Hanger	N.T.S.	Not to Scale	S.D.	Storm Drain, Soap Dispenser/Dish	U.B.C.	Uniform Building Code
CNTR.	Counter	F.D.N.	Foundation	HGT.	Height	O.A.	Overall	SCHED.	Schedule	U.N.O.	Unless Noted Otherwise
C.O.	Clean-Out	F.E.C.	Fire Extinguisher Cabinet	H.M.	Hollow Metal	O.C.	On Center	SECT.	Section		
COL.	Column	FEMA	Federal Emergency Management Agency	HORIZ.	Horizontal	O.D.	Outside Diameter (Dim.)	S.E.D.	See Electrical Drawings	UNEXC.	Unexcavated
CONC.	Concrete			HR.	Hour					UNF.	Unfinished
COND.	Condition			H.R.	Handrail	OPNG.	Opening				
				H.W.H.	Hot Water Heater	OPP.	Opposite	SEP.	Separation	V.AR.	Varies
										V.C.T.	Vinyl Composite Tile
										VEN.	Veneer
										VERT.	Vertical
										VEST.	Vestibule
										V.G.D.F.	Vertical Grain Douglas Fir
										V.I.F.	Verify in Field
										VOL.	Volume
										W	Washing Machine
										W.	West
										W/	With
										W/D	Stacked Washing Machine and Dryer
										W.C.	Wall Covering
										WD.	Wood
										W.H.	Water Heater
										W/O	Without
										W.P.	Work Point or Waterproofing
										WSCT.	Wainscot
										W.S.P.	Wet Standpipe
										WT.	Weight
										WR.	Wafer Resistant
										WW.	Welded Wire

DRAWING INDEX

General
- [x] A0.0 COVER SHEET

Civil Drawings
- [x] C1.0 COVER SHEET
- [x] C2.0 HARDSCAPE PLAN
- [x] C2.1 GRADING PLAN
- [x] C3.0 UTILITY PLAN

Architectural Drawings
- [x] A1.0 SITE PLAN
- [x] A1.1 SITE PLAN
- [x] A1.2 SITE SECTION
- [x] A1.3 SITE PHOTOS
- [x] A2.1 RESIDENCE BASEMENT PLAN
- [x] A2.2 RESIDENCE FIRST FLOOR PLAN
- [x] A2.3 RESIDENCE SECOND FLOOR PLAN
- [x] A2.4 RESIDENCE ROOF PLAN
- [x] A2.6 ADU FLOOR PLAN
- [x] A2.7 ADU ROOF PLAN
- [x] A3.1 RESIDENCE ELEVATIONS
- [x] A3.2 RESIDENCE ELEVATIONS
- [x] A3.3 ADU ELEVATIONS
- [x] A3.4 ELEVATION MATERIALS
- [x] A3.5 COLORED ELEVATIONS
- [x] A3.6 COLORED ELEVATIONS

Landscape Drawings
- [x] L1.0 OVERALL SITE PLAN
- [x] L2.1 PLANTING PLAN & PLANT SCHEDULE
- [x] L2.2 PLANTING PLAN & PLANT SCHEDULE
- [x] COLOR PLANTING PLAN

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REVISED
2:43 pm, Jan 10, 2023

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707.968.5265 | 1432 Main Street, Saint Helena, CA 94574

BERCHTOLD RESIDENCE
2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: –
PROJECT No: 202101--

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:
COVER SHEET

SCALE: N.T.S.

A0.0

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P:\2021\202101 Berchtold Residence\1-Drawings\01-Current\Design Review\Version 6\0-Title Sheet-202101.dwg 1/9/23

FOR OFFICIAL USE ONLY

DESIGN REVIEW PLANS FOR:
BERCHTOLD RESIDENCE
2126 MADRONA AVENUE
ST. HELENA, CA, 94574

DISCLAIMER/COPYRIGHT
THESE PLANS AND SPECIFICATIONS, INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF MADRONE ENGINEERING AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MADRONE ENGINEERING. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE. CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS MADRONE ENGINEERING FROM ANY DAMAGES THE CONTRACTOR IS LEGALLY LIABLE FOR ARISING FROM THE CONTRACTOR'S USE OF THESE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOTIFY MADRONE ENGINEERING IMMEDIATELY IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS AND THE EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY THAT MADRONE ENGINEERING REPRESENTS THE LATEST REVISION OF THESE PLANS BEFORE BEGINNING CONSTRUCTION.

madrone
civil engineering
1485 Main Street, Suite 302
St. Helena, California 94574
Tel: 707-302-0280

SURVEY NOTES

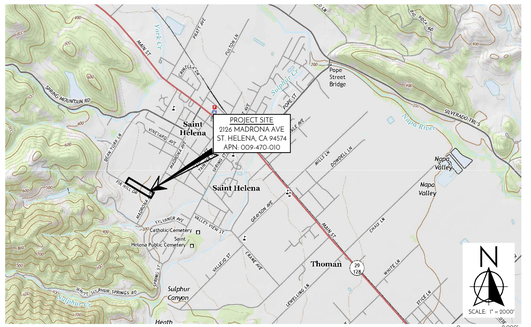
1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF APRIL, 2021 PERFORMED BY ALBION SURVEYS.
3. THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NAVD88 AND THE HORIZONTAL DATUM IS BASED ON NAD83 CALIFORNIA COORDINATE SYSTEM ZONE II PER TRIMBLE GPS OBSERVATIONS USING NGS OPUS SOLUTION. BASIS OF BEARINGS SHOWN PER II RM 11, NCR. ROTATED CLOCKWISE 1.21'00" TO NAD 83.
4. SITE BENCHMARK DESCRIPTION: N/A
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

ESTIMATED EARTHWORK QUANTITIES

1. THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
2. THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
4. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
   - QUANTITIES FROM UTILITY TRENCHES AND FOUNDATION TRENCHES HAVE NOT BEEN ESTIMATED.
   - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE NOT BEEN ESTIMATED.
3. CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
4. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

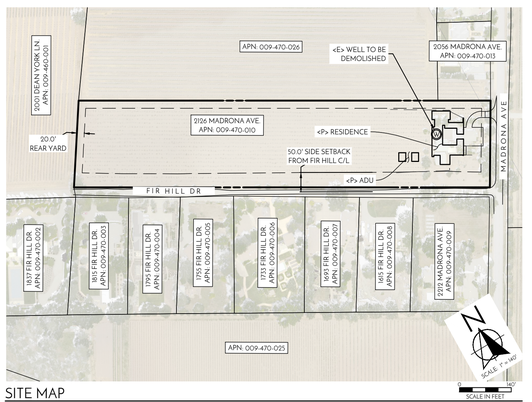
ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	1000	TBD
FILL	1000	TBD
ESTIMATED NET EARTHWORK		BALANCED

THE APPROXIMATE AREA OF DISTURBED SOIL IS 43,411 SF (0.99 AC).



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: ST. HELENA



SITE MAP

SHEET INDEX

C1.0 COVER SHEET
C2.0 HARDSCAPE PLAN
C2.1 GRADING PLAN
C3.0 UTILITY PLAN

PROJECT INFORMATION

OWNER: MICHAEL HUBBARD TR
600 UNIVERSITY ST., SUITE 1625
SEATTLE, WA 98101

SITE ADDRESS: 2126 MADRONA AVENUE
ST. HELENA, CALIFORNIA 94574

ASSESSOR PARCEL #: 009-470-010
PARCEL SIZE: 5.78 ACRES
CITY ZONING: A-20

SURVEYOR: ALBION SURVEYS
1113 HUNT AVENUE
ST. HELENA, CA 94574
JON WEBB. P.L.S.
707/963-1217

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280

ARCHITECT: KROEGER JANEV ARCHITECTS
1432 MAIN STREET
ST. HELENA, CA 94574
SASHA JANEV
(707) 968-5265

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL TO BUILD A NEW RESIDENCE, ADU, POOL, DRIVEWAY, AND ALL RELATED UTILITIES AT 2126 MADRONA AVENUE.

REVISED
2:43 pm, Jan 10, 2023

REVISIONS

⚠ NO CHANGES THIS SHEET

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	RT	RIGHT
AD	AREA DRAIN	FL	FLOW LINE	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FM	FORCE MAIN	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GB	GRADE BREAK	(S)	SOUTH
BOR	BEGIN CURB RETURN	GR	GRAVEL	S	SLOPE (FEET/FOOT)
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWINGS
BS	BOTTOM OF STAIRS	INV	INVERT	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	IP	IRON PIPE	SDP	SUBDRAIN PIPE
CB	CATCH BASIN	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS
C&G	CURB AND GUTTER	JP	JOINT POLE	SLD	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT	SLV	SLEEVE
CP	CONCRETE PIPE	LP	LOW POINT	SMD	SEE MECHANICAL DRAWINGS
℄	CENTERLINE	MH	MANHOLE	SPD	SEE PLUMBING DRAWINGS
CO	CLEANOUT	MON	MONUMENT	SS	SANITARY SEWER
COMM	COMMUNICATION	(N)	NORTH	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	+/N+	NEW	SSMH	SANITARY SEWER MANHOLE
CW	COLD WATER	OC	ON CENTER	STA	STATION
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND	STD	STANDARD
DG	DECOMPOSED GRANITE	OH	OVERHEAD	SW	SIDEWALK
DIP	DUCTILE IRON PIPE	OHL	OVERHEAD LINE	TC	TOP OF CURB
DS	DOWNSPOUT	<P>	PROPOSED	TFC	TOP FACE OF CURB
DW	DOMESTIC WASTE	PCC	PORTLAND CEMENT CONCRETE	TOC	TOP OF CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC	TW	TOP OF WALL
(E)	EAST	PI	POINT OF INTERSECTION	TYP	TYPICAL
<E>	EXISTING	PIV	POST INDICATOR VALVE	UG	UNDERGROUND
ECR	END CURB RETURN	P/L	PROPERTY LINE	VC	VERTICAL CURVE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE	VG	VALLEY GUTTER
EGR	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH	(W)	WEST
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
EVC	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE	WS	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE
FG	FINISHED GRADE	PW	PROCESS WASTE		

SYMBOL LEGEND

99	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #
	SIGN	SDMH#2	STORM DRAIN MANHOLE WITH ID #
W	WELL	WV	WATER VALVE
	STREET LIGHT	WM	WATER METER & DCV
	TREE		FDC/PIV WITH CHECK VALVE
	TREE TO BE REMOVED	FH	FIRE HYDRANT WITH GATE VALVE
6" SS	SANITARY SEWER	CO	CLEANOUT
6"G	GAS LINE	85	PROPOSED CONTOUR
6"W	WATER LINE		SOLID STORM DRAIN
85	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADEBREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

NOT FOR CONSTRUCTION

CIVIL IMPROVEMENT PLANS
COVER SHEET

BERCHTOLD RESIDENCE
2126 MADRONA AVE
ST. HELENA, CA 94574
APN: 009-470-010
PROJECT: 21041



EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION

FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE	ISSUE
11/04/21	DESIGN REVIEW
05/31/22	△REV 1
09/31/22	△REV 2
01/09/23	△REV 3

SHEET:

C1.0

HARDSCAPE LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	11,250	N/A	IMPERVIOUS
		WALLS	330	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	5880	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	0	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	800	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CHIP SEAL	6,390	DOUBLE CHIP SEAL OVER 10" CL 2 AB	IMPERVIOUS
		GRAVEL	370	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	0	N/A	PERVIOUS
		GREEN ROOF	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		BIORETENTION/ SWALE	1,300	N/A	PERVIOUS
		TOTAL	26,320		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 24,810 SF (0.57 AC)
TOTAL DISTURBED SOIL AREA: 43,000 SF (0.99 AC)

HARDSCAPE PLAN

NOT FOR CONSTRUCTION

FOR OFFICIAL USE ONLY

REVISIONS

REVISED SITE PLAN

REVISED
2:44 pm, Jan 10, 2023

SCALE: 1" = 20'

0 20' 40'

SCALE IN FEET

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madrone
engineering
1400 Main St, Suite 205
St. Helena, California 94574
Tel. 707.302.6580

CIVIL IMPROVEMENT PLANS

HARDSCAPE PLAN

BERCHTOLD RESIDENCE
2126 MADRONA AVE
ST. HELENA, CA 94574
APN: 009-470-010
PROJECT: 21.043

REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 75989
Exp. 06-30-24
STATE OF CALIFORNIA

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DATE	ISSUE
11/04/21	DESIGN REVIEW
05/31/22	REV 1
09/23/22	REV 2
01/09/23	REV 3

SHEET

C2.0

GRADING PLAN

NOT FOR CONSTRUCTION

SCALE 1" = 10'

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REVISIONS

1 REVISED GRADING PLAN

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madrone
engineering
1400 Main Street, Suite 205
St. Helena, California 94574
Tel 707.302.6580

CIVIL IMPROVEMENT PLANS

GRADING PLAN

BERCHTOLD RESIDENCE
2126 MADRONA AVE
ST. HELENA, CA 94574
APN: 009-470-010
PROJECT: 21.043

REGISTERED PROFESSIONAL ENGINEER
No. 75981
Exp. 06.30.24
CIVIL
STATE OF CALIFORNIA

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11/04/21	DESIGN REVIEW
05/31/22	1 REV 1
09/23/22	2 REV 2
01/09/23	3 REV 3

SHEET

C2.1

NOTES:

1. FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
2. FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
3. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
4. MAINTAIN BGL, TGL, TSL, AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
5. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
6. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.
7. REQUIRED SOIL MIX: 60%-70% FINE SAND, 30%-40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

1 BIORETENTION FACILITY WITH SUBDRAIN — NOT TO SCALE

<P> SWALE 6' WIDE, 1' DEEP
<P> SSCO INV 294.35
6" SDR 35 S=1.0% MIN
<P> SEWER GRAVITY BREAK BOX
<P> BASEMENT SEWER PUMP
<P> SSCO INV 294.67
<P> WASTEWATER PRIMARY DISPERSAL FIELD - 1,600 SF
<P> BOCCE COURT
FLAG, BLUE, STAKE
<P> POOL
<P> SPA
<P> SSCO INV 295.62
<P> ADU FF 299.00
<P> SWALE 6' WIDE, 1' DEEP
<P> SWALE 6' WIDE, 1' DEEP
<E> WELL TO BE DEMOLISHED
<P> RESIDENCE FF (MAIN) 299.00 FF (BASEMENT) 286.00
<P> STORM DRAIN PUMP (COLLECT FROM LIGHT WELLS & ANY NECESSARY DS)
<P> SUBDRAIN PUMP (COLLECT FROM BASEMENT & WALL SUBDRAINS)
<P> GARAGE FF 299.00
<P> SSCO INV 295.00
<P> GAS METER NEW LOCATION
<P> ELECTRIC METER
CONNECT TO <E> GAS LINE
CONNECT TO <E> WATER METER
<P> BACKFLOW PREVENTER
CONNECT TO <P> SEWER LINE EXTENSION INV: 291.14
<P> BIORETENTION AREA #02 SURFACE AREA = 350 SF RETENTION CAPACITY = 525 CF 2-FOOT DEPTH, 6-INCH FREEBOARD TSL 292.00, TGL 290.50, BGL 289.50
<P> SSCO INV 293.55
6" SDR 35 S=1.0% MIN
<P> GRAVEL INFILTRATION TRENCH FOR BIO #02 OVERFLOW
DI#02 24 IN RIM 293.50 INV (OUT) 292.00
6" SDR 35 S=1.0%
<P> BIORETENTION AREA #01 SURFACE AREA = 1,000 SF RETENTION CAPACITY = 1,500 CF 2-FOOT DEPTH, 6-INCH FREEBOARD TSL 292.00, TGL 290.50, BGL 289.50
<P> UNDERGROUND ELECTRIC FROM <E> POLE
DI#01 24 IN RIM 293.00 INV (OUT) 292.07
INV (IN) 289.82
6" SDR 35 S=1.0% MIN
1" SCH 40
2" FM S=1.0% MIN
2" FM S=1.0% MIN
1" SCH 40
GAS
GAS
GAS
<E> 6" WATER MAIN
FIR HILL DR
MADRONA AVE
<E> 6" WATER MAIN
SSCO 293.50
SSCO 293.15
SSCO 293.0
W CONTROLS 293.80
ELEC 293.00
DI 293.18
DI 293.05
SEPTIC 293.0
SEPTIC 293.64
SEPTIC 293.64
SEPTIC 293.64

NAPA COUNTY TAX ASSESSORS INFORMATION

Property Detail Report

2126 Madrona Ave, Saint Helena, CA 94574-2354

APN: 009-470-010-000 — Napa County Data as of: 09/13/2022

Owner Information

Owner Name:	Hubbard Michael K TR		
Vesting:			
Mailing Address:	600 University St #1625, Seattle, WA 98101-4106	Occupancy:	Absentee Owner

Location Information

Legal Description:				County:	Napa, CA
APN:	009-470-010-000	Alternate APN:		Census Tract / Block:	201602 / 1001
Munic / Twnship:		Twenty-Nine Palms:		Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Saint Helena Unified School District		
Elementary School:	Saint Helena Eleme...	Middle School:	Robert Louis Steve...	High School:	Saint Helena High...
Latitude:	38.49861	Longitude:	-122.4816		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/05/2021 / 03/11/2021
Buyer Name:	2021 Joseph K Berchtold Generation-Skipping Trust

Last Market Sale

Sale / Rec Date:	03/05/2021 / 03/11/2021
Multi / Split Sale:	
1st Mtg Amt / Type:	
2nd Mtg Amt / Type:	
Seller Name:	Andrew I Rossi Trust
Lender:	American Agcredit Flca

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:		1st Mtg Rate / Type:	Prior Sale Doc #: N/A
Prior Lender:			

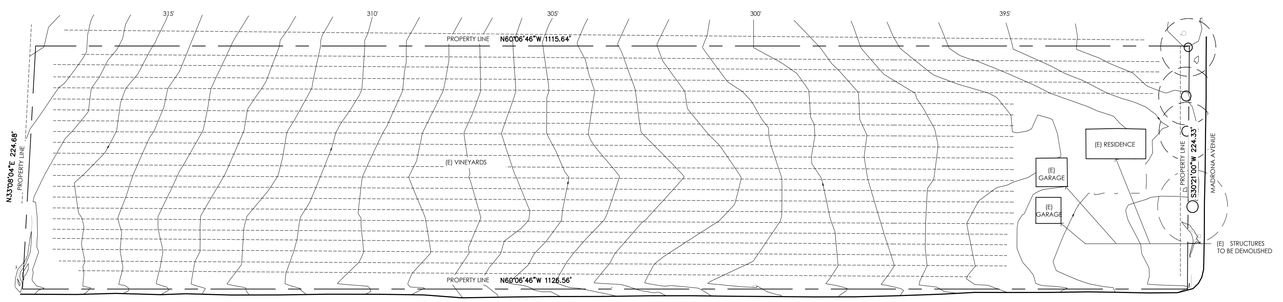
Property Characteristics

Gross Living Area:	2,508 Sq. Ft.	Total Rooms:	10	Year Built / Eff:	1905 / 1940
Living Area:	2,508 Sq. Ft.	Bedrooms:	5	Stories:	
Total Adj. Area:		Baths (F / H):	2 /	Parking Type:	Attached
Above Grade:	1,728 Sq. Ft.	Pool:	Yes	Garage #:	3
Basement Area:		Fireplace:		Garage Area:	780 Sq. Ft.
Basement:		Fireplace #:		Carport #:	
Foundation:		Heating:	Central	Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	Vineyard	Lot Area:	251,777 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	39 - Vineyard Agt. 5 Ac Wi	Usable Lot:		Res / Comm Units:	
	Res				
Site Influence:		Acres:	5.78	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06055C0376E	Flood Map Date:	09/26/2008
Community Name:	City Of St. Helena	Flood Panel #:	0376E	Inside SFHA:	False

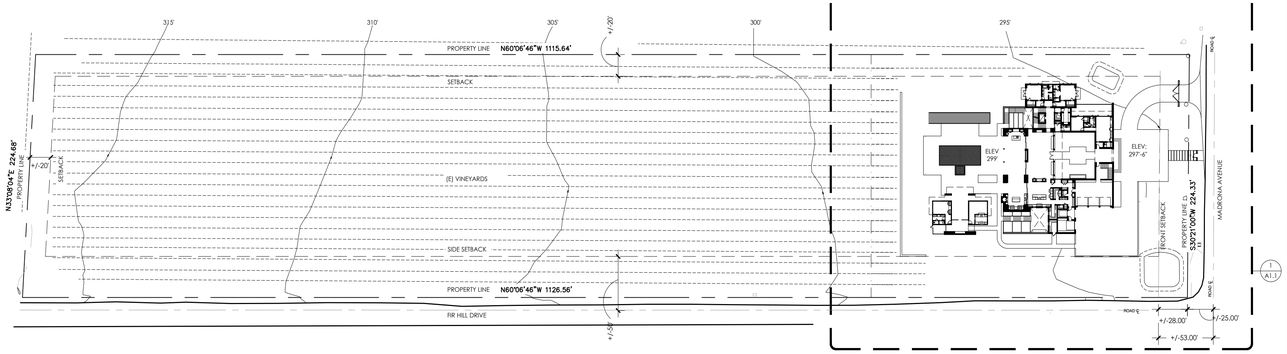
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2 SITE PLAN - EXISTING RESIDENCE

NORTH

SCALE: 1" = 50'



PROPERTY AREA CALCULATIONS			
USE	EXISTING	PROPOSED	CHANGE
AGRICULTURAL - VINEYARD	5.08ac	4.42ac	-0.66ac
AGRICULTURAL - ORCHARD	0.2ac	0.33ac	+0.13ac
NON AGRICULTURAL - HOUSE SITE	0.5ac	1ac	+0.5ac
DRIVEWAY (EXEMPTION)	NA	0.03ac	
TOTAL PARCEL AREA	5.78ac	5.78ac	

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2:44 pm, Jan 10, 2023

1 SITE PLAN - PROPOSED RESIDENCE

NORTH

SCALE: 1" = 50'

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ARCHITECTS
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707.968.5290 | 1432 Main Street, Saint Helena, CA 94574

BERCHTOLD RESIDENCE

2126 MADRONA AVE
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: –

PROJECT No: 202101––

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

SITE PLAN

SCALE: 1" = 50'

A1.0

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NON AGRICULTURAL COVERAGE AREA:
0.99 ACRES (43,519 SQ. FT.)

MAXIMUM NON AGRICULTURAL COVERAGE AREA
1 ACRE (43,560 SQ. FT.)

REVISED
2:44 pm, Jan 10, 2023

1 SITE PLAN

NORTH

SCALE: 1" = 20'

ARCHITECT:
KROEGER | JANEV ARCHITECTS
707.296.1682 | 1001 Caymus Street, Napa, CA 94559
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BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: –

PROJECT No: 202101-–

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
	D.R. REV 3

SHEET DESCRIPTION:

SITE PLAN

SCALE: 1" = 20'

A1.1

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1/6/23

3 SITE SECTION

SCALE: 1" = 30'

2 SITE SECTION

SCALE: 1" = 30'

1 SITE SECTION

SCALE: 1" = 30'

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2:48 pm, Jan 10, 2023

NORTH

SITE PLAN - PROPOSED RESIDENCE

SCALE: 1" = 100

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707.296.1650 | 1527 Lincoln Avenue, Napa, CA 94558
707.968.5290 | 1432 Main Street, Saint Helena, CA 94574

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: –	
PROJECT No: 202101--	
DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

SITE SECTIONS

SCALE: 1" = 50'

A1.2

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1/6/23

4 FROM 2212 MADRONA DRIVEWAY

3 VIEW FROM 2212 MADRONA PROPERTY

2 VIEW FROM 2212 MADRONA PROPERTY

1 VIEW FROM 2212 MADRONA PROPERTY

5 FROM 1615 FIR HILL DRIVE

6 FROM 1615 FIR HILL DRIVE

A SITE PLAN - PROPOSED RESIDENCE

NORTH

SCALE: 1" = 50

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KROEGER | JANEV
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707.968.5290 | 1432 Main Street, Saint Helena, CA 94574

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: –

PROJECT No: 202101–––

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

SITE PHOTOS

SCALE: 1" = 50'

A1.3

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1/27/23



REVISED
2:48 pm, Jan 10, 2023

BASEMENT PLAN
RESIDENCE

NORTH

SCALE: 1/8" = 1'-0"

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BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

DRAWN BY: –

PROJECT No: 202101–-

DATE:	ISSUE:
11/05/2021	DESIGN REVIEW
06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

BASEMENT PLAN

SCALE: 1/8" = 1'-0"

A2.1

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FIRST FLOOR PLAN
RESIDENCE

NORTH

SCALE: 1/8" = 1'-0"

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SAINT HELENA, CA 94574
APN: 009-470-010

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PROJECT No: 202101--

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SHEET DESCRIPTION:
FIRST FLOOR PLAN
RESIDENCE

SCALE: 1/8" = 1'-0"

A2.2

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SAINT HELENA, CA 94574
APN: 009-470-010

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PROJECT No:	20210
DATE:	ISSUE:
11/02/2021	DESIGN REVIEW
08/07/2022	D.R. REV. 1
09/08/2022	D.R. REV. 2
01/09/2023	D.R. REV. 3

SHEET DESCRIPTION:
SECOND FLOOR PLAN
RESIDENCE

SCALE: 1/8" = 1'-0"

A2.3

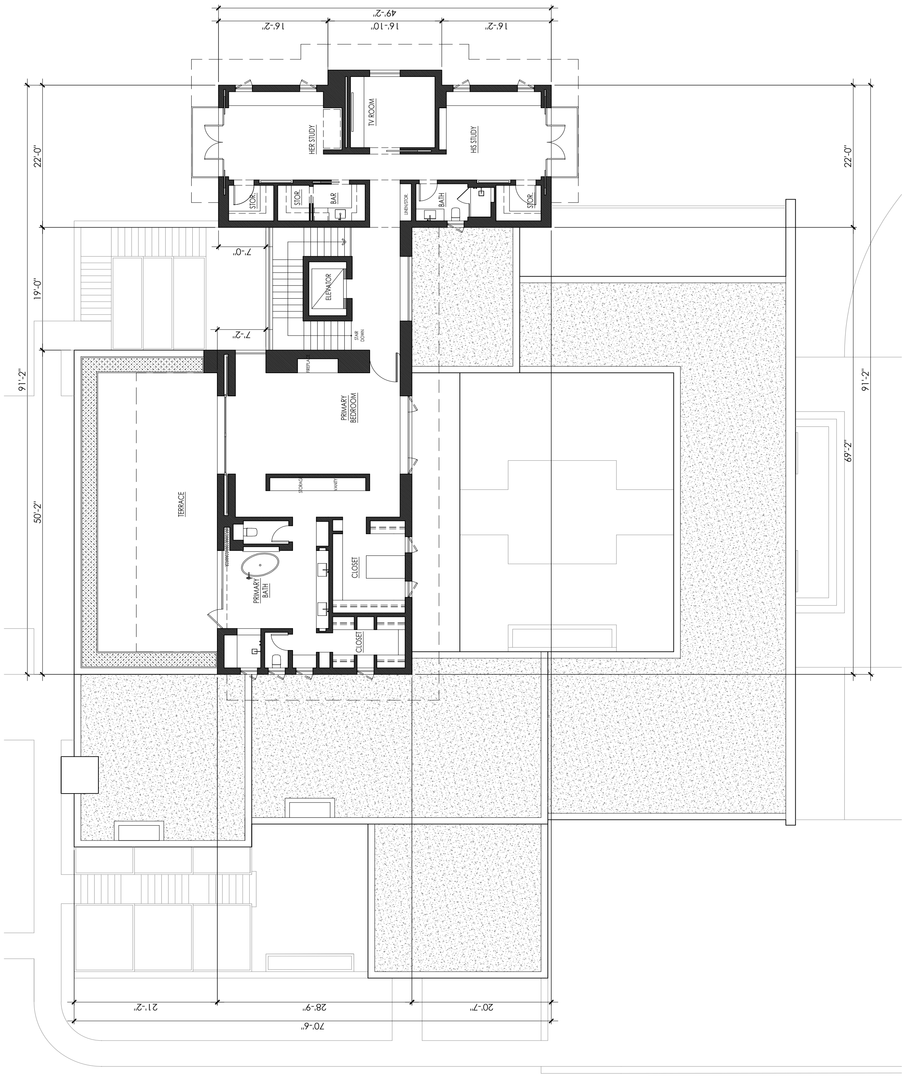
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SECOND FLOOR PLAN
RESIDENCE

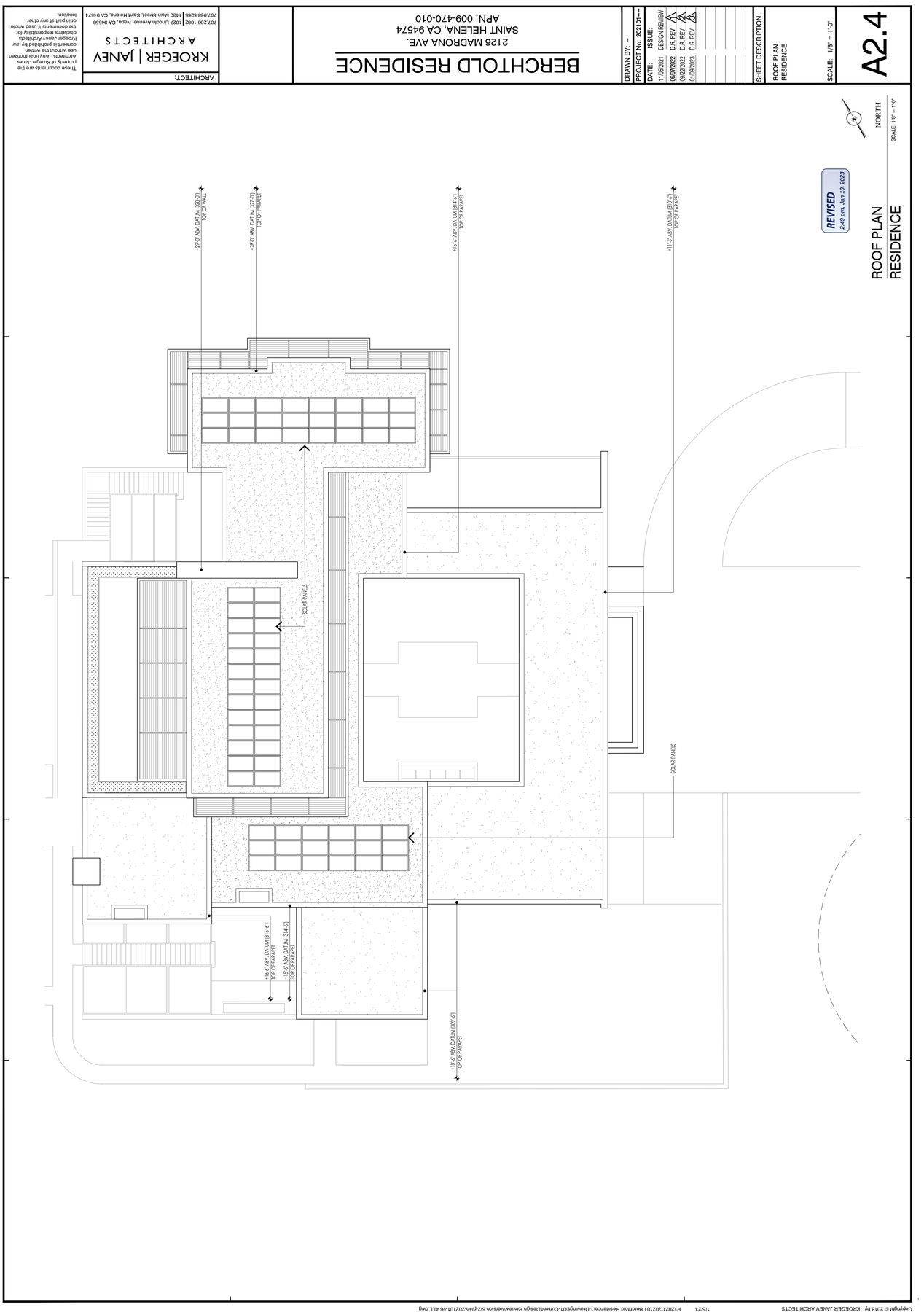
NORTH
SCALE: 1/8" = 1'-0"

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SAINT HELENA, CA 94574
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PROJECT No: 20210--
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08/07/2022 D.R. REV. 1
09/08/2022 D.R. REV. 2
01/09/2023 D.R. REV. 3
SHEET DESCRIPTION:
ROOF PLAN
RESIDENCE
SCALE: 1/8" = 1'-0"
A2.4
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ROOF PLAN
RESIDENCE
SCALE: 1/8" = 1'-0"
NORTH
REVISED
2:49 pm, Jan 10, 2023
+28.4' ABV. DATUM (32'-0")
TOP OF WALL
+28.2' ABV. DATUM (32'-0")
TOP OF PARAPET
+15.4' ABV. DATUM (31'-0")
TOP OF PARAPET
+11.4' ABV. DATUM (31'-0")
TOP OF PARAPET
+14.4' ABV. DATUM (31'-0")
TOP OF PARAPET
+15.4' ABV. DATUM (31'-0")
TOP OF PARAPET
+10.4' ABV. DATUM (30'-4")
TOP OF PARAPET
SOLAR PANELS
SOLAR PANELS

BERCHTOLD RESIDENCE

2126 MADRONA AVE.
SAINT HELENA, CA 94574
APN: 009-470-010

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ISSUE:	
DATE:	DESCRIPTION:
11/02/2021	DESIGN REVIEW
06/07/2022	D.R. REV. 1
09/08/2022	D.R. REV. 2
01/09/2023	D.R. REV. 3

SHEET DESCRIPTION:
FIRST FLOOR PLAN
ADU

SCALE: 1/8" = 1'-0"

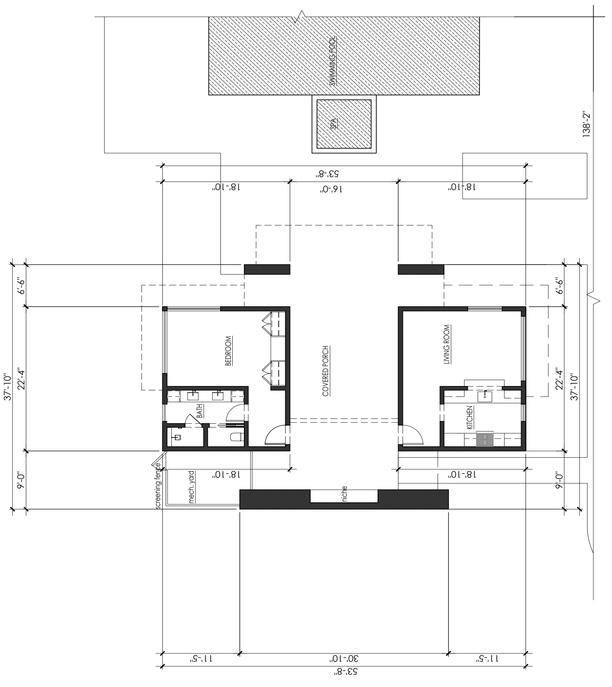
A2.6

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NORTH
SCALE: 1/8" = 1'-0"

FLOOR PLAN - ADU



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ROOF PLAN - ADU

NORTH

SCALE: 1/8" = 1'-0"

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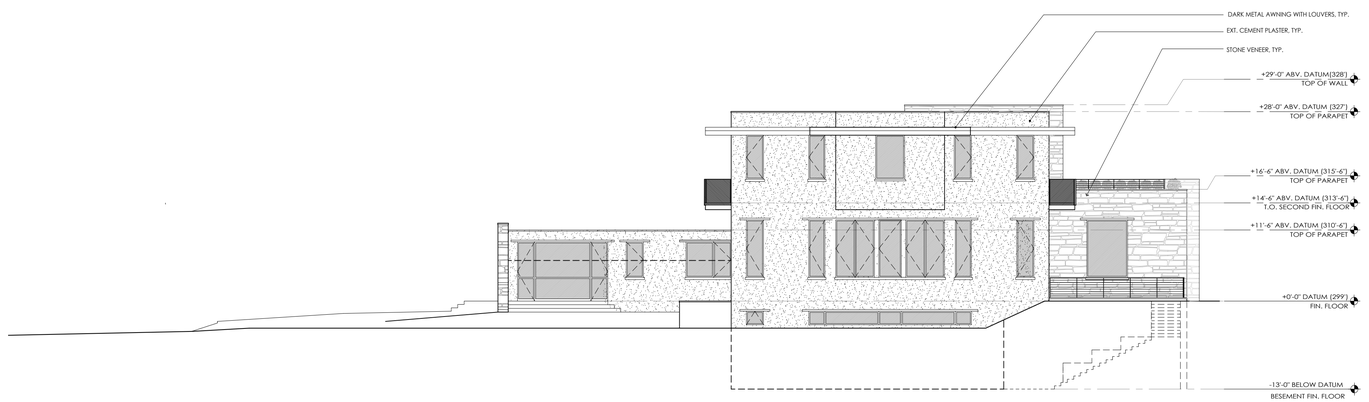
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06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

ROOF PLAN
ADU

SCALE: 1/8" = 1'-0"

A2.7



2 NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"



1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)

SCALE: 1/8"=1'-0"

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SAINT HELENA, CA 94574
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09/22/2022	D.R. REV 2
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SHEET DESCRIPTION:

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

A3.1

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2 SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)
SCALE: 1/8"=1'-0"

1 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

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SAINT HELENA, CA 94574
APN: 009-470-010

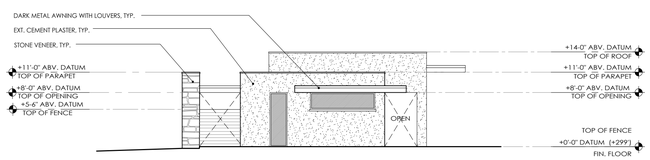
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06/07/2022	D.R. REV 1
09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

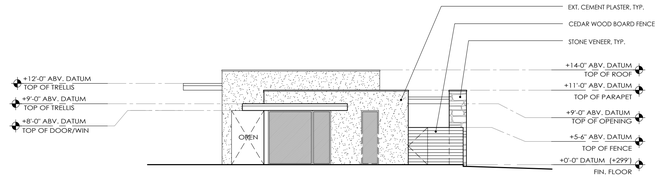
SCALE: 1/8" = 1'-0"

A3.2



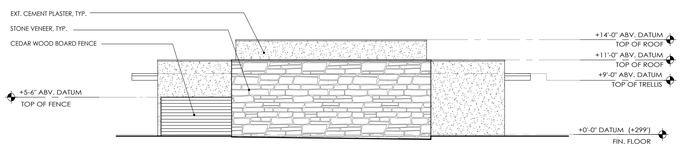
4 ADU SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"



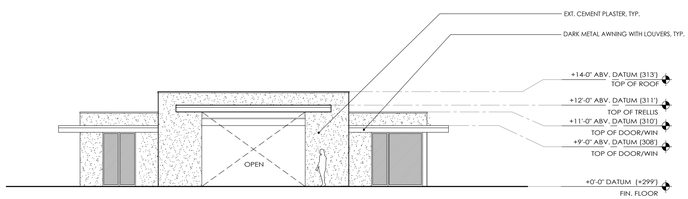
2 ADU NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"



3 ADU SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)

SCALE: 1/8"=1'-0"



1 ADU NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"

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SAINT HELENA, CA 94574
APN: 009-470-010

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09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

GUEST HOUSE ELEVATIONS

SCALE: 1/8" = 1'-0"

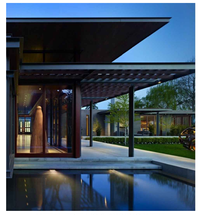
A3.3

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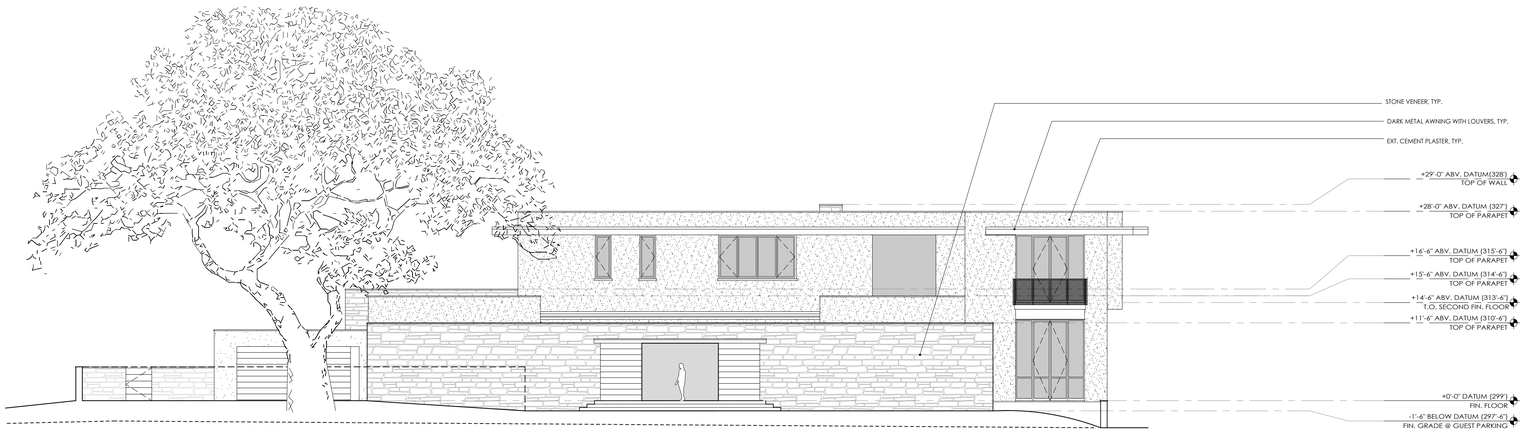
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LOW LANDSCAPE STONE WALLS

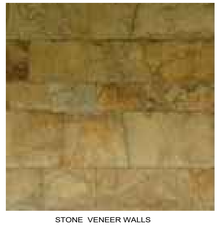


METAL TRELLIS & AWNING WITH LOUVERS

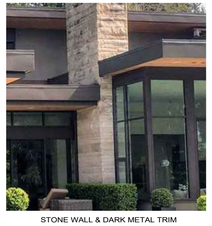


1 SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"



STONE VENEER WALLS



STONE WALL & DARK METAL TRIM



STONE VENEER & CEMENT PLASTER WALLS WITH DARK METAL WINDOW FRAMES



CEMENT PLASTER & WOOD WALLS



CEMENT PLASTER & WOOD WALLS WITH DARK METAL WINDOW FRAMES

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2126 MADRONA AVE
SAINT HELENA, CA 94574
APN: 009-470-010

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PROJECT No: 202101--

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09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:
EXTERIOR ELEVATION & FINISH MATERIALS

SCALE: 1/8" = 1'-0"

A3.4

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2 SOUTHWEST ELEVATION (VIEW FROM FIR HILL DRIVE)
SCALE: 1/8"=1'-0"



1 SOUTHEAST ELEVATION (VIEW FROM MADRONA AVE.)
SCALE: 1/8"=1'-0"

0 4' 8' 16'

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09/22/2022	D.R. REV 2
01/09/2023	D.R. REV 3

SHEET DESCRIPTION:

COLORED ELEVATIONS

SCALE: NTS

A3.5



2 NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"



1 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

0 4' 8' 16'

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APN: 009-470-010

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SHEET DESCRIPTION:
COLORED ELEVATIONS

SCALE: NTS

A3.6

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USE	EXISTING	PROPOSED	CHANGE
AGRICULTURAL - VINEYARD	5.08ac	4.42ac	-0.66ac
AGRICULTURAL - ORCHARD	0.2ac	0.33ac	+0.13ac
NON AGRICULTURAL - HOUSE SITE	0.5ac	1ac	+0.5ac
DRIVEWAY (EXEMPTION)	NA	0.03ac	
TOTAL PARCEL AREA	5.78ac	5.78ac	

4 PROPERTY AREA CALCULATIONS

Berchtold Residence
2126 Madrona Ave, St. Helena, CA

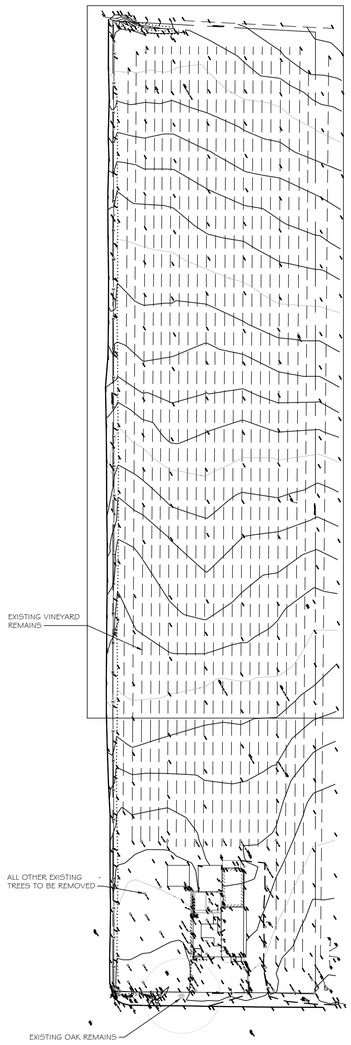
Section B. Water Efficient Landscape Worksheet - Non-Agriculture Plantings
Based on planting plan dated 11/15/22

Reference Evapotranspiration (ETo) 44.1

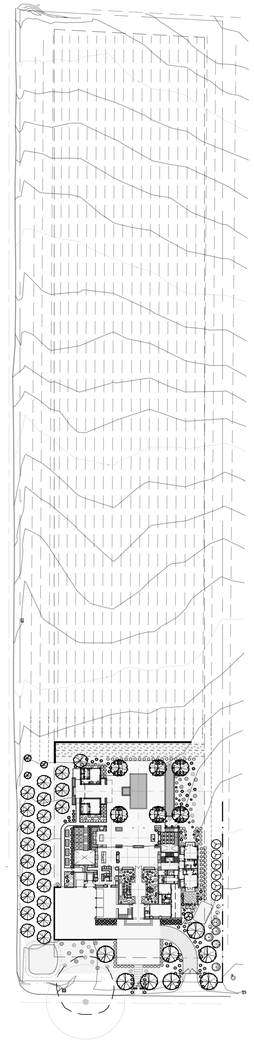
ZONE	SYMBOL	Hydrozone / Planting Description	WUCOLS	Qty	Size	SF Each	Zone Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq.ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas													
	TREES	Botanical											
	LAG RED	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	LOW	1	24" BOX	47	0.1	Drip	0.81	0.25	47	12	317
	OLE SEV	OLEA EUROPAEA 'SEVILLANO'	VERY LOW	1	FIELD DUG	283	0.1	Drip	0.81	0.12	283	35	955
	PIS CHI	PISTACIA CHINENSIS	LOW	6	360" BOX	113	0.2	Drip	0.81	0.25	1678	844	11,479
	SHRUBS	Botanical											
	CIS SUN	CISTUS X PULVERULENTUS 'SUNSET'	LOW	12	5 GAL	7	0.2	Drip	0.81	0.25	84	21	567
	EUO JAP	EUONYMUS JAPONICUS	LOW	8	5 GAL	7	0.2	Drip	0.81	0.25	56	14	378
	EUO MIC	EUONYMUS JAPONICUS 'MICROPHYLLUS'	LOW	9	1 GAL	6	0.5	Drip	0.81	0.62	54	33	911
	LAU NOB	LAURUS NOBILIS	LOW	6	15 GAL	12	0.2	Drip	0.81	0.25	72	18	486
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	VERY LOW	40	5 GAL	7	0.1	Drip	0.81	0.12	280	35	945
	PLU ROY	PLUMBAGO AURICULATA 'MONOTT' TM	LOW	21	5 GAL	6	0.2	Drip	0.81	0.25	126	31	851
	PRU CAR	PRUNUS CAROLINIANA 'COMPACTA'	LOW	31	15 GAL	12	0.2	Drip	0.81	0.25	372	92	2,511
	GRASSES	Botanical											
	LOM LIM	LOMANDRA LINDFOLIA 'ROMA 13'	LOW	37	5 GAL	3	0.2	Drip	0.81	0.25	111	27	748
	MUH LIN	MUHLENBERGIA LINDHEIMERI	LOW	54	1 GAL	6	0.2	Drip	0.81	0.25	324	80	2,187
	MUH REG	MUHLENBERGIA CAPILLARIS 'LENCA'	LOW	119	1 GAL	6	0.2	Drip	0.81	0.25	714	176	4,820
	MUH RIG	MUHLENBERGIA RIGENS	LOW	16	1 GAL	6	0.2	Drip	0.81	0.25	96	24	648
	PERENNIALS	Botanical											
	ANE SEP	ANEMONE X HYBRIDA 'SEPTEMBER CHARM'	MODERATE	16	1 OR 2 GAL	2	0.5	Drip	0.81	0.62	32	20	540
	LAV HID	LAVANDULA X INTERMEDIA 'GROSSO'	LOW	9	1 GAL	6	0.2	Drip	0.81	0.25	54	14	365
	LAV HYD	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	LOW	9	1 GAL	6	0.2	Drip	0.81	0.25	54	14	365
	SAL BAR	SALVIA LEUCANTHA 'SANTA BARBARA'	LOW	35	5 GAL	6	0.2	Drip	0.81	0.25	90	22	608
	SAL MID	SALVIA LEUCANTHA 'MIDNIGHT'	LOW	25	5 GAL	6	0.2	Drip	0.81	0.25	150	37	1,013
	VER LOL	VERBENA BONARIENSIS	VERY LOW	25	1 GAL	6	0.1	Drip	0.81	0.12	150	19	506
	VINES	Botanical											
	ROS EAS	ROSA FLORIBUNDA 'EASY SPIRIT' TM	MODERATE	15	5 GAL	7	0.5	Drip	0.81	0.62	105	65	1,772
	ROS EDI	ROSA FLORIBUNDA 'EASY DOES IT' TM	MODERATE	4	5 GAL	7	0.5	Drip	0.81	0.62	28	17	473
	ROS LAV	ROSA FLORIBUNDA 'VERANDA LAVENDER'	MODERATE	5	5 GAL	7	0.5	Drip	0.81	0.62	35	22	591
	RAISED BEDS												
	VEG BOX	VEGETABLE BOX	MODERATE	128	TBD		0.5	Drip	0.81	0.62	128	79	2,160
	XGR LWN	Bunyip Lawn	LOW	1068	sf		0.2	TL	0.81	0.25	1068	264	7,210
		Water Features (pool and spa)	High				1	N/A	1	1.00	965	965	26,180
									Totals	9.02	**7,326**	**2,589**	70,790
Special Landscape Areas												ETWU Total =	70,790 gallons/year
		N/A									Maximum Applied Water Allowance (MAWA)* =		110,169 gallons/year
		ETAF Calculations									*MAWA calculation: 44.1*0.62*(0.55*7.326)		
		Regular Landscape Areas											
		Total ETAF x Area	2589								Estimated Total Water Use is 9.216 acre feet per year.		
		Total Area	7326										
		Average ETAF	**0.35**									350 gallons/day average	
		All Landscape Areas											
		Total ETAF x Area	2589										
		Total Area	7326										
		Average ETAP	**0.35**										

Page 1 of 1

3 WELO CALCS NON-AGRICULTURE PLANTINGS



2 EXISTING SITE PLAN
SCALE: 1" =60'



1 OVERALL SITE PLAN
SCALE: 1" =60'

0 60 120 180 240 feet
SCALE: 1"= 60'

REVISED
2:50 pm, Jan 10, 2023

SHEET INDEX:

L1.0 EXISTING SITE PLAN & OVERALL SITE PLAN, WELO CALCS NON-AGRICULTURE PLANTINGS, PROPERTY AREA CALCULATIONS
L2.1 PLANTING PLANS & PLANT SCHEDULE NON-AGRICULTURAL - WATER SOURCE CITY OF ST. HELENA
L2.2 PLANTING PLAN & PLANT SCHEDULE AGRICULTURAL - WATER SOURCE WELL

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BERCHTOLD RESIDENCE

2126 MADRONA AVENUE
ST HELENA, CA 94574
APN: 009-470-010

Date	1/9/2023
Drawn By	CRL
Checked By	CSLD
Project No.	

Date	Issue
11/05/21	DESIGN REVIEW
05/31/22	DESIGN REVIEW REV 1
09/16/22	DESIGN REVIEW 2
01/09/23	DESIGN REVIEW 3

EXISTING SITE PLAN & OVERALL SITE PLAN

SCALE : AS NOTED

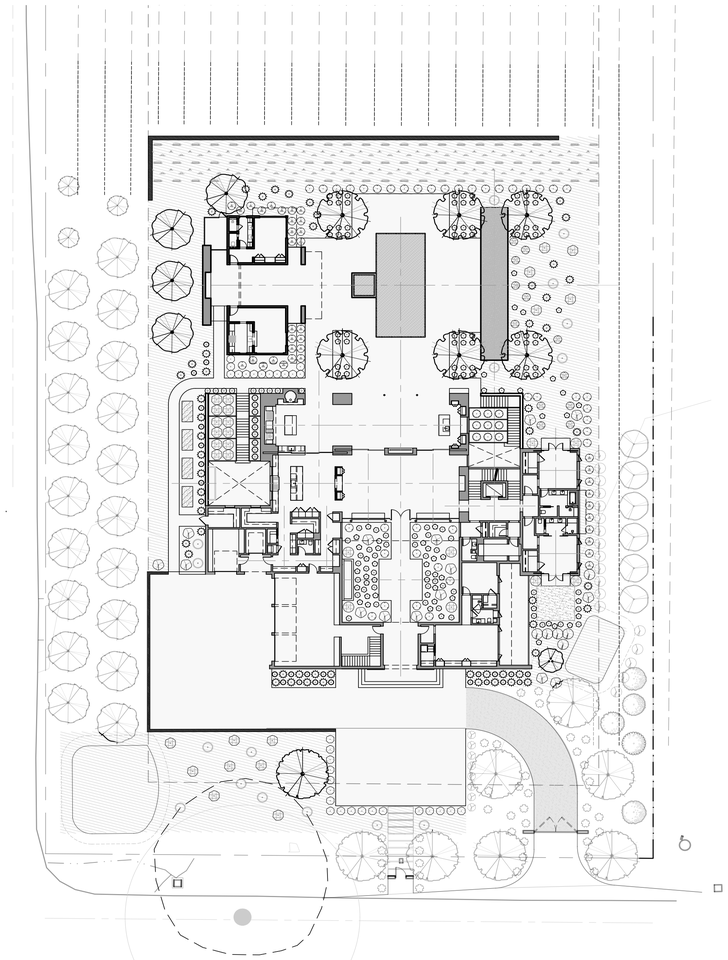
Sheet L1.0

of 3

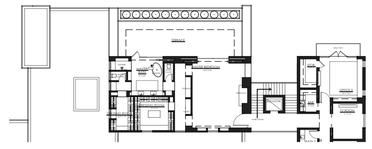
PLANTING PLANS NON-AGRICULTURAL - WATER SOURCE CITY OF ST. HELENA

PLANT SCHEDULE WATER SOURCE CITY OF ST. HELENA

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	1	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	24" BOX	LOW	WATER SOURCE - CITY OF ST. HELENA
	1	OLEA EUROPAEA 'SEVILLANO'	SEVILLANO OLIVE 75 YEAR OLD	FIELD DUG	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
	4	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
	6	PISTACIA CHINENSIS	CHINESE PISTACHE	60" BOX	LOW	WATER SOURCE - CITY OF ST. HELENA
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
CH	12	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
EJ	8	EUONYMUS JAPONICUS	JAPANESE EUONYMUS	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
EM	9	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EUNONYMUS	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
LN	6	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
OE	40	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
PA	21	PLUMBAGO AURICULATA 'MONOTT' TM	ROYAL CAPE PLUMBAGO	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
PC	31	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL CHERRY	15 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
A	37	LOMANDRA LONGIFOLIA 'ROMA 13'	PLATINUM BEAUTY® VARIEGATED MAT RUSH	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	54	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	119	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
	16	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	9	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
Y	15	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
SM	25	SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT MEXICAN BUSH SAGE	5 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
T	40	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL	LOW	WATER SOURCE - CITY OF ST. HELENA
V	25	VERBENA BONARIENSIS	TALL VERBENA	1 GAL	VERY LOW	WATER SOURCE - CITY OF ST. HELENA
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	2,808 SF	NON-IRRIGATED SEEDED GRASSES	NON-IRRIGATED SEEDED GRASSES	SEED	NON-IRRIGATED	
RAISED BEDS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	128 SF	VEGETABLE BOX	VEGETABLE BOX	TBD	MODERATE	WATER SOURCE - CITY OF ST. HELENA



1 MAIN LEVEL
SCALE: 1" = 20'



2 UPPER FLOOR
SCALE: 1" = 20'

0 20 40 60 80 feet
SCALE: 1"= 20'

REVISED
2:50 pm, Jan 10, 2023

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BERCHTOLD RESIDENCE

2126 MADRONA AVENUE
ST HELENA, CA 94574
APN: 009-470-010

Date	1/9/2023
Drawn By	CRL
Checked By	CSLD
Project No.	

Date	Issue
11/05/21	DESIGN REVIEW
26/01/22	DESIGN REVIEW REV 1
28/06/22	DESIGN REVIEW 2
21/09/23	DESIGN REVIEW 3

PLANTING PLANS &
PLANT SCHEDULE
NON-AGRICULTURAL -
WATER SOURCE
CITY OF ST. HELENA

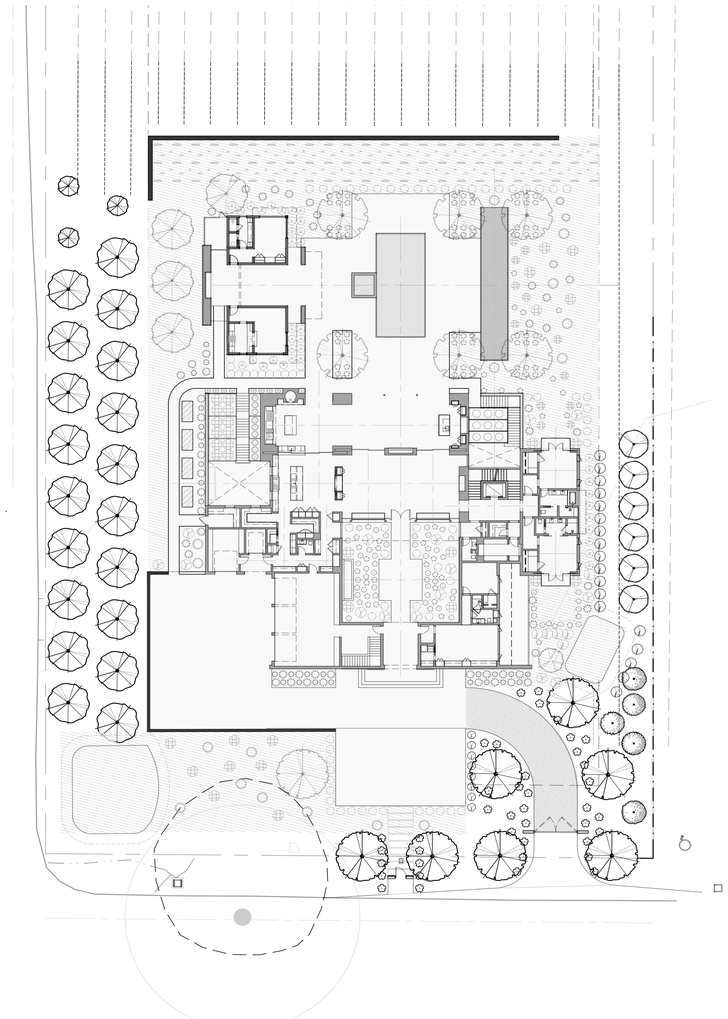
SCALE : AS NOTED

Sheet L2.1
of 3

PLANTING PLANS AGRICULTURAL - WATER SOURCE WELL

PLANT SCHEDULE WATER SOURCE WELL

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	WELO	REMARKS
	6	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	MODERATE	WATER SOURCE - WELL
	7	OLEA EUROPAEA 'SEVILLANO' 100 YEAR OLD	SEVILLANO OLIVE	FIELD DUG	VERY LOW	WATER SOURCE - WELL
	3	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	MANAGED AT 8' X 8' - WELL
	19	OLEA EUROPAEA 'TUSCAN BLEND'	TUSCAN BLEND OLIVE	24" BOX	VERY LOW	WATER SOURCE - WELL
FRUIT TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	1	CITRUS X LIMON 'EUREKA'	EUREKA LEMON	24" BOX	MODERATE	WATER SOURCE - WELL
	2	CITRUS X AURANTIIFOLIA 'BEARSS LIME'	BEARSS LIME	24" BOX	MODERATE	WATER SOURCE - WELL
	1	CITRUS RETICULATA 'OWARI'	OWARI SATSUMA MANDARIN ORANGE	24" BOX	MODERATE	WATER SOURCE - WELL
	1	CITRUS X SINENSIS 'WASHINGTON'	WASHINGTON NAVEL ORANGE	24" BOX	MODERATE	WATER SOURCE - WELL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WELO**	**REMARKS**
	18	LAURUS NOBILIS	SWEET BAY	15 GAL	LOW	WATER SOURCE - WELL
	40	ROSMARINUS OFFICINALIS 'IRENE' TM	IRENE TRAILING ROSEMARY	1 GAL	LOW	WATER SOURCE - WELL
	8	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	WATER SOURCE - WELL



1 MAIN LEVEL
SCALE: 1" = 20'

0 20 40 60 80 feet
SCALE: 1"= 20'

REVISED
2:50 pm, Jan 10, 2023

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BERCHTOLD RESIDENCE
2126 MADRONA AVENUE
ST HELENA, CA 94574
APN: 009-470-010

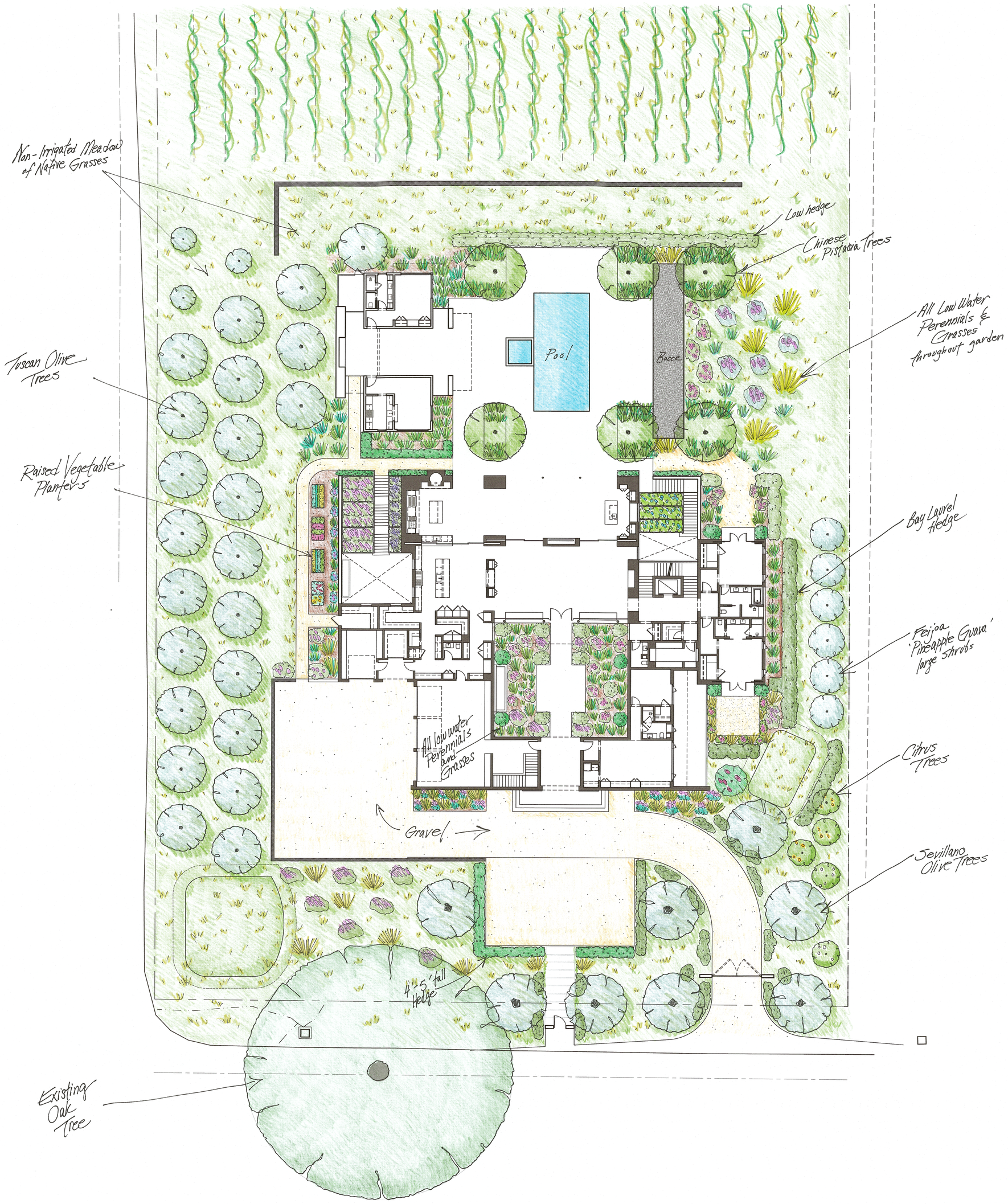
Date	1/9/2023
Drawn By	CBL
Checked By	CSLD
Project No.	

Date	Issue
11/9/21	DESIGN REVIEW
06/31/22	DESIGN REVIEW REV 1
09/16/22	DESIGN REVIEW 2
01/09/23	DESIGN REVIEW 3

PLANTING PLAN & PLANT SCHEDULE
AGRICULTURAL - WATER SOURCE WELL

SCALE : AS NOTED

Sheet L2.2
of 3



0 10 20 30 40 feet
SCALE: 1" = 10'

1 MAIN LEVEL
SCALE: 1" = 10'

BERCHTOLD RESIDENCE
CLAUDIA SCHMIDT
LANDSCAPE DESIGN
January 9, 2023

REVISED
2:53 pm, Jan 10, 2023

KROEGER | JANEV
ARCHITECTS

January 9, 2023

Berchtold Residence
2126 Madrona Ave.
Saint Helena, CA 94574

Design Review Project Statement
Proposed work: New Residence at 2126 Madrona Avenue

The applicant is seeking approval for the demolition of three existing structures totaling approximately 3,893 square feet and design review approval to construct a new single-family residence and accessory dwelling unit. The proposed residence is a one and partial two-story structure with a basement. The above ground living area of the main residence totals 7,950 square feet; above ground garage and storage areas total 1,754 square feet; and below grade basement space totals 6,457 square feet.

The proposed design is a product of multiple design iterations resulting from our collaboration with the Planning Department staff and neighbors. A primary goal was to minimize neighborhood impact by preserving views and maintaining the general character of the neighborhood, while satisfying the building program needs of the homeowners. Based on our communication with the Director and staff, as well as several of the neighbors, we have made a concerted effort to address their concerns and recommendations.

The design for the proposed residence consists of four bedroom suites; an open plan kitchen, dining and living area; two home offices; a 3-car garage; and support spaces. The basement houses an exercise area and recreation room, as well as storage, mechanical, and service spaces. The proposed design also includes an accessory dwelling unit (which is exempt from discretionary review but is shown for reference) and a new swimming pool and spa with cover.

The proposed home will be set with in the front and side 50ft. boundaries adjacent to Madrona Avenue and Fir Hill Drive. The applicant plans to preserve as much as possible of the existing old vine vineyard and to maintain and enhance the agricultural nature of the property by adding an olive orchard, fruit trees, a vegetable/herb garden and cutting gardens. Proposed development includes removal of 0.66 acres of existing vineyard, additional 0.13 acres of new orchard and 0.5 acres expansion of existing non-agricultural use for home site. As proposed agricultural use will consist of 4.42 acres of vineyard and 0.33 acres of orchard, with one acre dedicated to non-agricultural use. The property owners are currently working with Spottswoode Winery to rehabilitate the vineyard and produce wine. In addition, they will collaborate with local olive oil producers to create an estate olive oil sourced from proposed olive plantings.
This project is fully compliant with A20 zoning codes, and there are no requests for any code variances.

As noted on the proposed drawings, the exterior of both the residence and the accessory dwelling unit will be finished with combination of local stone and exterior cement plaster, with wood and metal accents. The proposed color palette will employ natural earth tones to blend with the existing site and complement the neighborhood.

707.266.1682 | 1627 Lincoln Avenue • Napa, CA • 94558
707.968.5265 | 1432 Main Street • Saint Helena, CA • 94574

KROEGER | JANEV
ARCHITECTS

At its tallest point, the proposed structure is 29 feet high; however, its position on the site, orientation, and layered massing has been carefully designed to minimize its visual impact and to preserve views from neighboring properties.

The flat roof design will allow the owners to maximize the use of solar panels to minimize energy needs but keep them out of view behind parapet walls. The proposed landscape plan and planting palette is designed to meet water neutrality status.

The owners plan to provide on-site accommodations for full-time help, which will reduce the impact on the local housing market.

Since our initial Design Review hearing in October of 2022, we conducted two on site meetings with the neighbors as recommended by the Planning Commission. As a result of these meetings, we made following changes to the proposed project:

- Removal of two driveways along Fir Hill Drive as proposed during the first hearing.
- Proposed ADU location is shifted 5 feet to the south and 15 feet to the east to further minimize impact on views from neighboring properties.
- Proposed ADU massing is changed. The roof line above the bedroom and living room was lowered by 2 feet.
- Proposed pool size and orientation was revised.
- Proposed bocce court was moved to a new location along east property line along with adjacent landscape to expand views from neighboring properties.
- Increased capacity of the proposed storm water retention area.
- Revised landscape plan and plant material list to reduce water usage.
- Adjusted layout of the olive orchard along Fir Hill Drive to increase visibility at intersection with Madrona Avenue.

Sincerely,

Sasha Janev – Kroeger Janev Architects

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RECEIVED
By xgamero at 10:28 am, Nov 15, 2021

BRUNZELL
HISTORICAL

November 12, 2021

Sasha Janev
Kroeger-Janev Architects
1432 Main Street
St. Helena, California, 94574

Subject: Project Review of the Proposed Project for Historic Compatibility at 2126 Madrona Avenue, St. Helena, Napa County, California.

Dear Sasha,

This letter and the attached DPR 523 form comprise the Historic Resource Evaluation of 2126 Madrona Avenue, St. Helena, Napa County, California.

Methodology
According to the St. Helena Star, the original house at 2126 Madrona Avenue was constructed about 1883. Research has not revealed photographs or other documents such as architectural plans, and the property is not listed on the St. Helena Historic Resource Inventory. Brunzell Historical has therefore prepared this letter report and DPR 523 forms to evaluate the buildings on the property. Brunzell Historical personnel conducted a site visit on November 10, 2021. The site visit included collecting photographs of all elevations of the buildings on the property with a focus on the historic-era barn on the property. Research was performed using historic newspapers and ancestry.com as well as other websites. The property was evaluated according to the relevant criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA). Because the property is over 50 years old, a potential projects trigger a requirement for historical evaluation according to current regulations. This work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

Summary of Findings
The newspaper stories published when the house was constructed in 1883 indicate that it was 24 feet square; the current house is rectangular but is about 24 feet wide so the original building may be at its core. However, its materials and features indicate alterations decades, substantial alterations outside the historic era. It lacks the architectural significance required for historic listing. Nor has research revealed historical significance or association with important historic persons. For these reasons, the property is not recommended eligible to the CRHR or the NRHP. Neither the house nor the outbuildings meet any of the required criteria for significance as described below and in the attached DPR 523 forms. Nor is the property recommended eligible as a City of St. Helena historical resource.

National Register of Historic Places
In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

(a) is associated with events that have made a significant contribution to the broad patterns of our history;
(b) is associated with the lives of persons significant in our past;

(c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
(d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources
The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation
Criterion A/1: The house at 2126 Madrona Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the agricultural and rural-residential development of the St. Helena area in the late nineteenth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The families that lived on the property participated in farming, carpentry, and other local pursuits. They were not significant contributors to St. Helena's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. It was a property that provided shelter for ordinary people and their families. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 2126 Madrona Avenue is not significant for its architecture. The house has been substantially altered over the decades, with the enclosure of an original porch and replacement of original siding among the most substantial changes to its historic form. Its size and massing as well as the lack of decorative detail indicate that it was originally a simple vernacular building constructed as shelter and without architectural distinction. Its current appearance gives no indication that it ever possessed the character-defining features of landmark Victorian-era residences. However, research has not revealed historic photographs, plans, or elevations, so the details of its original form are obscure. For these reasons, the property lacks the significance and integrity required for historic listing. It is therefore recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2126 Madrona Avenue

is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

Evaluator Qualifications
I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

Kara L Brunzell

Kara Brunzell, M.A.
Brunzell Historical

State of California – The Resources Agency **Primary #** _____
DEPARTMENT OF PARKS AND RECREATION **HRI #** _____
PRIMARY RECORD **Trinomial** _____
NRHP Status Code _____
Other Listings _____
Review Code _____ **Reviewer** _____ **Date** _____

Page 1 **of** 10 ***Resource Name or #** (Assigned by recorder) 2126 Madrona Avenue

P1. Other Identifier: 2126 Madrona Avenue
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Sacramento
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad_Date _T__; R _ _; ___ ¼ of Sec ___; _ _____ B.M.**
c. Address 2126 Madrona Avenue **City** St. Helena **Zip** 94574
d. UTM: (give more than one for large and/or linear resources) Zone __; _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-470-010-0000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property is located at the intersection of Madrona Avenue and Fir Hill Drive, which is about a quarter mile southeast of the densely-developed area of St. Helena. The semi-rural neighborhood is characterized by widely-spaced residential and winery development set within vineyards. The long, narrow parcel of nearly six acres is mostly planted to vineyards, with a house, garage, and ancillary dwelling clustered near Madrona Avenue. The one-story house has a rectangular plan and sits atop a raised basement. It features a medium-pitch hipped roof with medium eaves. There is a hip-roof dormer on the main (southeast) elevation which features a louvered vent. The dormer and house are clad in wide fiber cement lap siding with an applied wood grain pattern. The main entrance on the primary façade is sheltered by a projecting gabled entry porch with exposed rafter tails. Its roof is supported by square wood posts, and the balustrade is wood. The entrance is fitted with a partially glazed paneled wood door and wood screen door and accessed from the side via a tall set of wood steps with a simple open balustrade. There is a small door to the basement on the northwest elevation of the porch structure. Fenestration consists of double-hung wood-sash and steel casement windows. A secondary entrance on the southwest elevation is fitted with a sliding-glass door. It is accessed via a multi-level deck; a flat-roofed awning topped with corrugated metal shelters the entrance. There is a two-story addition at the rear of the house featuring a shed roof shed awning over its centered entrance, which is fitted with a partially glazed paneled wood door (continued page 3).

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: 2126 Madrona Avenue, southeast elevation, camera facing west, November 10, 2021.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c1883, St. Helena Star

***P7. Owner and Address:**
Michael K. Hubbard
2126 Madrona Ave.
St. Helena, CA 94574

***P8. Recorded by:** (Name, affiliation, address)
Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

***P9. Date Recorded:** November 10, 2021

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") none

***Attachments:** NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list) _____

DPR 523A (1/95) ***Required Information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 **of** 10 ***NRHP Status Code** 6Z

***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue

B1. Historic Name: None
B2. Common Name: 2126 Madrona Avenue
B3. Original Use: residence B4. Present Use: residence
***B5. Architectural Style:**
***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, c1883
Garage/barn constructed behind the house, c1910s
Original partial-width porch enclosed, front stairs reoriented, steel casement windows installed, rear addition constructed, c1950
Sliding glass door and deck added at side, original cladding replaced with fiber cement, unknown dates after 1980
Original barn demolished, second garage/barn constructed, 2008

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** _____
B9. Architect: unknown. b. Builder: unknown
***B10. Significance: Theme** N/A **Area** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
(See Footnotes)
B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** November 10, 2021

(This space reserved for official comments.)

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____

Page 3 of 10 ***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue
***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update

***P3a. Description: (continued):**



Photograph 2: 2126 Madrona Avenue, southeast and northeast elevations, camera facing southwest, November 10, 2021.



Photograph 3: 2126 Madrona Avenue, northeast and northwest elevations, camera facing southeast, November 10, 2021.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 10 ***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue
***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update



Photograph 4: 2126 Madrona Avenue, northwest elevation, camera facing southeast, November 10, 2021.



Photograph 5: 2126 Madrona Avenue, northwest and southwest elevations, camera facing northeast, November 10, 2021.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 10 ***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue
***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update



Photograph 6: 2126 Madrona Avenue, southwest elevation, camera facing north, November 10, 2021.

A gravel driveway on the north side of the house leads to a double garage behind the residence. It has a front-gabled corrugated metal roof with exposed rafter tails. Cladding is primarily wide vertical boards, but there are areas of plywood and horizontal boards. Two vehicle openings on the north elevation are fitted with metal rollup doors. There is a large covered patio with shed roof attached to its east elevation. A human-scale entrance at the southeast elevation is fitted with a flat wood door.



Photograph 7: 2126 Madrona Avenue garage, northeast elevation, camera facing south, November 10, 2021.

DPR 523B (1/95) ***Required Information**

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 10 ***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue
***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update



Photograph 8: 2126 Madrona Avenue garage, southwest and southeast elevations, camera facing northwest, November 10, 2021.

A second garage is a few feet to the west has been converted to a dwelling. It has a front-gabled roof and it is clad in wide vertical board siding. Its sliding vehicle door is top-mounted and it has a human-scale entrance with a partially glazed paneled wood door. Windows are horizontal sliding-sash.



Photograph 9: 2126 Madrona Avenue second garage, southwest and southeast elevations, camera facing northwest, November 10, 2021.

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # _____ HRI # _____ Trinomial _____

Page 7 of 10 ***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue
***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update



Photograph 10: 2126 Madrona Avenue garages, northwest and southwest elevations, camera facing northeast, November 10, 2021.

B10. Significance (continued):

St. Helena

The first European to settle in the St. Helena area was Dr. Edward Bale, an English physician who received the Carne Humana rancho as a grant from the Mexican government in 1839. The huge land grant encompassed northern Napa Valley, including what would become the towns of Calistoga and St. Helena. California statehood in 1850 drew land speculators to Napa Valley, and in the early 1850s Henry Still purchased 100 acres on the north side of Sulphur Creek from Bale. In partnership with a Mr. Walter, Still erected the first building in St. Helena in 1853, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business.[1]

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production, but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876, and reincorporated in 1889.[2]

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district (the area between Yountville and St. Helena) by this time had 7,000 acres of grapevines. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.[3]

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the

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[1] Lyman L. Palmer, *History of Napa and Lake Counties, California*, San Francisco: Slocum, Bowen, & Company, 1881, p. 55. 333; C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino,* Napa City: Reporter Publishing House, 1873, p. 186.

[2] City of St. Helena, *Historic Resources Inventory,* Prepared by Page & Turnbull, Inc., August, 2006, p. 7; Palmer, p.335.

[3] William F. Heinz, *Wine Country, A History of Napa Valley,* Capra Press, Santa Barbara: 1990, p. 162; City of St. Helena, p. 8.

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.[4]

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.[5]

2126 Madrona Avenue

The first known owner of the property was Ulrich Meyer. In 1880, he sold the property to Conrad Meyer. In 1881, Conrad Meyer transferred a twenty-foot-wide piece of the property to W. (William) E. York. Conrad was a mason and carpenter and apparently built a four-room cottage on the Madrona property in 1883, which may be the core of the house currently on the property (it was reportedly 24 feet square, and the current house is about 24 feet wide but much longer). In 1884, Meyer sold the property to M. C. Cook, who wanted to develop the property as his permanent home. The Cook family was living on the ranch when their eldest son was born in 1885, and in all likelihood added to and altered the house over the half century they occupied the property.[6]

Morgan Columbus Cook (1852-1914) was born in Missouri. He and his wife, Lelia, were pioneers in the Napa Valley. He grew alfalfa and had an orchard on the property on Madrona Avenue. In 1909, he harvested forty-seven tons of prunes from his property. He was a local farmer for many years. He was a husband and father to two children, Charles Harvey Cook (1885-1957) and Lillian Mae Cook. M. C. Cook died at age sixty-two due to a heart attack. Lelia stayed on in the house with her two adult children and continued to operate the farm. In 1923, Harvey Cook married Mary O. Wiley (1894-1972). They had a son, Harvey Ernest Cook, in 1928. The entire five-person family, including Lillian (who never married), continued to live together in the house on the property. Harvey Cook inherited the property after his mother died in 1943. He was a rancher and continued farming prunes on the property. Harvey Cook Jr. served with the United States Army in Japan before attending the University of California at Davis for agricultural college. The Cook family apparently continued living at the property until at least 1948. In 1957, Harvey Cook Sr. died from a heart attack.[7]

Starting in the 1950s, Andrew Isador Rossi (1922-2006) and Mary Jane Rossi (1929-2019) resided at the address. By 1952, when their son Edward was born, the young family was living on Madrona Avenue. Andrew Rossi emigrated from Italy with his family. His father, Louis Rossi, inherited their family ranch in Conn Valley in 1922 when his brother died. Andrew Rossi graduated from St. Helena High School in 1940 and joined the navy on Mare Island. He married Mary Jane Giacomini in 1951 and the couple had five children: Thomas (who died in infancy), Edward, Catherine, Dennis, and Susan. Mary Jane worked at Beringer and Andrew attended the vineyard on the property, which produces award-winning wines. Andrew Rossi died in 2006 and Mary Jane stayed on in the house on her own. After Mary Jane Rossi died in 2019, current owner Michael Kenneth Hubbard purchased the property.[8]

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The house at 2126 Madrona Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the agricultural and rural-residential development of the St. Helena area in the late nineteenth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

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[4] Marian Hansen, *Images of America, St. Helena*, Charleston, SC: Arcadia Publishing, 2010, p. 96.

[5] Lin Weber, *Roots of the Present, Napa Valley 1900 to 1950*, St. Helena: Wine Ventures Publishing, 2001, p.148 – 175.

[6] *The St. Helena Star,* "Real Estate," Dec. 24, 1880, 3; *The St. Helena Star,* "Local," July 17, 1883, 1; *The St. Helena Star,* "Real Estate Sales," May 26, 1884, 2.

[7] *The St. Helena Star,* "Twenty Years Ago This Week," May 11, 1934, 9; *The St. Helena Star,* "Good Yield of Prunes," Oct. 29, 1909, 8; *The St. Helena Star,* "Alfalfa Pasturage," Sep. 25, 1896, 3; *Napa Journal,* "Sudden Death of M. C. Cook," May 15, 1914, 1; *The St. Helena Star,* "Personal and Social: Silver Wedding," Nov. 5, 1948, 4; *The St. Helena Star,* "With Our Soldier Boys," Feb. 14, 1919, 8; *The St. Helena Star,* "Quiet Home Wedding," Nov. 2, 1923, 1; US Census records, St. Helena, California, 1930, 1940; t*he St. Helena Star,* "Shower For Baby," Apr. 20, 1928, 6; *The Napa Valley Register,* "Mary W. Cook," July 3, 1972, 9; *The Napa Valley Register,* "Harvey Cook Dies of Heart Attack in Lot," Oct. 14, 1957, 7.

[8] *The Napa Valley Register,* "St. Helena News Brief," Dec. 3, 1952, 6; *The Napa Valley Register,* "Conn," May 23, 1998, 53; *The Napa Valley Register,* "Three Napa County Boys Will Attend Boys State," Apr. 10, 1969, 14; *The St. Helena Star,* "Academy Nominees," Jan. 29, 1970, 3.

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 9 of 10 ***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue
***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update

Criterion B/2: The property is not associated with the life of persons important to our history. The families that lived on the property participated in farming, carpentry, and other local pursuits. They were not significant contributors to St. Helena's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. It was a property that provided shelter for ordinary people and their families. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 2126 Madrona Avenue is not significant for its architecture. The house has been substantially altered over the decades, with the enclosure of an original porch and replacement of original siding among the most substantial changes to its historic form. Its size and massing as well as the lack of decorative detail indicate that it was originally a simple vernacular building constructed as shelter and without architectural distinction. Its current appearance gives no indication that it ever possessed the character-defining features of landmark Victorian-era residences. However, research has not revealed historic photographs, plans, or elevations, so the details of its original form are obscure. For these reasons, the property lacks the significance and integrity required for historic listing. It is therefore recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2126 Madrona Avenue is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and does not qualify as a historical resource under CEQA. Nor is it recommended eligible for listing on the City of St. Helena Historic Resource Inventory.



Figure 1: Map of the Central Portions of Napa Valley and the Town of St. Helena Compiled by M.G. King and T.W. Morgan from the Official Surveys and Records of Napa County, 1881.

State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
CONTINUATION SHEET	Trinomial _____

Page 10 of 10 ***Resource Name or # (Assigned by recorder)** 2126 Madrona Avenue
***Recorded by** Kara Brunzell ***Date:** November 10, 2021 ☒ Continuation ☐ Update



Figure 2: O.H. Buckman Map of Napa County, 1895.

BRUNZELL
HISTORICAL

December 1, 2022

Sasha Janev
Kroeger-Janev Architects
1432 Main Street
St. Helena, California, 94574

Subject: Public comments on November 2021 Memorandum reviewing the Historic Compatibility of the Proposed Project for 2126 Madrona Avenue, St. Helena, Napa County, California.

Dear Sasha,

Summary of Findings

Brunzell Historical evaluated 2126 Madrona Avenue for architectural and historical significance according to local, state, and national eligibility requirements in 2021. Newspaper stories published when the house was constructed in 1883 indicate that it was 24 feet square; the current house is rectangular but is about 24 feet wide so the original building may be at its core. However, its size, materials, and features such as entry stairs that lead toward the side of the building (rather than toward the street) indicate multiple substantial alterations to the property outside the historic era. It lacks the architectural significance required for historic listing. Furthermore, because it is so heavily altered, the house does not retain integrity as a vernacular 1880s farmhouse. Nor has research revealed historical significance or association with important historic persons. The Giacomini Rossi family occupied the property and farmed it for many decades, but their agricultural accomplishments have not left a substantial mark on the historic record. There is no evidence that they were leaders of the local agricultural community, that they developed innovative farming techniques, or that they had any lasting impact on the wine business. For these reasons, the property was not recommended eligible to the CRHR or the National Register of Historic Places. Neither the house nor its outbuildings meet any of the required criteria for significance as described below and in the attached DPR 523 forms. Nor was the property recommended eligible as a City of St. Helena historical resource.

California Register of Historical Resources

For a property to be eligible for inclusion on the California Register of Historical Resources (CRHR), one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that an evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years are typically evaluated. The CRHR also requires that a

resource possess integrity. This is defined as the ability for a resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Response to comments on Historical Resource Evaluation

In a document detailing their objections to the proposed project, neighbors of 2126 Madrona Avenue state that our Historical Resource Evaluation should be disregarded because of errors. Assertions that our report has many errors are not substantiated, i.e. no specific errors are listed. The criticisms of our report are vague and for the most part misread our document, attributing statements to it that are not found in the text of our report. The comments are not founded on a basic understanding of historic preservation practice, knowledge of state and local preservation regulations, or familiarity with professional standards for historic evaluations.

The substance of the commenter complaints are as follows:

1. The commenters assert that our report relies on the fact that the property was not previously listed on the St. Helena Historic Resource Inventory.

   Nowhere in our report does it state that a property must already be listed on a historic register to qualify as a historical resource; in fact, our report is explicitly labeled a historical resource evaluation and specifically assesses the property under the relevant CRHR eligibility criteria listed above. It introduces that 2126 Madrona Avenue is not on the local Historic Resource Inventory as a reason for preparation of the evaluation report, but the above assertion is false.

2. The commenters assert that our report states that historic eligibility is not associated with the broad patterns of history and that the report overlooks the fact that St. Helena inherits its historical value from the small farming tradition.

   This comment is also based on a misreading of our report, which specifically evaluates the property's potential for historic eligibility based on associations with local history. What our report says is that the property is not *significantly* associated with the historic context of local agricultural development or with any other important local context. In terms of the commenters' assertion that the farmhouse is "the St. Helena style," they are correct that it is a representative of a typology of historic-era building commonly found in Napa County. However, as explained in greater detail in our report and supported by photographs from our field survey, the house was never architecturally significant. Constructed in 1883, its size, materials, and exterior details indicate that it has been substantially altered over the years to the point that it is not a very good example of a simple nineteenth-century farmhouse. The commenters misunderstand the central purpose of historic preservation regulations: to identify historically and/or architecturally significant buildings constructed during the historic era so they can be set aside from ordinary old buildings and treated with special care. Historic preservation practice and law require that historic buildings be both significant under the criteria above *and* retain sufficient historic integrity to convey that significance. This house lacks both significance and integrity. Historic preservation is based on a fundamental assumption: we restrict the rights of a property owner via requirement to preserve a privately owned building only when such a building meets a high standard.

3. The commenters assert that the vineyard itself is historically significant because Mary Jane Giacomini Rossi lived on the property for most of her life, because the family dry farmed the vineyard, and because local vintner Beth Milliken Novak has referred to the vineyard as "historical."

   Although the commenters accurately surmise that our office did not speak with the Rossi family, there is no professional requirement to perform oral histories when evaluating properties for historical significance. Our report was prepared in accordance with rigorous professional methodology and with reference to California OHP's "Instructions for Recording Historical

> Resources," which sets the standard statewide for compliance with the CEQA requirement that projects take historical resources into consideration. We consulted published histories of St. Helena and Napa County as well as dozens of primary source documents including historic maps, census records, and newspaper articles published between 1880 and 2019. Although some references to the quality of the wine produced by the vineyard were discovered, production of award-winning wines is not unusual in an area known for the outstanding quality of its wines. Research did not reveal any extraordinary agricultural accomplishments or groundbreaking wine-growing techniques attributed to the Andrew Rossi or other members of the family. The bottom line is that we could have studied this property for months and discovered many additional facts about Rossi family history, but the outcome would be the same because the house and other buildings lacked both historic significance and historic integrity. Specific evaluation of the vineyard as a historic landscape was outside the scope of the 2021 historical evaluation, but if such an effort were undertaken, it would require rigorous application of the standards discussed above, not just an assertion that the vineyard is historic because it has been dry farmed and because a single family occupied it for eight decades. The comments provided are not sufficient to find the vineyard eligible for historic listing as a historic landscape. And if the vineyard did qualify as a historic landscape, that would not trigger preservation in perpetuity of the specific vines present in 2022 as the commenters appear to assume.

I stand by the methodology of the report as well as its conclusions; overall, the criticisms of the report are not relevant to either City of St. Helena or CEQA requirements pursuant to historical resources. The commenters introduce no new facts to suggest that a second evaluation of the property would find it eligible for historic listing.

Evaluator Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

Kara L Brunzell

Kara Brunzell, M.A.
Brunzell Historical

REVISED
2:52 pm, Jan 10, 2023

WATER USE ANALYSIS

2126 MADRONA AVENUE, ST. HELENA, CA 94574
APN: 009-470-010

OCTOBER 29, 2021
REVISED: MAY 19, 2022
REVISED: OCTOBER 10, 2022
REVISED: JANUARY 6, 2023



PREPARED BY:
MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574

TABLE OF CONTENTS

I. INTRODUCTION & GENERAL OVERVIEW 3
A. INTRODUCTION 3
B. PROJECT DESCRIPTION 3
II. EXISTING WATER USE ANALYSIS 3
III. PROPOSED WATER USE ANALYSIS 4
IV. ALTERNATIVE WATER USE (PHASE II WATER RESTRICTIONS) 5
V. CONCLUSION 5

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the Berchtold Residence project with compliance with the City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The property owner at 2126 Madrona Avenue is proposing to construct a new residence, ADU, pool, driveway, and related infrastructure and utilities. There is an existing 5-bedroom residence currently on the parcel.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Existing Water Use Analysis

The existing residence at 2126 Madrona Ave., St. Helena is a 5-bedroom residence built in 1905. According to the "St. Helena Water Neutral Policy for Development", a reasonable estimate of baseline existing demand is 150 gallons of water per bedroom per day. Therefore, existing residential and landscaping water use on the property can be estimated at **750 gallons per day**.

III. Proposed Water Use Analysis

This project proposes the construction of a 4-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The bedroom count was developed by following the "St. Helena Water Neutral Policy for Development", and by having clarifying conversations with City Public Works and Planning staff. In the basement, no rooms would be considered to be potential bedrooms, as they either do not have a means of secondary egress, or they are open to a hall (no door) and/or must be passed through to reach another room (no privacy). On the main floor, all potential bedrooms are counted as such. On the upper floor, the two study rooms and the tv room would not be considered potential bedrooms, as they are open to a hall (no door).

The new residence will have 10 toilets, 12 bathroom sinks, 6 showerheads, and 3 kitchen/bar sinks, as well as 3 clothes washers, 1 dish washer, 2 baths, and 1 laundry sink. Please see Table 1, below, for a summary of the proposed water use generated by the new main residence.

TABLE 1 - PROPOSED MAIN RESIDENCE DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	10	1.28 gal		4	8	41 gal	14950 gal	0.05 af
Low Flow Lavatory Faucet	12	1.0 gpm	0.50 min	4	8	16 gal	5840 gal	0.02 af
Low Flow Kitchen/Bar Faucet	3	2.0 gpm	8 min	1	8	128 gal	46720 gal	0.14 af
Low Flow Shower Head	6	1.75 gpm	8 min	1	8	112 gal	40880 gal	0.13 af
Bath	2	35 gal		0.14	8	40 gal	14600 gal	0.04 af
Low Flow Laundry Faucet	1	1.0 gpm	4 min	1	8	32 gal	11680 gal	0.04 af
Clothes Washer	3	16 gal per load		0.50	8	64 gal	23360 gal	0.07 af
Dish Washer	1	4 gal per cycle		0.25	8	8 gal	2920 gal	0.01 af
Total						**441 gal**	**160,950 gal**	**0.49 af**

The 1-bedroom accessory dwelling unit will have 1 toilet, 2 bathroom sinks, 1 showerhead, and 1 kitchen sink, as well as 1 clothes washer and 1 dish washer. Please see Table 2, below, for a summary of the proposed water use generated by the new ADU.

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	1	1.28 gal		4	2	10 gal	3738 gal	0.01 af
Low Flow Lavatory Faucet	2	1.0 gpm	0.50 min	4	2	4 gal	1460 gal	0.00 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	2	32 gal	11680 gal	0.04 af
Low Flow Shower Head	1	1.75 gpm	8 min	1	2	28 gal	10220 gal	0.03 af
Bath	0	35 gal		0.14	2	0 gal	0 gal	0.00 af
Low Flow Laundry Faucet	0	1.0 gpm	4 min	1	2	0 gal	0 gal	0.00 af
Clothes Washer	1	16 gal per load		0.50	2	16 gal	5840 gal	0.02 af
Dish Washer	1	4 gal per cycle		0.50	2	4 gal	1460 gal	0.00 af
Total						**94 gal**	**34,398 gal**	**0.11 af**

Proposed landscaping is expected to use 70,790 gallons per year according to the landscape architect (see the MWELO calculations). Approximate water use for the proposed landscaping (averaged out for the entire year) is **194 gallons per day.**

The proposed pool can be filled with trucked water rather than City water. Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **729 gallons per day.**

IV. Alternative Water Use (Phase II Water Restrictions)

In the event that the City were to enter Phase II Water Regulations, the total water use on the property would be limited as follows: maximum of 65 gallons per person per day, and 2,500 gallons per month for landscaping (from April to October). The property is expected to have two full-time residents, and three part-time residents (180 days per year). Under Phase II Water Regulations, the total annual water use would be approximately 132,550 gallons, or **363 gallons per day**, as shown in Table 3, below.

TABLE 3 - PHASE II WATER RESTRICTIONS

Use	Number	Gallons Per Day	Total Gallons Per Day	Total Gallons Per Year
Full-time Residents	2	65	130	47,450
Part-Time Residents	3	65	195	35,100
Landscaping (Apr - Oct)	-	2500		15,000
Landscaping (Oct - Apr)	-	-	194	35,000
Total Water Usage				**132,550**

V. Conclusion

Table 4, below, provides a summary of the existing water use, proposed water use, and net effect of the project on total usage of City water.

TABLE 4 - ESTIMATED TOTAL WATER USE

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	750	273,750	0.840
Proposed Water Use	729	266,085	0.817
Net Water Usage	**-21**	**-7,665**	**-0.024**

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically, the requirement that all proposed projects are water-neutral with respect to City water use.

REVISED
2:52 pm, Jan 10, 2023

madrone engineering

STORMWATER CONTROL PLAN

SINGLE-FAMILY HOME PROJECT

BERCHTOLD RESIDENCE
2126 MADRONA AVE, ST. HELENA, CA 94574
APN: 009-470-010

REVISION 3, JANUARY 5, 2023



PREPARED BY:
MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574

21.043
Berchtold Residence

madrone engineering

Table Of Contents

I. Introduction & General Requirements 3
A. Report Overview 3
B. Project Description 3
II. Project Data Form 4
III. Runoff Reduction Option Checklists 5
A. Option 1: Disperse Runoff to Vegetated Areas 5
B. Option 2: Pervious Pavement 5
C. Option 3: Cisterns or Rain Barrels 6
D. Option 4: Bioretention Facility or Planter Box 6
IV. Conclusion 7

I. Introduction & General Requirements

A. Report Overview

Madrone Engineering has prepared this report to assist the Berchtold Residence project in complying with current storm water regulations, specifically the Phase II NPDES Permit for Small Municipal Storm Sewer Systems (MS4s). As of June 30, 2015, development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce runoff.

As the total new or reconstructed impervious area for this project is part of a single-family residence project, the project is required to submit a complete Storm Water Control Plan for Small/Single-Family Home Projects. This report follows the Bay Area Stormwater Management Agencies Association guidelines found in Appendix C (Small/Single-Family Home Projects) of the Post-Construction Manual.

B. Project Description

This project is requesting Design Review Approval for the construction of a new residence and an ADU at 2126 Madrona Ave., St. Helena, CA (APN 009-470-010). The project will include construction of a new residence, pool, ADU, and related utility infrastructure.

The project location is near the southwest end of Madrona Avenue at the intersection of Fir Hill Drive. The parcel is on the valley floor with slopes ranging from 0-5%. Stormwater is currently transported through the parcel by sheet flow, and there is an existing City storm drain system in Madrone Avenue.

II. Project Data Form

Project Name/Number	Berchtold Residence
Application Submittal Date	January 9, 2023
Project Location (street address + APN)	2126 Madrona Avenue St. Helena, CA 94574 APN: 009-470-010
Name of Owner or Developer	Michael Hubbard TR
Project Type and Description	Single-Family Residential Project New residence, ADU, AC & chip seal driveway, pool, and concrete patios.
Total Project Site Area (acres)	5.78 acres
Total New or Replaced Impervious Surface Area (square feet)	~24,810 square feet
Total Pre-Project Impervious Surface Area	~9,840 square feet
Total Post-Project Impervious Surface Area	~24,810 square feet
Runoff Reduction Measures Selected (check one or more)	☒ 1. Disperse runoff to vegetated area ☐ 2. Pervious Pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

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III. Runoff Reduction Option Checklists

The guidelines in Appendix C of the BASMAA Post-Construction Manual provide four options for reducing storm water runoff:

1. Disperse Runoff to Vegetated Areas
2. Pervious Pavement
3. Cisterns or Rain Barrels
4. Bioretention Facility or Planter Box

Storm water runoff from this project will be routed to vegetated areas (Option 1) and/or directed to bioretention facilities (Option 4). See below for specific details showing the implementation of the selected options.

A. Option 1: Disperse Runoff to Vegetated Areas

On the site plan, show:

- ☒ Each impervious area from which runoff will be directed, and its square footage.
- ☒ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☒ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- ☒ Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- ☒ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ☒ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☒ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☒ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- ☒ Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

B. Option 2: Pervious Pavement

On the site plan, show:

- ☐ Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

- ☐ No erodible areas drain on to permeable pavement.
- ☐ Subgrade compaction is minimal.
- ☐ Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).

☐ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
☐ Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
☐ Rigid edge is provided to retain granular pavements and unit pavers.
☐ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
☐ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
☐ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

C. Option 3: Cisterns or Rain Barrels

On the site plan, show:
☐ Impervious areas tributary to each cistern or rain barrel.
☐ Location of each cistern or rain barrel.

Confirm the following standard specifications are met:
☐ Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
☐ Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inch-minimum corrosion-resistant metallic hardware fabric.
☐ Water collected will be used for irrigation only.
☐ Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
☐ Large openings are secured to prevent entry by children.
☐ Rain barrels and gutters are to be cleaned annually.
☐ The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

D. Option 4: Bioretention Facility or Planter Box

On the site plan, show:
☒ Impervious areas tributary to the planter box.
☒ Location and footprint of planter box.

Confirm the following standard specifications are met:
☒ Reservoir depth is 4"-6" minimum.
☒ 18" depth soil mix with minimum long-term infiltration rate of 5"/hour. See http://www.cccleanwater.org/c3-guidebook.html for a list of soil mix suppliers.
☒ Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
☒ "Class 2 perm" drainage layer 12" deep.
☒ No filter fabric.

- ☒ Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- ☒ Connection with sufficient head to storm drain or discharge point.
- ☒ Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- ☒ Overflow outlet connected to a downstream storm drain or approved discharge point.
- ☒ Planter is set level.
- ☒ Emergency spillage will be safely conveyed overland.
- ☒ Plantings are suitable to the climate, exposure, and a well-drained soil.
- ☒ Irrigation system with connection to water supply, on a separate zone.

IV. Conclusion

This report demonstrates that the project design is in compliance with current stormwater regulations and follows the recommendations of Appendix C of the BASMAA Post-Construction Manual for a Small/Single-Family Home Project.

21.043
Berchtold Residence

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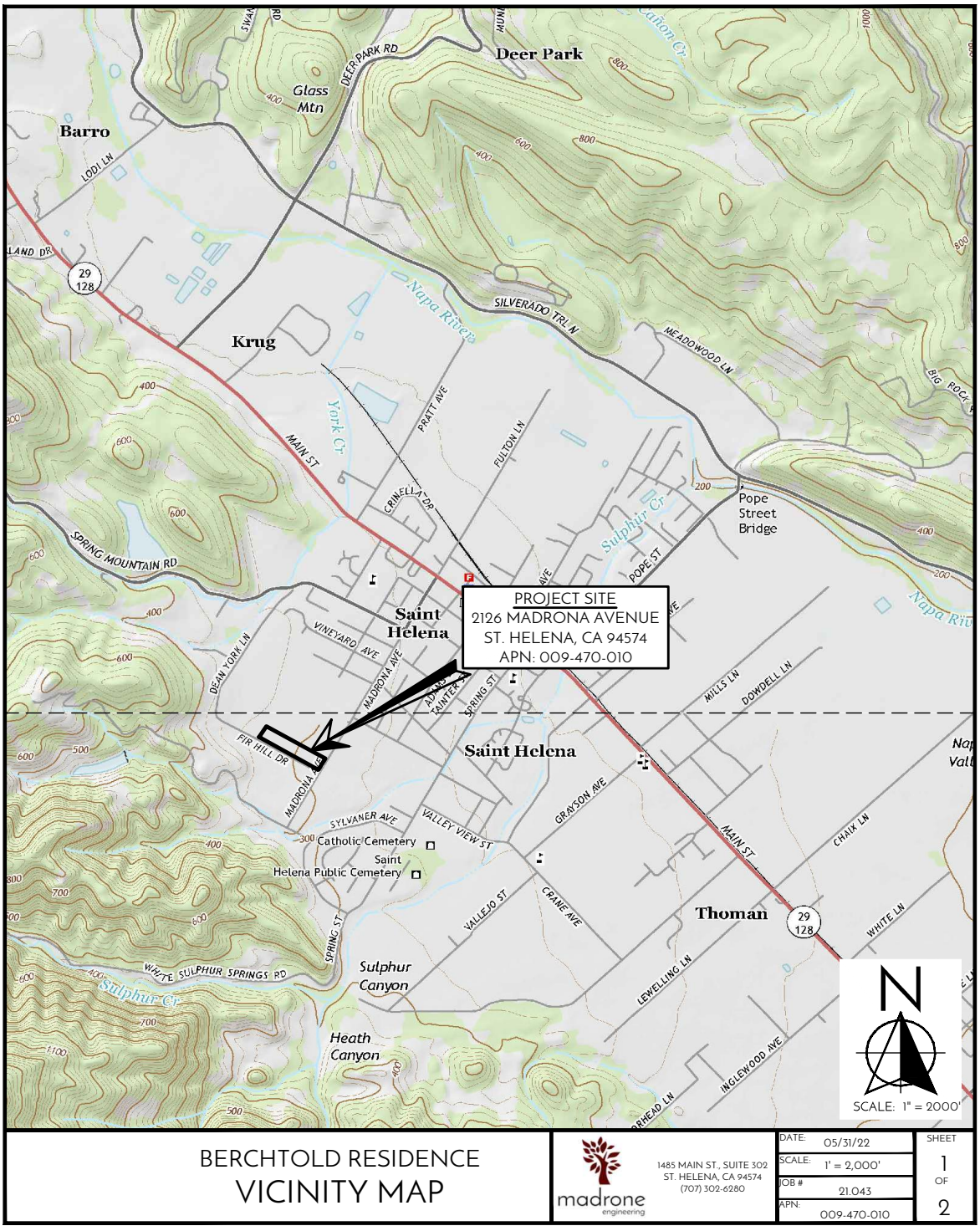
APPENDICES

APPENDIX A: VICINITY MAP
APPENDIX B: STORMWATER SKETCH

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Berchtold Residence

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APPENDIX A
VICINITY MAP



BERCHTOLD RESIDENCE
VICINITY MAP

madrone engineering
1485 MAIN ST., SUITE 302
ST. HELENA, CA 94574
(707) 302-6280

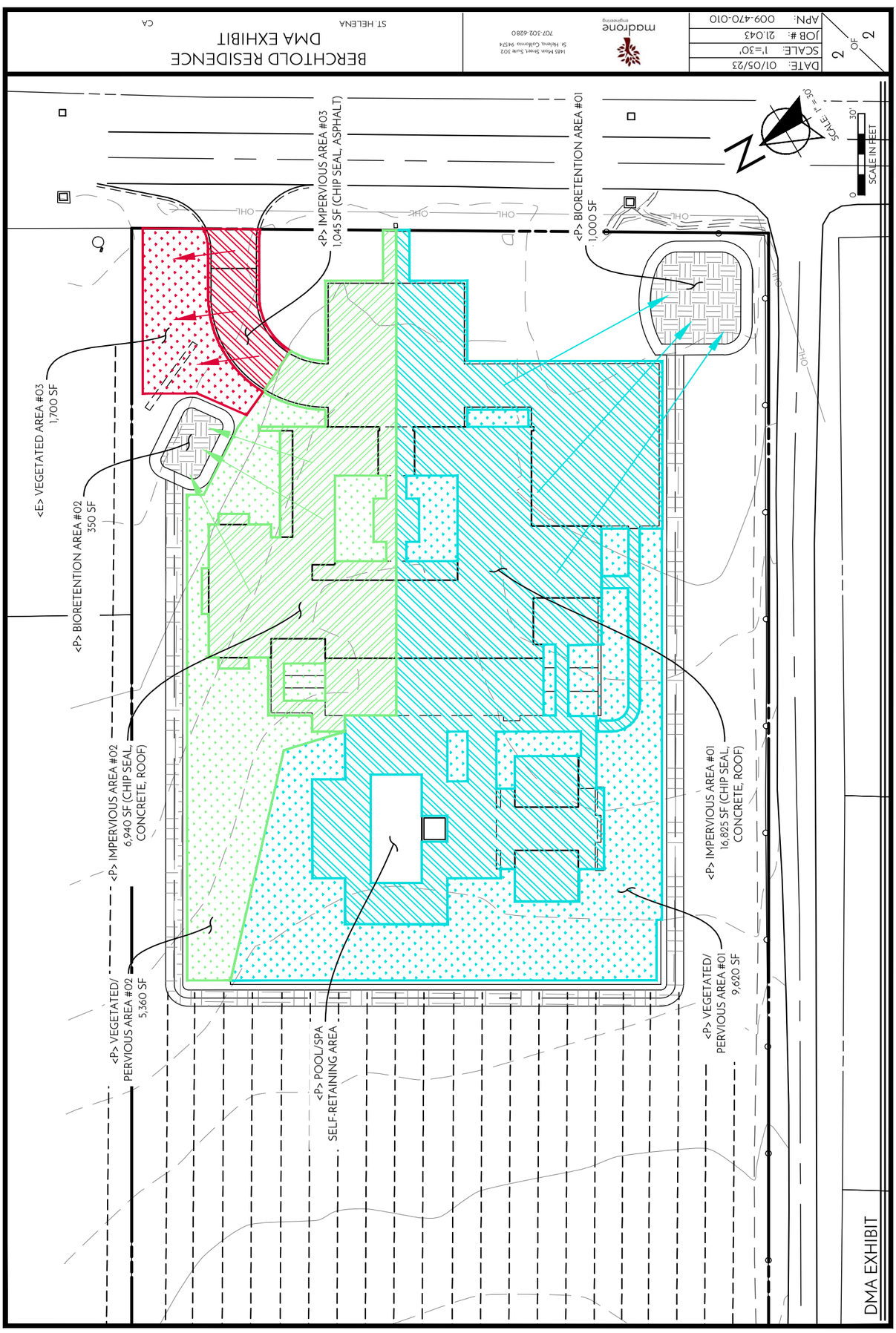
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SCALE:	1" = 2,000'
JOB #	21.043
APN:	009-470-010

SHEET 1 OF 2

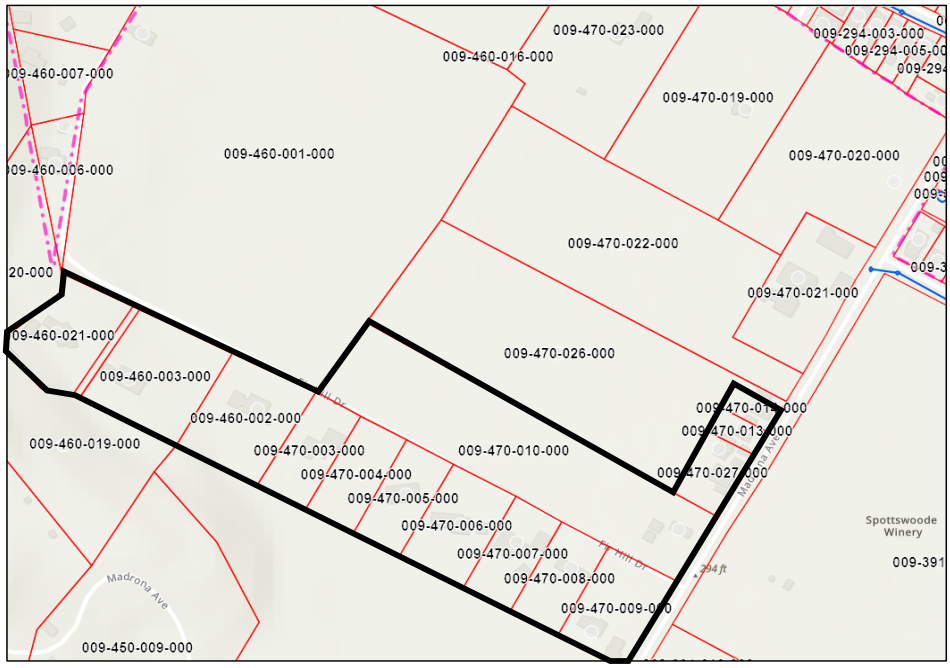
21.043
Berchtold Residence

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APPENDIX B
STORMWATER SKETCH


BERCHTOLD RESIDENCE
DMA EXHIBIT
ST. HELENA
CA
madrone
1485 Main Street, Suite 102
St. Helena, California 94574
707.302.4280
APN: 009-470-010
JOB #: 21.043
SCALE: 1"=30'
DATE: 01/05/23
2 OF 2
SCALE 1" = 30'
SCALE IN FEET
0
30'
<P> IMPERVIOUS AREA #03
1,045 SF (CHIP SEAL, ASPHALT)
<P> BIORETENTION AREA #01
1,000 SF
<E> VEGETATED AREA #03
1,700 SF
<P> BIORETENTION AREA #02
350 SF
<P> IMPERVIOUS AREA #02
6,940 SF (CHIP SEAL, CONCRETE, ROOF)
<P> VEGETATED/
PERVIOUS AREA #02
5,360 SF
<P> POOL/SPA
SELF-RETAINING AREA
<P> IMPERVIOUS AREA #01
16,825 SF (CHIP SEAL, CONCRETE, ROOF)
<P> VEGETATED/
PERVIOUS AREA #01
9,620 SF
DMA EXHIBIT

ASSESSOR PARCEL DATA FOR PROPERTIES SURROUNDING 2126 MADRONA AVENUE



2016 Madrona Avenue (APN: 009-470-014) Primary Residence = 3,018 SF; Garage = 503 SF; 3 bedrooms; 3 full baths; 1 half bath; lot = 11,431 SF (0.26 acre)

2036 Madrona Avenue (APN: 009-470-013) Bed & Breakfast = 1,595; 2 bedrooms; lot = 11,274 SF (0.26 acre)

2056 Madrona Avenue (APN: 009-470-027) Primary Residence = 3,444 SF; Garage = 440 SF; Unfinished square footage = 440 SF; 3 bedrooms; 3 full baths; 1 half bath; lot = 31,470 SF (0.72 acre)

2126 Madrona Avenue – existing (APN: 009-470-010) Primary Residence = 1,728 SF; Garage = 780 SF; 5 bedrooms, 2 full baths; lot = 5.78 acres

2212 Madrona Avenue (APN: 009-470-009) Primary Residence = 4,415 SF; Garage = 731 SF; Unfinished square footage = 1,688 SF; 3 bedrooms, no data provided for bathrooms; lot = 1.42 acre

1615 Fir Hill Drive (APN: 009-470-008) Primary Residence = 2,046 SF; Garage = 560 SF; 4 bedrooms, no data provided for bathrooms; lot = 1 acre

1693 Fir Hill Drive (APN: 009-470-007) Primary Residence = 3,424 SF; Garage = 1,458 SF; 3 bedrooms; 3 full baths; 1 half bath; lot = 1 acre

1733 Fir Hill Drive (APN: 009-470-006) Primary Residence = 4,704 SF; Garage = 528 SF; Unfinished square footage = 295 SF; 4 bedrooms, 4 full baths; 1 half bath; lot = 1.35 acre

1775 Fir Hill Drive (APN: 009-470-005) Primary Residence = 1,652 SF; Garage = 484 SF; 2 bedrooms, 1 full bath; 1 half bath; lot = 43,310 SF (0.99 acre)

1795 Fir Hill Drive (APN: 009-470-004) Primary Residence = 5,633; Garage = 684 SF; 5 bedrooms; 5 full baths; lot = 1.01 acre

1815 Fir Hill Drive (APN: 009-470-003) Primary Residence = 3,945 SF; Garage = 1,120 SF; Unfinished square footage = 132 SF; 4 bedrooms, 3 full baths; lot = 1.02 acre

1837 Fir Hill Drive (APN: 009-460-002) Primary Residence = 5,271 SF; Garage = 1,140 SF; Unfinished square footage = 1,140 SF; 4 bedrooms; 5 full baths; 1 half bath; lot = 1.77 acre

1853 Fir Hill Drive (APN: 009-460-003) Primary Residence = 3,777 SF; Garage = 588 SF; 4 bedrooms; 3 full baths; 1 half bath; lot = 2 acre

1971 Fir Hill Drive (APN: 009-460-021) Primary Residence = 4,239 SF; Garage = 794 SF; 3 bedrooms; 4 full baths; 2 half baths; lot = 1.65 acre

Buchalter

1230 Pine Street
St. Helena, CA 94574
707.967.9656 Phone
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707.200.9414 Direct
kfalace@buchalter.com

December 12, 2022

SENT VIA EMAIL

Chantal Power
Contract Planner
City of St. Helena
Email: cpowers@cityofsthelena.org

Maya DeRosa
Community Development Director
City of St. Helena
Email: MDeRosa@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Ms. Power and Ms. DeRosa:

At the December 6, 2022, session, the Planning Commission requested a summary of the issues discussed at the neighborhood meetings. Our synopsis of the issues discussed is below, along with our comments regarding the status of each issue.

1. **Access to the property from Fir Hill Drive.** Several neighbors raised concerns about increased traffic on Fir Hill Drive from the initially proposed driveways to 2126 Madrona Avenue. Rather than engage in an extended assessment of easement rights, the Berchtolds agreed to remove those driveways from their plans.

   Neighbors also had concerns regarding the visibility on the corner of Fir Hill Drive and Madrona Avenue. We confirmed that the motor court screening wall is located 48 feet from the property line on Madrona Avenue and 38 feet on Fir Hill Drive, which is well within the city of St. Helena street standards for visibility. Further, we agreed to shift some of the olive trees closer to the corner along Fir Hill Drive to increase visibility.

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Los Angeles
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Sacramento
Salt Lake City
San Diego
San Francisco
Scottsdale
Seattle

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2. **Storm water runoff.** Given the flooding that occurred in storms last winter, neighbors raised questions about the adequacy of storm water runoff plans. Notwithstanding the fact the Berchtolds' property is downhill from the homes on Fir Hill, the Berchtolds have not only complied with the required storm water runoff management standard of a 2-year storm, but they made the commitment to create a dry pond at the low point of the property that substantially exceeds this standard. The dry pond can accommodate 5 times the output of a 100-year storm.

3. **Water usage.** Several neighbors queried the metrics given for water usage. The Berchtolds' architect explained that the water usage calculations are based on City standards, not planned actual use. Landscaping plans contemplate low-water plantings and water conservation fixtures will exist throughout the house. As a result, actual water usage is likely to be well below that of other 5 bedroom homes in the community. Additionally, any well drilled will be for agricultural use only, not domestic purposes.

4. **Backyard layout.** Neighbors on Fir Hill Drive (near Madrona Avenue) requested that the Berchtolds reconfigure their backyard to shift the bocce court to the east side of the property. This change has been made and will be reflected in future plans.

5. **ADU location.** Several comments were made regarding the ADU, which impacts the sightlines of the first two houses on Fir Hill Drive, closest to Madrona Avenue. To reduce the impact the Berchtolds have agreed to move the ADU five feet closer to the house, shift it 15 feet east and lower the ceiling heights. Specifically, the height of the roof on each end over the bedroom and living room will be reduced. While full elimination or moving of the ADU isn't practical for the reasons discussed with the neighbors, the Berchtolds hope that these changes will reduce the impact on the neighbors.

6. **House massing.** The story poles were very helpful in contextualizing the house sizing. These story poles show that the "north/south" footprint of the house is no larger than the current house footprint, with all increase on the "east/west" footprint that was much less visible from Fir Hill Drive and other neighbors. While some neighbors noted that the second story would be visible for those walking or driving down Fir Hill Drive, others acknowledged that most of the two story houses on Fir Hill Drive were similar in height. Our general take from these discussions was that the house massing was no longer a concern.

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As the neighbors that attended the meeting will recall, there were many small groups having separate discussions. We have advised the neighbors that they are free to submit their comments to staff as well, and that staff has requested comments by December 19, 2022. Specifically, we have sent a copy of this letter to the neighbors so if there are different views than the ones articulated above they will have ample opportunity to supplement the above points.

Very truly yours,

BUCHALTER
A Professional Corporation



Katharine H. Falace

KHF:jg

cc: Ethan Walsh

BN 73934304v1

Laura Andersen and Frank Rodrigues

1693 Fir Hill Dr

St Helena, Ca 94574

December 19, 2022

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

In response to the December 6, 2022, Planning Commission requesting a recap on the neighborhood meetings. I was only able to attend the second of the two.

At that time, it seemed to be “ask me no questions and I’ll tell you no lies”, there was not a lot of information forthcoming. I came away from the meeting with more questions than answers.

The story poles helped very little, the effort was made, but it still doesn’t show the mass of the structures. The overall size of this project is like trying to put a square peg in a round hole. They keep talking about “their dream home” which they say they are “entitled” to. But when the size and scope of their dream home affects the dream homes of the surrounding neighbors, some of which have been here their entire life, we need to take a second and maybe even a third look.

This project will have a long-lasting effect on our town, and in our opinion ***not*** in a positive way.

There is a list of things that we hope the City Planning Commission will address before even considering this project.

1. Size and scope
2. Water usage domestic and well. Water neutrality? (Can you even get a well permit? Why can nobody answer that?
3. Bedrooms or offices? -still the same amount of bathrooms
4. Sewer or septic?
5. Storm water run-off and drainage
6. Noise pollution (hvac, well pumps, septic, pool, etc.)
7. Loss of historic vineyard

8. Madrona and Fir Hill corner loss of visibility
9. Lack of transparency and notification to the surrounding neighbors even within the 300' radius
10. CEQA, with the size of the project CEQA study should be required
11. The very large old Historical Oak tree
12. Length of time this project will take and the effect that will have (noise, traffic, dust)

Conclusion

We are not in support of this project as presented.

This is not the right location for a project of this size, it has the potential of doing more harm than good to our neighborhood.

We would like the council, and all involved to get all the facts from more than one source before making any kind of decision.

Respectfully,

Laura Andersen

Frank Rodrigues

Patricia (Herdell) DiTomaso & Henry DiTomaso
Kathleen Herdell Christina Herdell
1615 Fir Hill Drive
St. Helena, CA 94574

December 19, 2022

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

The Planning Commission asked for a summary of outstanding issues at its December 6, 2022 meeting. As we stated during the meeting, no issue we raised at the October 18, 2022 hearing has been resolved except for the applicants agreeing to eliminate driveway access onto Fir Hill Drive and agreement to put up story poles. We also reported we cannot make a full assessment of issues until we see revised plans, especially as we reported Ms. Berchtold threatened us with full development of the parcel because we opposed their project application. We have since learned, she made a similar threat to another Fir Hill neighbor.

The Berchtolds had 2 neighbor meetings at the property; they walked through the building outlines and story poles. During the first gathering, Ms. Berchtold said to a few neighbors that she and her husband were "ENTITLED" to build a house of this size and they were not going to reduce the project by "one square foot." She said many other unfortunate things to us. As would be understandable, this lead some neighbors to believe the meetings were not being held in good faith to discuss our concerns and possible alternatives. Ms. Berchtold was so upset after the first gathering she did not attend the second one. At least one neighbor left in tears.

Ms. Falace's letter to the Planning Commission is misleading on several points which we address below along with continued problems we have with the current project.

House massing. House massing is absolutely still a high level concern. Story poles were helpful to see location and potential view shed issues. They **do not** in any way resolve the issue that this project is too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size does not fit into the scale and scope of the other residential structures in the Fir Hill neighborhood and a 19,515 sq. ft. development does not belong on the valley floor.

First, Ms. Falace states all issues related to the massing of the project have been resolved. **Nothing is further from the truth**. We continue to oppose a project that is almost 20,000 square feet in total. It is completely out of character with the neighborhood and town as well as sets a terrible precedence for homes in the City of St. Helena. Second, it is clear from the plans that the applicants are including a family home, a caretaker unit and an ADU. They try to disguise the caretaker unit as part of the family home stating it is attached to the home and does not have a separate kitchen; this makes no sense for people who have stressed privacy concerns over and over. For example, they claim their olive trees are intended to protect their privacy. If they need to block the views of long-term neighbors by planting olive trees for privacy, surely the family does not want a caretaker to intrude on their lives by using their kitchen when they are in town. Moreover, the size of the caretaker unit is the size of a single family home in St. Helena. Third, and likewise, applicants' try to disguise a 'poolroom' as an ADU; however, that unit is over 800 square feet. It is the size of a single family residence in St. Helena. In short, applicants are trying to have 3 single family homes built in this project. The massing of the ADU and olive trees on Fir Hill obliterate the views of the Eastern hills and vineyard. Fourth, it is immaterial one floor is a basement. That size of a cement box will have impact on the local area including the oak tree and water flow.

Visibility on the corner of Madrona and Fir Hill. It is very difficult to say something has been resolved until we see the updated plans. Moreover, although Ms. Falace claims the applicants' motor court screening is within city street standards for visibility, it fails to address visibility problems on a corner with both autos and pedestrians in the roadway on a regular basis. Her further argument that shifting some of the olive trees closer to the corner along Fir Hill Drive only worsens the visibility obstructions.

Storm Water Runoff. Ms. Falace claims there will be a dry pond on the property, but there were no details provided at the gatherings and we have not seen updated plans that incorporate it. In addition, she provides no details on how this dry pond will affect the historical oak and other environmental issues.

Water usage. No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home this size and agricultural/landscaping needs. The original plans call for 2 homes, 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Neighbors also want to know if the applicants plan to use cisterns. If so, we should be given the data so we can evaluate the impact and location of the cisterns. In addition, we have not seen an updated water report. The prior one was replete with errors and omissions. Finally, we would like to know what the Rossi historical water use for the property was so we can compare historical data with proposed use data.

Well for Agricultural use. We have not seen the plans for the well location and capacity. Other than a statement at the October hearing, applicants have not been instructed or agreed affirmatively in writing that no City of St. Helena water will be used for agriculture or landscaping. Furthermore, there is no information that applicants' will be granted a City of St. Helena well permit. Finally, some of the houses on Fir Hill use well water as their only water source. We need to ensure that no well (if granted) will affect the viability of any wells on Fir Hill. We would also like to know where a new well (if granted) would be dug.

Backyard layout. We have not seen any updated plans. However, at the gatherings, moving the boccie court and pool were discussed as one way that could mitigate removal of some vineyard rows and view shed impact. Nonetheless, applicants' still propose removing most of the vineyard along 1615 Fir Hill Drive to about our property line with the Rodrigues property.

ADU Location. The proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues, but this is new information. There is still confusion on whether the 2 buildings identified as an ADU are really an ADU. The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

Noise Study. In discussions at the walkthrough's noise was raised. Not only the HVAC systems for a project of this scale but any pumps being run to help mitigate the underground water and possible septic systems, pool pumps, all the mechanical noise, etc. need to be reviewed to ensure compliance with the noise ordinance.

Drainage. The 6,457 square feet that will be below grade will displace and divert current water flows from this area of construction. Displacing this water will be an issue with how the water drains around the property. While the applicants believe the dry pond will handle it, how does the water get to the dry pond? This must be addressed in the updated plans so it is clear there is no additional runoff onto Fir Hill ditches and culverts. There are many other drainage issues:

- Applicants need to provide an accurate topographical map from top of Fir Hill to Madrona so we can assess the slope, natural flow and accurate drainage problem for the project and impact on our properties.
- Applicants will raise the topo of foundations which will interfere with natural drainage
- is putting a cement wall along the project which will interfere with drainage?
- Applicants are putting an underground cement basement which will interfere with drainage.
- What is the current amount of impervious surface of the Rossi buildings and driveway? What is the applicants' proposed impervious surface area and driveway? What impact will the difference make on drainage?

Arbor Study. In both neighbor meetings the impact to the historic heritage oak tree was discussed, especially in relation to the drainage concerns. Because the tree is on City of St. Helena property, the City must require a tree impact study to be provided and approved by the tree committee. That tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. There should be an official city arborist to assess the environmental impact issues for this tree.

Septic and leach lines. In the neighbor gatherings it was stated that the applicants should have a plan for a septic system in case they don't bring down the city sewer lines from Hudson to 2126 Madrona. We have not seen plans for bringing the city sewer lines down Madrona and if they don't, what are the septic plans (especially as they relate to the well plans).

Project grading and elevations: We were told the story poles included grading heights but we have not seen any updated plans that show the actual planned grading. This affects runoff onto Fir Hill and Madrona.

Missing elevation and composite drawings. The original planning submission packet included a composite from the view from 2212 Madrona but NO composite drawings from 1615 Fir Hill perspective. 1615 Fir Hill looks out directly at the vineyard and in the current plans, the backside of the ADU unit. We would request composite drawings from the point of view of 2212 Madrona and 1615 Fir Hill be included in the update packet.

Neighbors missing from the discussions. There were a couple of neighbors affected by this project that have not been aware of the neighbor gatherings and discussions. We are looping them in now but they may have comments and concerns not yet raised. With the holidays upon us, this may not get addressed until the New Year.

Grape Yields:

The Rossi family stated their yields have been 5 tons each year. There are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing. Some are in the area proposed to be removed. It appears there are about 119 vines proposed to be removed. This vineyard was planted in an historical manner. They are not all one variety. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields. Finally, if the applicants pull out the existing historical vineyard, we would like applicants to be required to have the University of Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

CEQA:

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena.

SUMMARY:

We continue to oppose this project and will meet with new neighbors shortly. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is likely this project just is not going to happen with the applicants willing to make serious and substantial compromise. In the end, this may be a round peg into a square peg situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) and Hank DiTomaso

Christina Herdell

Kathleen Herdell

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Letter Re PL 21-044

December 14, 2022

SENT VIA EMAIL

Chantal Power
Contract Planner
City of St. Helena
Email: cpowers@cityofsthelena.org

Re: PL 21-044 – 2126 Madrona Ave.

Dear Ms. Power,

We have not had the opportunity to meet, but my sister and I are the owners of 2056 Madrona (our "**Home**"), which is located immediately adjacent to the proposed development project at 2126 Madrona Ave. (the "**Project**"). We apologize for being late to this conversation, but we were unfortunately not incorporated into the outreach by the Applicant and/or its agents and are thus playing catch-up.

Our family has had a home in St. Helena since 1987 and my sister and I spent every summer living in town, playing at the "wooden park" (aka the elementary school), getting ice cream at The Big Dipper and swimming at the Meadowood pool. Having moved primary houses and cities 8 times in our childhood, St. Helena was always the consistent place we called home and we are honored to be able to raise our children to appreciate the town, and its people, as much as we do.

Our parents, David and Susan Martin, became full-time St. Helena residents in 2013 and became staples across town. Our Home includes both the improved structures, as well as vineyards managed by Duckhorn, which share a property line with the Project. We recently inherited our Home from our parents, both of whom passed away in the past 4 years from cancer and now lay to rest in the St. Helena cemetery. Being from a real estate development family, we know that our parents would have been active participants in this conversation, so we want to make sure that we too participate the best we can.

We have not yet had an opportunity to meet with the Applicant and/or its agents about the Project, due to their limited outreach, but, after proactive and consistent follow-up, do have a meeting scheduled for December 23, 2022. As a result, we have limited information on some of the topics outlined in the Topics of Concern exhibit but have submitted a FOIA request with the City to ensure a transparent process. We have outlined the topics that concern us in the Topics of Concern exhibit and look forward to further discussing these as necessary to support a thorough and transparent approval process. We do request, given how little information we currently have and our Home's immediate adjacency to the Project, that we be given time to meet with the Applicant and/or agents and educate ourselves on the project before any major decisions are made. Thank you for your time and understanding.

Respectfully,

DocuSigned by:
Katherine Osler
6F0FD3FF498B42F...

Katherine L. Osler

DocuSigned by:
Annabel Siri
DDD008C8E59347E...

Annabel R. Siri

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Letter Re PL 21-044

CC: St. Helena Planning Commission
Stephen Siri
Justin Osler

Topics of Concern Exhibit

Architectural Design	§ We are concerned with the Project's architectural alignment with the adjacent architecture along Madrona, Fir Hill, Hudson & Dean York Lane. Much of the architecture at the adjacent homes is classic European in nature with a focus on soft lines, limited glazing and subtle architectural moves. Most of the glazing in this project opens directly on our Home and the landscaping plans indicate a limited amount of planting supportive of privacy along our shared frontage. We request that the balconies on both offices be removed and all windows facing east be removed to preserve the privacy of all neighbors, including our small children. § At a conceptual level, we believe that the Project, which is 18,654 SF and has 11 bathrooms, is entirely too large for the neighborhood. The largest neighboring home in visual range is ~6,700 SF, so 64% smaller than the Project, and homes on average range between 4,000-5,000 SF. Going one step further, we looked on Redfin at all closed sales of homes in St. Helena over the last 5 years with more than 1,000 SF and found that the average home is 2,114 SF, so the Project ~784% bigger than the average home (based on sales) in St. Helena. There were two transactions of over 10,000 SF, which were excluded from this analysis as one is a commercial winery and the other is a 12 unit apartment building. However, both of these facilities are still smaller than the Project. It is clearly out of context, but we also believe it's prudent to review the Project through a commercial lens due to its scale. While it's fine to build a bigger home, we believe the Project should be scaled back to be at a maximum 8,000 GSF of conditioned space.
Civil Design	§ Grading Plans o We would like to see fine grading plans to understand how the Applicant proposes to manage storm runoff, such that there is limited risk of the expansive landscaped area creating material runoff on adjacent properties – i.e., public right of way and operating vineyards. o We would like to better understand the extent of any earth moving activities. Our primary concern is dust generation adjacent to vineyards and residential properties. § Sanitary Sewer & Domestic Water Supply o The Project includes 11 bathrooms, at least one kitchen, numerous house bibs and a pool, which means it will use the same, if not more, fresh water than a boutique commercial hospitality property. We have not yet seen capacity studies for either the sanitary sewer or the domestic water supply to confirm that what exists in the street is capable of handling this additional

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	connection without negatively impacting the existing residents. We note that the majority of our Home is not connected to the sanitary system due to historical capacity issues, and thus suspect that an upsizing of both lines may be necessary. To account for seasonality, we would expect to see monthly monitoring of both, as well as potholing every 20' and/or a video study to verify line capacity, condition of the existing line and slope, so that any shortfall in capacity may be satisfied as a project specific condition during entitlement.
Shoring Design	§ We have heard that the project proposes an expansive basement. As a result, we expect this design condition to necessitate a shoring design from a licensed engineer. We are concerned that the project may utilize tiebacks or other "attachment" based designs vs. a braced technique. As an example, were the Project to use tiebacks to support its shoring, then it would be introducing unnatural materials into the soil in the setback zone. These materials need to be fully removed vs. simply disconnected to avoid leaving metals in the soils. We would like to see a project specific condition of approval that requires an internally braced shoring design.
Construction Management	§ We think that it is prudent to keep in mind that the Project is not a typical residential property. It is in fact larger than many commercial projects in town. Per the last plans we saw, it has 18,654 GSF of conditioned space (incl. 11 bathrooms, so likely 40+ plumbing connections), an expansive landscaped outdoor area and a large basement that includes a mix of residential and commercial uses. With this type of scale, the Project will take an atypically high number of daily workers to construct efficiently, who will generate a large amount of particulate matter doing so. Our specific concerns are as follows: o This Project will generate a substantial amount of dust during grading, concrete pours and wood framing activities. We do not believe the amount of dust generated by this Project is commensurate to a typical residential project and are worried about its impact on the adjacent vineyards and residential properties. We believe that this should be analyzed and in addition to the sound blankets described below. The Project should have a Dust Management Plan. o Constructing this Project will generate an impactful level of noise over a longer duration than as is typical for a residential property. We would like to see a noise study that analyzes existing conditions and the expected impact of the work at this Project. Additionally, as typical with any large project adjacent to residential uses, we would expect the Applicant to be required to erect noise blankets at a height equal to its maximum elevation until it is fully enclosed and all sitework is complete. § Due to the scale of this Project, it will likely require a more than typical number of construction workers. Madrona Ave. and its adjacent streets are

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	highly trafficked by pedestrians and cyclists. We would like to better understand how the Project will ensure all workers park along its frontage and document its minimization of construction traffic. Given the scale of the Project, we would expect to see a Project Specific Condition of approval that requires CARB-4 or equivalent machinery at all stages of construction.
Post Completion	§ As a result of feedback, the Project has been pushed closer to the property line such that its highest point appears to align with the required setback against our agricultural property. We would like to see Shadow Studies to better understand the impact on natural light to our agricultural property. We would also like to see a photometric study to study the potential effects of lighting pollution on the surrounding neighborhood and agricultural uses. § As proposed, the Project includes both commercial scale wine facilities as well as residential apartments for employees. Both activities will generate an atypical amount of traffic on Madrona Ave, which is one of St. Helena's most trafficked streets for both pedestrians and cyclists. We would like to see both a traffic and trip count study completed to better understand the impact of this Project as well as if this Project is in-line with the standards that are typical of a residential property. § Our Home has experienced the same degradation of groundwater supply as others in the area, as California has been subjected to consecutive years of material droughts. The Project proposes to materially expand its use of groundwater from the current use. Therefore, we believe it imperative that the City study the proposed Project's impact on the groundwater table through the use of multiperiod seasonal analysis. This is particularly important due to the Project's equivalency with a commercial use. We understand the City's apprehension of being held to a similar standard, but believe that the City enjoys a categorical exemption due to the public serving nature of its work.

From: Eric Janzen
To: Joseph Leach
Cc: Mario Traverso; Chantal Power; Maya DeRosa
Subject: RE: [External] Zoning Code proposal and water comments
Date: Tuesday, January 31, 2023 9:58:51 AM
Attachments: image001.png

Joe,
Discharges of groundwater to the public storm drain system are permitted in our municipal code under SHMC Section 13.23.060.
The parcel at 2126 Madrona is outside of the FEMA special flood hazard zone so the regulations under 15.52 *Flood Damage Prevention* are not applicable.
PW has no jurisdiction over a flooding basement on this private parcel. Flooding damage on this parcel resulting from high groundwater entering the basement is between the owner and their insurance carrier.

Eric Janzen
Assistant Director of Public Works
City of St. Helena
707 967-2831

Maya,

Thanks very much for reaching out. You may share that you have been among the very most responsive of City employees. I mean that!!!

I have a followup of my unplanned comment regarding the Lorraine and Joe Berchtold property on Madrona. Not sure where it will be most effective. Whether you want to include this in future hearing packet.

At the meeting I mentioned my neighbor's 10,000 sf house with full basement. Before it was occupied the basement filled with water within inches of the floor joists. A few hundred thousand dollars later they managed to waterproof the basement. However they need to run pumps 24/7 to keep water out during the rainy season. Fast forward to the atmospheric rivers we recently experienced. The pumps couldn't run fast enough and the whole house became uninhabitable. They are living in their guest house.

I share this as an example of the law of unintended consequences. Not to mention that a 5,000 sf Berchtold basement will displace a significant amount of groundwater. So if there are any drainage issues in the area or high runoff this project should provide calculations on what they are going to do with all that water. It is not insignificant.

I was happy to see the letter from Spottswoode re new well. I still recommend monitiring neighbors wells to prevent drawdown. With water its feast or famine.

Sincerely,
Kelly

PUBLIC WORKS RESPONSE TO NEIGHBOR COMMENTS

Well: Well permits are issued through Napa County in coordination with the City of St. Helena. Applicant is responsible for performing all studies, tests and engineering as required through the County permitting agency. The applicant is pursuing a well permit to replace or rehab the existing well. This process is independent of the design review process.

Water Neutrality: The Water Neutrality Analysis as presented is consistent with the guidelines that are applicable to all projects.

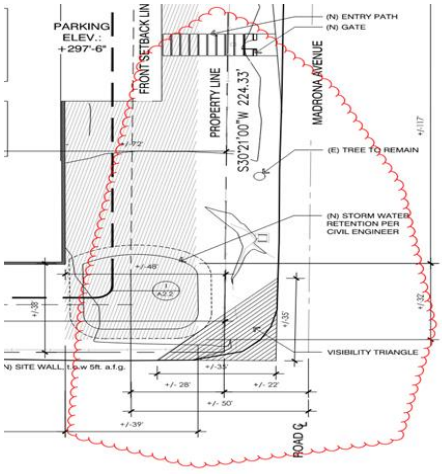
Storm Water Management: The project is conditioned to conform to all requirements as prescribed in the BASMAA Post Construction Manual for regulated projects.

Runoff and Drainage: Post construction runoff conditions are to be consistent with preconstruction runoff conditions. Runoff and inundation of adjoining parcels is not permitted. The property is served by existing public storm water facilities which are integrated into the plans.

Noise Pollution: Subject to SHMC 8.24.010

Septic or Sewer: The applicant is pursuing a sanitary sewer line extension in Madrona Ave to serve the residence. This is a common practice throughout the City. Certificate of occupancy will not be issues unless wastewater utility facilities are complete and operational. The plan development and installation may run concurrent to other permitting efforts.

Madrona and Fir Hill Loss of Visibility: Currently, there are significant visibility restrictions resulting from the large Oak tree, utility pole, trees and shrubbery. Although Fir Hill Drive is a private drive and not subject to the visibility triangle requirements defined in Section 17.04.160 of the SHMC, the detail below shows that project revisions exceed these standards. All proposals for development subject to SHMC 17.120.010.



Dear Commissioners Ponte, Anderson, Rothfeld, Segura and Warner,

In your recent meeting regarding the Rossi Property and the Berchtolds' plans for it, I understand several questions came up as to the Rossi Vineyard revitalization effort that we are undertaking in partnership with the Berchtolds.

I first want to say that we are very excited at the opportunity to rehabilitate this amazing heritage vineyard (planted in 1905) that still grows in our town. Vines like this are rare and very much worth preserving, and we anticipate that we will he able to restore it to health. We started farming the vineyard in the Spring of 2021, and last year the total yield from the vineyard with our partial-year management was approximately 0.88 tons across the entire five-acre site. This year, the first full year we were able to farm the property, our total yield was approximately 2.6 tons.

As we have been planning our revitalization effort, our primary focus is on producing the highest possible quality wine from the site while also increasing the health of the soil and the vines, thus also increasing tonnage as we work to make it economically viable.

To that end, we farm this vineyard with the same care as we farm our Spottswoode Estate Vineyard. We have shifted to regenerative organic and biodynamic farming, and we are refining the pruning practices in this old block. Specific to the dry-farmed heritage clones, we hope to introduce watering to the vineyard via a well to be dug on the property only during what is normally our rainy season, to emulate Mother Nature in ensuring a wetted soil profile near budbreak. We will do this only as needed, based upon the extent to which we continue to have low rain years (a vineyard that has been dry farmed for 115+ years cannot suddenly accept "normal" irrigation). To help with the replacement of missing vines, we will replant with new vines and/or we may transplant some of the old vines slated for removal due to construction. As we continue to learn, we will also introduce other techniques based on our research into heritage clone vineyards.

We are hoping to get the vineyard to a yield of at least five [5] tons total (~1.25 tons per acre) through this rehabilitation process from what will ultimately be closer to 4.35 acres (as some acreage will be removed for construction), allowing us to produce roughly 300 cases of the highest quality wine on an annual basis.

Our agreement with the Berchtolds runs through 2036, allowing us to plan for the long-term success of the vineyard. It is important to note that the agreement does have a provision that if the property is sold that the new owner has the right to terminate the agreement. For personal reasons, therefore, we do hope that the Planning Commission and the Berchtolds are able to come to an agreement on how their housing project might proceed.

Please let me know if you have any questions as you further study this project. We are more than happy to answer them!

Very sincerely,

Beth Novak Milliken
President & CEO
Spottswoode Estate Vineyard & Winery

Buchalter

1230 Pine Street
St. Helena, CA 94574
707.967.9656 Phone
707.963.0771 Fax

707.200.9414 Direct
kfalace@buchalter.com

February 21, 2023

FIR HILL NEIGHBORS

Re: **NEW DATE: Community Meeting – March 1, 2023**

Dear Neighbors:

After hearing from some of you that the date proposed was not convenient, we have rescheduled the community meeting date to a time that we understand is more convenient. We will now be hosting the community meeting on **March 1, 2023, at 5:00 p.m.** to answer any questions and go over the revised plans. The meeting will take at the property.

Thank you and, as always, reach out with any questions in the interim.

Very truly yours,

BUCHALTER
A Professional Corporation



Katharine H. Falace
Shareholder

KHF:jg

buchalter.com

Los Angeles
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Sacramento
Salt Lake City
San Diego
San Francisco
Scottsdale
Seattle

BN 75307206v1

Patricia (Herdell) DiTomaso & Henry DiTomaso
Kathleen Herdell Christina Herdell
1615 Fir Hill Drive
St. Helena, CA 94574

December 19, 2022

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

The Planning Commission asked for a summary of outstanding issues at its December 6, 2022 meeting. As we stated during the meeting, no issue we raised at the October 18, 2022 hearing has been resolved except for the applicants agreeing to eliminate driveway access onto Fir Hill Drive and agreement to put up story poles. We also reported we cannot make a full assessment of issues until we see revised plans, especially as we reported Ms. Berchtold threatened us with full development of the parcel because we opposed their project application. We have since learned, she made a similar threat to another Fir Hill neighbor.

The Berchtolds had 2 neighbor meetings at the property; they walked through the building outlines and story poles. During the first gathering, Ms. Berchtold said to a few neighbors that she and her husband were "ENTITLED" to build a house of this size and they were not going to reduce the project by "one square foot." She said many other unfortunate things to us. As would be understandable, this lead some neighbors to believe the meetings were not being held in good faith to discuss our concerns and possible alternatives. Ms. Berchtold was so upset after the first gathering she did not attend the second one. At least one neighbor left in tears.

Ms. Falace's letter to the Planning Commission is misleading on several points which we address below along with continued problems we have with the current project.

House massing. House massing is absolutely still a high level concern. Story poles were helpful to see location and potential view shed issues. They **do not** in any way resolve the issue that this project is too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size does not fit into the scale and scope of the other residential structures in the Fir Hill neighborhood and a 19,515 sq. ft. development does not belong on the valley floor.

First, Ms. Falace states all issues related to the massing of the project have been resolved. **Nothing is further from the truth**. We continue to oppose a project that is almost 20,000 square feet in total. It is completely out of character with the neighborhood and town as well as sets a terrible precedence for homes in the City of St. Helena. Second, it is clear from the plans that the applicants are including a family home, a caretaker unit and an ADU. They try to disguise the caretaker unit as part of the family home stating it is attached to the home and does not have a separate kitchen; this makes no sense for people who have stressed privacy concerns over and over. For example, they claim their olive trees are intended to protect their privacy. If they need to block the views of long-term neighbors by planting olive trees for privacy, surely the family does not want a caretaker to intrude on their lives by using their kitchen when they are in town. Moreover, the size of the caretaker unit is the size of a single family home in St. Helena. Third, and likewise, applicants' try to disguise a 'poolroom' as an ADU; however, that unit is over 800 square feet. It is the size of a single family residence in St. Helena. In short, applicants are trying to have 3 single family homes built in this project. The massing of the ADU and olive trees on Fir Hill obliterate the views of the Eastern hills and vineyard. Fourth, it is immaterial one floor is a basement. That size of a cement box will have impact on the local area including the oak tree and water flow.

Visibility on the corner of Madrona and Fir Hill. It is very difficult to say something has been resolved until we see the updated plans. Moreover, although Ms. Falace claims the applicants' motor court screening is within city street standards for visibility, it fails to address visibility problems on a corner with both autos and pedestrians in the roadway on a regular basis. Her further argument that shifting some of the olive trees closer to the corner along Fir Hill Drive only worsens the visibility obstructions.

Storm Water Runoff. Ms. Falace claims there will be a dry pond on the property, but there were no details provided at the gatherings and we have not seen updated plans that incorporate it. In addition, she provides no details on how this dry pond will affect the historical oak and other environmental issues.

Water usage. No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home this size and agricultural/landscaping needs. The original plans call for 2 homes, 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Neighbors also want to know if the applicants plan to use cisterns. If so, we should be given the data so we can evaluate the impact and location of the cisterns. In addition, we have not seen an updated water report. The prior one was replete with errors and omissions. Finally, we would like to know what the Rossi historical water use for the property was so we can compare historical data with proposed use data.

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ADU Location. The proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues, but this is new information. There is still confusion on whether the 2 buildings identified as an ADU are really an ADU. The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

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Septic and leach lines. In the neighbor gatherings it was stated that the applicants should have a plan for a septic system in case they don't bring down the city sewer lines from Hudson to 2126 Madrona. We have not seen plans for bringing the city sewer lines down Madrona and if they don't, what are the septic plans (especially as they relate to the well plans).

Project grading and elevations: We were told the story poles included grading heights but we have not seen any updated plans that show the actual planned grading. This affects runoff onto Fir Hill and Madrona.

Missing elevation and composite drawings. The original planning submission packet included a composite from the view from 2212 Madrona but NO composite drawings from 1615 Fir Hill perspective. 1615 Fir Hill looks out directly at the vineyard and in the current plans, the backside of the ADU unit. We would request composite drawings from the point of view of 2212 Madrona and 1615 Fir Hill be included in the update packet.

Neighbors missing from the discussions. There were a couple of neighbors affected by this project that have not been aware of the neighbor gatherings and discussions. We are looping them in now but they may have comments and concerns not yet raised. With the holidays upon us, this may not get addressed until the New Year.

Grape Yields:

The Rossi family stated their yields have been 5 tons each year. There are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing. Some are in the area proposed to be removed. It appears there are about 119 vines proposed to be removed. This vineyard was planted in an historical manner. They are not all one variety. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields. Finally, if the applicants pull out the existing historical vineyard, we would like applicants to be required to have the University of Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

CEQA:

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena.

SUMMARY:

We continue to oppose this project and will meet with new neighbors shortly. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is likely this project just is not going to happen with the applicants willing to make serious and substantial compromise. In the end, this may be a round peg into a square peg situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) and Hank DiTomaso

Christina Herdell

Kathleen Herdell

Xinia Gamero

From: Aaron Hecock
Sent: Friday, February 24, 2023 8:04 AM
To: Maya DeRosa
Cc: Chantal Power; Xinia Gamero
Subject: FW: [External] Water Use Analysis 2126 Madrona Ave.

AARON HECOCK, AICP
SENIOR PLANNER
City of St. Helena | Community Development Department
1088 College Ave. | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

From: TOM BELT <tmbelt@comcast.net>
Sent: Thursday, February 23, 2023 5:09 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Cc: Paul Dohring <PDohring@cityofsthelena.org>; Eric Hall <EHall@cityofsthelena.org>; Anna Chouteau <AChouteau@cityofsthelena.org>; Lester Hardy <LHardy@cityofsthelena.org>; Billy Summers <BSummers@cityofsthelena.org>
Subject: [External] Water Use Analysis 2126 Madrona Ave.

Dear Mr. Hecock,

I just read the Water Use Analysis plan for the proposed new residence to be constructed at 2126 Madrona Avenue. I find it difficult to believe ten occupants will use 72.9 gallons per day per occupant in a residence and ADU that has 10 toilets, 12 bathroom sinks, 6 showerheads, 3 kitchen bar sinks, 3 clothes washers, and only 1 dishwasher that will only be used once every four days. Please provide answers to the following questions:

1. The above project refers to the existing 2126 Madrona Ave. residence as having five bedrooms and in order to remain in compliance with St. Helena's Water Neutral Policy, a reasonable baseline existing demand is 150 gallons of water per bedroom per day. Please provide the St. Helena Planning Ordinance(s) that verifies where this past ratio for daily water use per bedroom is listed?

2. Walking by the home it appears the existing residence is a rather small home. Did someone from the City's Planning Department physically inspect the home and confirm there are five bedrooms in the existing house?

3. What water use reference/guideline was used by Madrone Engineering to project the residence and ADU will only use 729 gallons of water per day considering the development projects ten occupants will be living in the two spaces?

4. Has the above proposed water use reference/guideline for this future single family home and ADU been validated as being an accurate prediction for future water use in past developments within St. Helena?

5. If so, which single family home developments in St. Helena?

6. If the answer to question #4 is no, why is the city permitting this water use reference/guideline to be used when the city has such a limited annual water supply?

7. When was the last time St. Helena updated its Water Neutral Policy for Development?

8. If the proposed development is ultimately approved by City Council, is there a procedure in St. Helena's ordinances to allow the city to monitor/limit the future daily water use to 729 gallons per day as the project proposes?

Thank you,

Tom Belt

Xinia Gamero

From: Mary Cunningham Agee <mcagee@msn.com>
Sent: Thursday, March 2, 2023 3:28 PM
To: Maya DeRosa; Public Comment
Cc: Jodie Morlet; Luc Morlet; Annette Smith; joel@gottwines.com; Sarah Gott; Nina And Adam Rotello; Adam Rotello; Margo Simons; Diane Darby; Frank & Laura Rodrigues; Laura Rodrigues; patty.ditomaso@comcast.net; Kathy Herdell; Susan Krausz; Ron Krausz
Subject: [External] Opposition to Berchtold Proposal: 3.3.23

Importance: High

To: **MDeRosa@cityofsthelena.org, publiccomment@cityofsthelena.org**
From: Mary Cunningham Agee and Family
Ref: Berchtold Proposal
Date: March 3, 2023

Dear Saint Helena Planning Commission and City Council Members,

I have just read and re-read the request by Architect Sasha Janev to the Saint Helena Planning Commission on behalf of the Berchtold's Trust for adoption of a resolution to approve construction of a new "single-family home" (!) and accessory dwelling unit on the property located at 2126 Madrona Avenue in the A-20 zoning district.

I am dismayed to discover that the request of three out of six City Commissioners to the applicant at the close of the last public meeting in late October *"not to return until this project is reduced in scale to under 10K square feet"* has not even partially been implemented-- but has been completely ignored.

Apparently, we are to find comfort in a slight reduction in size and location of the ADU -- with no substantive change in the scope or location of the main structures! The main residence and attendant structures remain unchanged -- with more bedrooms and bathrooms than any other non-resident "home" within this community -- let alone our neighborhood. Yes, *this proposal is "unprecedented"* and should be considered within that extreme context.

The fact is that the main structure of this project still remains at essentially the same square footage as originally proposed. The objections of many locals have never primarily been about the setbacks, design or even the view-blocking height of the main structure when *the sheer mass alone is way beyond the norms of everything else in this neighborhood*.

Add to this affront to the aesthetic and cultural norms of this private, peaceful and quaint neighborhood, an imposing cement wall that would surround this "residence" and the objections to this compound or fortress become even more intense and obvious.

Despite the architectural commentary that attempts to segment the massive overall square footage of this proposed new structure, *there is no obscuring that fact that the overall footprint of the main buildings and landscape still remain at 20K square feet*.

Before stating my specific objections*, I must emphasize -- yet again -- that these concerns are not personal*. I am by nature not someone who enjoys confrontation of any kind. I would far prefer to be part of a welcoming committee inviting new members into our community and neighborhood. But the gravity of this clear and present threat to our neighborhood and quality of life is severe enough to require an honest and reasonable confrontation.

My objections include but are not limited to the following:

- **Agricultural:** The Berchtold proposal is in clear contradiction to existing A-20 regulations designed precisely to protect agricultural land from developments like this. If those regulations mean nothing at times like these – then when do they count?
- **Environmental:** 6K square feet "below ground level" does not prevent environmental damage; it just pushes it underground. Water, natural habitat and agricultural impacts remain very real. Alleviating an utterly discretionary offence to the environment does not amount to preventing it all together.
- **Social:** Disruption during and after the construction of this compound/fortress cannot begin to take into account the loss of peace, safety and privacy to this neighborhood -- belovedly known as "the walking path" of Saint Helena - to many residents of this town.
- **Cultural Norms:** Even the existing ordinances insist that the scale and style of any new construction be "consistent with existing norms of the neighborhood." The proposed construction's basement (!) alone-- is larger than any existing structure on this street! The aggressive original proposal with not one -- but two -- driveway entrances onto Fir Hill Drive from this "residence" - reveals a lack of awareness respect for existing norms.
- **Common Sense**: The proposed "residence" is *more than three times the size of any home in this neighborhood!* How can that reality possibly withstand the scrutiny of reasonable "fit" within neighborhood norms or cultural conformity? There is no home in this neighborhood -- or even within city limits -- even close to this size! That doesn't even begin to consider the proposed cement wall surrounding this "residence" (aka "fortress")! How can this proposal even approach the "common sense" norms of what a reasonable person in our community would consider to be fair or appropriate?

Have we not all seen enough harm done to our society when respected norms are compromised and shared values are sold to the highest bidder? Just because something "*can* be done" doesn't mean that it "*should* be."

I wouldn't have taken the time to write this letter if I didn't firmly believe that our community -- and those leaders placed in a position of responsibility to protect us -- would not take this duty seriously. This is ultimately not only about us and our quality of life- but about those of many future generations to come. *We simply must make decisions today that will benefit those who will someday hold us accountable.*

Just imagine how we would each feel -- three to five years from now (after months and years of construction noise and disruption – not to mention the consumption of vast amounts of scarce natural local resources) -- when new restrictions within our city limits will have been prudently implemented. The new ordinances -- that you are fully aware of and are currently reviewing -- will presumably have been voted into law. *And these ordinances will properly limit the size, scope and environmental impact of all new residences. Try to envision explaining how this white elephant -- amounting to four times the scale of anything currently exiting in our neighborhood – was allowed to slip by under our watch!*

I can assure you this will not happen quietly. ***This neighborhood is not about to "go quietly into the night" as we watch everything our neighborhood stands for be compromised because of a slip up in timing of a new ordinance.***

Our neighborhood and this City Planning Commission - as well as the City Council -- should not be forced to pay the price for past inconsistencies or ambiguities in building codes or ordinances! You know better – and the new proposed ordinances prove this to be true. This is precisely why you are about to vote into law ordinances that would preclude such a behemoth from destroying the beauty and environmental integrity of a much beloved local neighborhood.

Thankfully, there is a solution. And this is readily available if the Planning Commission and City Council choose to do what is right. And the applicant -- and those advising -- will consider the unpleasant and expensive outcome of assured protracted efforts to oppose this affront to this community and neighborhood.

The applicant's reasonable choice: Either pursue this project substantially reduced in scale or relocate it exactly as it is designed to a more appropriate location where the legitimate objections raised will no longer be of concern.

As a resident of Fir Hill for thirty years, I am deeply saddened that our neighborhood has been placed in such an unpleasant position where we are forced to publicly oppose such a serious threat to our safety, security and privacy. My preference will always be to welcome newcomers -- but not at all costs. This is especially true when the environmental, agricultural, social, cultural, and economic costs of a proposed project would compromise my values.

Having known and respected each of you for many years, I believe that the members of this Planning Commission and City Council would also have preferred that this proposal not have arisen in the narrow window of "opportunity" before new ordinances would prevent this project from consideration. *I ask that you please have the foresight and courage to implement those protections you are well aware of now - just a few months before these positive changes will be recognized for the collective wisdom they represent.*

I thank you for your thoughtful consideration and request that you **find this project to be inconsistent with General Plan policies LU5.1 and LU5.3.**

On behalf of the many concerned residents of this town, I further ask that you **insist – yet again – that the applicant revise the plans to retain all the existing historic vineyards and redesign the project's scope and style to be consistent with the environmental concerns of and norms of the existing neighborhood.**

Most respectfully,

Mary Cunningham Agee and Family

-----Original Message-----
From: Linda Rose <linda@mgrose.com>
Sent: Thursday, March 2, 2023 4:06 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

Dear Maya,

I am very opposed to the proposed project at 2126 Madrona. It has no place in our town and certainly not there. It is completely out of scale and out of character.

Thank you,

Linda Rose
St. Helena

From: Leslie Stanton <lesliestan@gmail.com>
Sent: Thursday, March 2, 2023 4:57 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

Hi Maya - The "dream home" that the super rich couple wants to build on the Rossi property is out of scale for this community and meant for another purpose, and should not be called a home. Any building with that many bathrooms is to be some kind of an entertainment center. It needs to be scaled back.

Sincerely, Leslie Stanton

From: Kimberly Phinney <kimbophinney@gmail.com>
Sent: Friday, March 3, 2023 9:24 AM
To: John Ponte <JPonte@cityofsthelena.org>; Autumn Anderson <AAnderson@cityofsthelena.org>; Rosaura Segura <rsegura@cityofsthelena.org>; Marika Rothfeld <mrothfeld@cityofsthelena.org>; Christopher Warner <Christopher.Warner@cityofsthelena.org>
Cc: Maya DeRosa <MDeRosa@cityofsthelena.org>; Chantal Power <cpowers@cityofsthelena.org>
Subject: [External] Tuesday's Meeting

March 3, 2023

Dear Planning Commissioners, Ms. DeRosa, and Ms. Powers,

I am writing on behalf of the 2126 Madrona Avenue project up for a demolition permit and design review for the Tuesday, March 7th Planning Commission meeting.

I am writing to express my support of this project because it falls within the 'laws' of what a private property owner is allowed to do and can do on this particular property in St. Helena. I support the Staff Recommendations and hope that Option 1 is the direction you choose.

When we all buy property here, we know that the space that surrounds us, whether vacant or already constructed, has the chance to be redone or developed. This is just a fact of living in any neighborhood, town, city, outside of a cave. Our feelings and our emotions, as well as our opinions, should not supersede what is legal and allowed.

A property owners taste or style should not be questioned or unique projects challenged simply because it is not your taste or style. What is allowable, again within the law, should prevail.
Personal habits and use of every day, taxed and billed utilities, should not even come into question for anyone other than the person paying for them. How many toilets does someone need is often opinionated in regards to this project and that is absolutely an absurd (and disgusting) abuse of privacy. How big does a house really need to be? That depends on the property owner building the home and if the general plan allows for it, not the like or dislike of the neighbors and what they are used to 'seeing' around our town. Allowing these opinions to become factors in whether a project is passed, instead of what is allowed within the law, sets a precedent unlike any other and will cost the city, not only in potential lawsuits, but tax revenue.

Having recently listened to the City Council meeting on Tuesday night about the financial crisis our city is in, I could only go back to the countless and endless 'no's' of projects, businesses, buildings, repairs, chain store support, on and on, because people 'didn't want to see', or 'want to maintain our charm', 'or we don't think this is an appropriate size', even 'they don't live here full time'. Those opinions and mentality, time and time again, got us to the deficit we are in now and will be for some time. Feelings are fine, allowed to be heard and part of this process, but feelings should not get in the way of what is legal and allowed, not to mention turning down projects that will benefit the city with revenue.

Thank you for your time not only serving on the Commission, but taking into consideration what is right, just, and allowed.

Ciao,
Kim Phinney
St. Helena

Buchalter

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St. Helena, CA 94574
707.967.9656 Phone
707.963.0771 Fax

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kfalace@buchalter.com

March 3, 2023

VIA E-MAIL

St. Helena Planning Commission
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

John Ponte (Chair) - jponte@cityofsthelena.org
Autumn Anderson (Vice-Chair) - aanderson@cityofsthelena.org
Christopher Warner – cwarner@cityofsthelena.org
Rosaura Segura – rsegura@cityofsthelena.org
Marika Rothfeld- mrothfelod@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Chair Ponte and Members of the St. Helena Planning Commission:

Thank you for the time spent on the recent staff report. We understand our presentation next week will be limited in time. With that time constraint in mind, we have set forth the major points to illustrate how this project comports with the General Plan. The staff report notes that consistency with applicable General Plan policies is a required finding for a Design Review approval, but the staff report suggests the project may be found inconsistent with two General Plan policies. The applicant respectfully disagrees that the project could be found inconsistent with the above policies for the reasons outlined below. At issue are the following two General Plan policies:

> **LU5.1** Discourage conversion of existing farmland to non-agricultural uses. (General Pan, page 2-42.)
>
> **LU5.3** Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land. (General Plan, page 2-42.)

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In determining whether a proposed project is consistent with the General Plan, the Planning Commission should consider whether it is compatible with the general land uses of applicable elements of the General Plan. In order to satisfy this objective, a proposal should meet the overall intent of the General Plan.

It is important to note that very little of the property's agricultural land is being converted to a nonagricultural use with only .53 acres of a 5.78 acre parcel is being converted. The property's agriculture *and rural residential* use is noted in the current General Plan. (GPU 2040 Figure 1.3.) The property's mainly agricultural use will continue under a contract with Spottswoode Winery. The staff report's view of these policies seems to be that "zero vine loss" could be required to be consistent the above policies. However, this interpretation is not supported by the plain language of the General Plan or its environmental document. The words "discourage" in LU 5.1 and "strictly limit" in LU 5.3 cannot be interpreted to mean "prohibit". To be sure, the certified EIR for the General Plan states that agricultural lands could be converted even with the above polices in place. [General Plan EIR, page 3.2-14] Therefore, the General Plan policies were acknowledged to not "prohibit" the conversion of agricultural lands, and an interpretation that the policy equals zero vine loss would be inconsistent with the impact analysis certified by City Council.

Second, the project complies with applicable zoning limitations on non-agricultural uses. Current A20 zoning limits non-agricultural uses to one acre as identified on the project plans. While current zoning was adopted before the current General Plan, the two policies at issue are not new. The 1993 General Plan contained the following two substantially identical policies:

> Policy 2.6.58 Promote the continuation of agricultural activities within and adjacent to the City. (1993 General Plan, page 2-27.)
>
> Policy 2.6.61 Limit residential development on properties existing at the time of adoption of the [1993] General Plan which are designated Agriculture and are outside the Urban Limit Line in accordance with [the below defined specific standards]… (1993 General Plan, page 2-28 (bracketed material supplied).)

Comparing the 1993 General Plan language to the current General Plan, the policies are the same in substance. Under the above policy language, the Planning Commission previously issued design review approval for an estate home on lands zoned A20 at 601 Fulton Lane in application

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number P18-058, and that project also involved a limited conversion of agricultural to rural residential use.[1]

Further, this current project meets the overall goals, policies and objectives by:

- Increasing tonnage production resulting from farm investments and modifications of farming techniques;
- Continuation of dry farming;
- Planting of olive trees; and
- Enhancements to regional storm retention systems.

Not only is the limited conversion of certain low producing vines mitigated, but the project remains within the maximum area of land (1 acre) permitted to be developed in the A20 zone.

Lastly, a denial based on a zero vine loss interpretation of these policies is not compliant with the City's Municipal Code requirements for design review. A city is not required to adopt a design review ordinance. Where a city sets forth limitations in its design review criteria, it is bound by those criteria. *Friends of Davis v. City of Davis* (2000) 83 Cal.App.4th 1004, 1014. Here, the City has provided the following limitation:

> C. Only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the commission's disapproving a proposal solely on the basis of design.
>
> St. Helena Municipal Code §17.164.040

Certainly, the applicant has taken reasonable account of continued agricultural use on the property as evidenced by the letter from Spottswoode Winery and investments in improving the property's vineyard presented to the Planning Commission in past hearings. Denying the project on a zero vine loss interpretation is equivalent to denial on a non-design matter. Denial on a non-design matter is not permitted under the City's ordinance. *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80, 92-93.

[1] Details of P18-058 are available online at: https://www.cityofsthelena.org/planning/project/pl18-058-601-fulton-ln-pohlen-residence-and-agricultural-barn. The applicant incorporates by reference that past design review approval into the administrative record of this project.

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Because the proposed project satisfies the existing General Plan land use designation and policies protecting agricultural lands, we ask that the Planning Commission approve the design review application.

Very truly yours,

BUCHALTER
A Professional Corporation

KATHARINE H. FALACE

cc:
Ethan Walsh (ethan.walsh@bbklaw.com)
Maya DeRosa (mderosa@cityofsthelena.org)
Chantal Power (cpowers@cityofsthelena.org)

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March 3, 2023

VIA E-MAIL

St. Helena Planning Commission
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

John Ponte (Chair) - jponte@cityofsthelena.org
Autumn Anderson (Vice-Chair) - aanderson@cityofsthelena.org
Christopher Warner – cwarner@cityofsthelena.org
Rosaura Segura – rsegura@cityofsthelena.org
Marika Rothfeld- mrothfelod@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Chair Ponte and Members of the St. Helena Planning Commission:

We held a third neighborhood meeting on March 1, 2023. The following neighbors attended:

Hank and Patty Di Tomaso
Kathleen Herdell
Ron & Susan Krausz
Adam Rotello
Margo Simons
Annette Smith

During the meeting, we went over plans and discussed the revisions included in the most recent submission. The neighbors also asked about the mechanical room, the vines, the agricultural well (which falls outside the scope of this application), the oak tree, and the rain/runoff mitigation. We further discussed the septic lines proposed on the plans and the public sewer system if allowed by the City.

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On March 2, 2023, we met with Annabel and Stephen Siri and Kate and Justin Osler. The concerns raised by the neighbors focused on the eastern elevation of the house. A further call is currently being scheduled to address same.

Please let me know if you have any questions.

Thank you.

Very truly yours,

BUCHALTER
A Professional Corporation

KATHARINE H. FALACE

cc:
Ethan Walsh (ethan.walsh@bbklaw.com)
Maya DeRosa (mderosa@cityofsthelena.org)
Chantal Power (cpowers@cityofsthelena.org)

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 8:37 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: 2126 Madrona, Vote Approval

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

From: John Zimmerman <jzimmerman@mticollege.edu>
Sent: Sunday, March 5, 2023 8:17 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Cc: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: [External] 2126 Madrona, Vote Approval

St Helena Planning Commission

The home proposed for 2126 Madrona will be a handsome addition to the neighborhood where I live. I urge the Planning Commission to approve the project. Additionally, approving the project will provide a significant infrastructure improvement by extending the sewer line further along Madrona to the project site. This will provide nearby residents the option for eliminating their septic systems. Another significant community benefit is the enormous financial infusion this home will provide annually in the form of property tax. Assuming a $40,000,000 project valuation, this equates to an approximate annual tax bill of $500,000. Per the Napa County Tax Collector's Office, 18% of the $500,000 will go to the City of St Helena, and 50% will go to our local schools. The final 30% will stay with Napa County.

This project has been the subject of much controversy, some of which continues to be mean-spirited and inaccurate. For example, there are some who have vilified the applicant because they are financially successful. Another instance was the demand of the Fir Street neighbors for a noise study. Any of us familiar with the project site could tell you the result of the study would identify two sources of noise -- the sheep in the Spottswoode Vineyard and the rooster across the street! Regarding the complaint about the size of the home, this is not unusual for sought-after communities. Lake Tahoe, Carmel, and the suburbs of San Francisco (Pacific Heights, Atherton and Woodside) have homes of this scale, and they blend well, as will the home proposed for 2126 Madrona Ave.

This project has been debated tirelessly, and the applicant has made numerous concessions. It's time to approve the project. I look forward to seeing the home built, as I believe it to be an excellent addition to the neighborhood where I live.

Thank you for the attention you have given this project. I am aware that the Planning Commission has a difficult role. It strives to balance demands of those opposed to this project with the fact the application meets the intent of established standards. Adding to this challenge is that some of those against the project are acquaintances or even friends of commission members. St Helena owes the Planning Commission members and staff its gratitude and respect for all that they endure.

Sincerely,

John Zimmerman
Spring Street

Sent from my T-Mobile 5G Device
Get Outlook for Android

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 9:11 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] Berchtold project on Madrona/Fir HIll

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
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From: Margo Simons <margosimons@aol.com>
Sent: Sunday, March 5, 2023 4:39 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Berchtold project on Madrona/Fir HIll

Hello Maya,

I hope you are well. We (Fir Hill) met on the Berchtold property this week to discuss the changes that had been made. Very little had been changed, including the size of the home. I am surprised that in this day and age (with water issues, flood plane consideration) that someone could even consider it, especially because this size has never been considered before in our town. With the proposed future code saying no house larger than 4700sq ft. can be built in town, this will end up being a white elephant. It just doesn't fit the neighborhood. This project is perfect for an out of town, on a street without the foot, bike and car traffic.

I spoke to a former head of planning (commissioner) and they said even though they (or whomever) may technically be allowed to build to code something of this size(20k), does not mean that it has to be approved. There is a fact in the code says something to the effect ~that if it doesn't look, smell or taste right for the neighborhood, you don't have to allow it. It's the classic just because they can does not mean they should.

Thank you for your consideration,

Margo Simons

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 9:37 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] House proposed for Madrona & Fir Hill

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

From: Barbara Shurtz <badbears38@gmail.com>
Sent: Sunday, March 5, 2023 9:26 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] House proposed for Madrona & Fir Hill

I feel that this house is entirely too large for the neighborhood and should not be allowed to be built on this property within the city limits.
Barbara Shurtz 1600 Dean York Lane, St Helena

CARMEN A. POLICY
GAIL M. POLICY
2170 Palmer Drive
St. Helena, CALIFORNIA 94574
Cpolicy@casapiena.com

March 3, 2023

In Re: Comment upon 2126 Madrona Avenue project up for a Demolition Permit and Design Review for the Tuesday March 7th Planning Commission hearing

Dear Planning Commissioners, Director DeRosa and Ms. Powers.

We are submitting this written comment in support of the project seeking the above permit and review. My wife Gail and I are full-time residents of the City of St. Helena, and we are part of the same neighborhood as the property in question and only 1 ½ blocks away. We express our support for the project located at 2126 Madrona Avenue and we believe that "Staff Recommendation", Option one (1) should be followed and approved.

Based on the findings in the staff report it appears that the proposed project follows all current city zoning laws. Further, applicants are not seeking any exceptions or variances for their project. It is my understanding that the Planning Commission has approved similar projects in the past, therefore it seems not approving this project would be inappropriate and would also set a dangerous precedent with no legal basis.

My direct inquiries into this matter indicate that the proposed project is in keeping with the architectural and design elements seen throughout the town and it will be a substantive contribution to a diversity of styles in our community. My wife and I have further appreciation for the effort on the part of the owners/applicants to preserve the existing agricultural nature of the property while balancing their needs and desires. Needless to say, the financial benefits and the tax revenue this project will bring to our community will be a major benefit at a time when our town needs it the most.

As a final and personal point, it is our opinion that the owners/applicants will be wonderful neighbors who will have a very personal attachment to this home and the region as a whole. They have very close friends already attached to St. Helena and we believe that list will grow exponentially. We are certain that they are the type of people who will lend their support to projects that need the help and contributions of individual citizens. Furthermore, we are looking forward to having this couple and their family in our neighborhood for many years to come.

Thank you for your time, consideration and opportunity to weigh in on this matter.

Respectfully submitted,

Carmen A. Policy
Gail M. Policy
2170 Palmer Drive
St. Helena, CA 94574

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 9:01 AM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] Proposed build at Madrona and Fir Hill meeting Mar 7

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

-----Original Message-----
From: ELLEN SHIFFLETT <ellenshifflett@gmail.com>
Sent: Saturday, March 4, 2023 8:34 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Proposed build at Madrona and Fir Hill meeting Mar 7

As a neighbor and property owner in St Helena I am opposed to the proposed build of an oversized structure on the corner of Madrona and Fir Hill. I find the proposed out of proportion to the neighborhood. Please consider the environment.
Thank you

Ellen Shifflett
1701 Madrona Ave
St Helena

March 5, 2023

City of St. Helena, Planning Commission
1572 Railroad Ave. | St. Helena, CA 94574
John Ponte | Chair, Planning Commission | jponte@cityofsthelena.org
Autumn Anderson | Vice-Chair, Planning Commission | aanderson@cityofsthelena.org
Marika Rothfeld | Planning Commissioner | mrothfeld@cityofsthelena.org
Rosaura Segura | Planning Commissioner | rsegura@cityofsthelena.org
Christopher Warner | Planning Commissioner | cwarner@cityofsthelena.org

Re: Continued Concerns Regarding 2126 Madrona Ave. Development Project

Dear Chair Ponte, Vice-Chair Anderson, Commissioner Rothfeld, Commissioner Segura and Commissioner Warner,

We are writing to express our continued concerns regarding the project as it is currently proposed by Sasha Janev on behalf of Lorraine and Joe Berchtold to accommodate the construction of a new "single-family home and accessory dwelling unit" on the property located at **2126 Madrona Avenue**.

As previously noted, we would be very pleased to welcome Joe and Lorraine to the neighborhood and are grateful that their team agreed early on to remove plans for two driveways on our private, single-lane road.

Yet, we are quite perplexed as to why **the overall size and scope of this project has not changed**. The team was directed to meet with neighbors and to return with a plan encompassing less square footage *(e.g., less than 10,000 square feet - the maximum size allowed for a commercial building within the City limits)*.

To date, while there have been a few meetings with neighbors and story poles were erected, the changes that we have observed include lowering the ceiling height of the ADU *(pool house)* and a slight relocation of that structure to try to lesson the obstruction of views for those residents directly impacted. However, **no concerns expressed by neighbors have resulted in any reduction in the overall size of the proposed residence**.

During the second meeting with neighbors, a question was asked as to how the water use calculation was made. Mr. Janev explained that it was based upon the number of bedrooms. He was then asked how many bedrooms are in the current plan. Mr. Janev and Mr. Berchtold proceeded to point in the air, circling around and counting: "1 -2 -3 -4 -5." They then agreed aloud with each other, "Yes, 5." This led many residents who were present to conclude that more bedrooms are in fact planned, but only five rooms are being designated as such on the proposed plans. We would have hoped for more transparency with regard to water usage and the manner in which the corner of Fir Hill Drive and Madrona Avenue may be impacted.

We respectfully request that you carefully evaluate whether the size of this residence is reasonable for the surrounding neighborhood, as we trust that you would do for any project in our beautiful city.

Sincerely,
Luc & Jodie Morlet
Fir Hill Drive Residents

Cc:
City of St. Helena, Planning Division
Maya DeRosa | Planning & Building Director | mderosa@cityofsthelena.org | 707-967-2783 x 530

Via email March 6, 2023

RE File Number PL 21-044, 2126 Madrona Avenue, Berchtold Project

Dear Planning Commission Chair Ponte and Planning Commissioners,

My property located at 1775 Fir Hill Dr. has been in our family since 1972 when it was a cow pasture and Madrona Ave. was a narrow road without a middle line. Our connection to St. Helena is multi-generational; my great grandfather Robert Graham operated a saloon and pool hall on Main Street and my grandfather attended St. Helena Elementary School; my great uncle Thomas Street served as principal of St. Helena Elementary School for a while and his wife ran the florist shop. I feel connected to St. Helena and support my Fir Hill Dr. neighbors in opposition to this project as currently proposed.

I was unable to attend the March 1, 2023 community meeting for the project because of weather conditions and Hwy 101 closure, and unfortunately, I will not be able to attend the March 7 Planning Commission meeting. I have the following questions and concerns.

Water

The water analysis for "water neutrality" is based on the approximation of Dennis Rossi, the sole occupant, using 750 gallons per day because the house has 5 bedrooms. How is this reasoning consistent with the water department phase II water restrictions of 65 gallons per person per day and 2,500 gallons per month for landscaping from April 1 through October? For these 7 months the water use would be 4,450 gallons per month for a period of time when Dennis Rossi was living in the residence. Compare 22,500 gallons per month based on 750 gallons per day with 4,450 gallons per month based on reality. A single resident in a household can use only one toilet at a time and uses about 2.56 gal/flush if not low flow. Even10 flushes/day leaves about 125 gallons for other household water usage assuming 150 gallons per the bedroom used by the single resident. The system of assigning 150 gallons of water per bedroom per day does not give a "reasonable estimate of baseline existing demand" in this case and is used to make it appear that an almost 20,000 sq ft house with 3 bedrooms, possibly 2 more and more bedroom possibilities in the enormous basement, 10 toilets, 16 faucets, 6 shower heads, 2 baths, 3 clothes washers and 1 dishwasher, plus an ADU with 1 bedroom, 1 toilet, 3 faucets, 1 shower head, 1 clothes washer and 1 dishwasher will use less water than the existing use. This defies common sense. I urge the Planning Commission to seek answers, and share them with the public, to questions raised by Tom Belt in his letter dated 2/23/2023. I request that the water analysis of existing use be redone to match reality. Although the current water analysis does not require a water offset due to the inaccurate estimate of existing water usage, offsets do not create more water. With the climate models predicting increasing temperatures and more evapotranspiration, the practice of using offsets to be "water neutral" may not meet the future needs and should be reconsidered. There is a significant probability that all the existing old vines will need to be replaced and new vines watered to be profitable in a warming climate. How will the project be "water neutral" without adding another well to the area? Although the building project does not require CEQA, the well permit should require CEQA in order to study the cumulative impacts of wells in the area in relation to a drying, warming climate, hydrologic flow underground, geology of underground aquafers (probability of collapse, capacity to refill). Wells that functioned in the 1970s at 125 ft depth are dry, and now a depth of about 500 ft is required for reliable water; this water may have collected thousands of years ago. This project is downslope of residential and vineyard wells in the vicinity of Fir Hill Dr. and

Dean York Lane and creates the risk of water loss for these residents. Protection of the water supply for these residents is a Planning Commission responsibility.

Historic Oak Tree Protection and Storm Water Control Plan
Madrona Avenue has been widened since the 1970s and covers more of the tree's root area along this east side. The asphalt impedes oxygen flow, so the tree may be more dependent on it shallow feeder roots in the remaining root area that is within the project area. The largest bio retention basin is located just outside the root area indicated for the oak tree which serves as a mother tree and has mycorrhizal networks extending beyond the root area to other existing plants. Grading and excavating a 2 ft deep bio retention basin will initially damage the shallow feeder root/mycorrhizal association with other plants on the property. How will this be mitigated? The Storm Water Control Plan states the proposed impervious surface is 24,810 sq ft and the existing impervious surface is 9,840 sq ft. Instead of using pervious pavement for the driveway and motor court parking area which would decrease the impact on the oak tree, the project proposes no pervious pavement. The existing driveway and parking is gravel that allows water and dissolved oxygen into the soil and helps shallow feeder root/mycorrhizal connections to survive. The existing structures have an area of 3,893 sq ft according to the staff report; what accounts for the additional almost 6,000 sq ft of existing impervious surface? A 20,000 sq ft increase in impervious surface reduces the area available for cooperative mycorrhizal connections to other plants and soil areas that currently benefit the oak tree. Will an ethical arborist sign a statement that this massive increase in impervious surface will not decrease the health and longevity of the oak tree?

Design Review
To justify loss of agricultural land as consistent with LU 5.1 and LU 5.3, staff uses the rationale that surrounding parcels have not maintained agricultural uses. One resident on Dean York Lane has consistently grown row crops and offered surplus for free to the community; the residence on the NE side of the project has a vineyard; two residences at the west end of Fir Hill Dr. have vineyards and another maintains pasture for livestock; two additional residences on Fir Hill Dr. grow organic fruits and vegetables for their own use and to supply others (over the past decade I have grown and transported hundreds of pounds of lemons, persimmons, figs, guavas to Food for People in Humboldt County). What benefit comes from a narrow interpretation of agricultural use of land?

Breaking up the façade of the project structure fronting on Fir Hill Dr. does not preserve the vineyard and mountain views for neighbors or local residents and tourists who enjoy walking and cycling on Fir Hill Dr. and Madrona. The mass of a two story, 29ft tall house is still overwhelming and detracting unless one is an aficionado of excessive wealth display.

I urge the Planning Commission to find that this project is not consistent with General Plan policies LU 5.1 and LU 5.3, and approve a decision that this project not return for consideration "until this project is reduced in scale to under 10K square feet."

Thank you for serving on the Planning Commission and considering my comments.

Respectfully,

Alice Diane Ryerson

March 5, 2023

To Maya DeRosa and the Members of the Planning Commission,

I am writing this letter to voice my opposition and concern about the proposed building project for 2126 Madrona Ave. I have attended the 2 previous Planning Commission meetings where the applicant was instructed to make adjustments, scale down this project and talk to the neighbors. I also attended the 3 "neighborhood meetings" and voiced my concerns. I was quite surprised at the most recent meeting that no changes were made to the main residence. Only the ADU was moved a few feet. Several of us expressed our disappointment that the main residence remained the same size but our comments were not taken into consideration nor mentioned in their summary report.

Many of my neighbors have already written detailed letters addressing specific concerns so I won't repeat those issues in my letter but I want you to know that I support their concerns. I also want to be sure that the future of the heritage Oak will not be in jeopardy or impacted by the drastic change in the underground system and that the water use will be thoroughly investigated and monitored.

This proposed residence is beyond the scope and size of any other residence in St. Helena. It is not in keeping with the characteristics of our town and this neighborhood. It will forever change the view along Madrona Avenue and adjacent properties. It will not only impact this specific neighborhood but the community at large and set a precedent for other oversized projects. We will all have to live with the environmental impact of this project for years to come.

I urge you to vote for Option 2 and find this project inconsistent with the General Plan polices LU5.1 and LU5.3 and recommend a scaled down version.

Thank you for seriously considering the issues that will impact our entire community.

Respectfully,

Annette Smith

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 12:59 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: Berchtold's Project

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

From: Beth Milliken <beth@spottswoode.com>
Sent: Monday, March 6, 2023 11:28 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Cc: Joe Berchtold <JoeBerchtold@LiveNation.com>
Subject: [External] Berchtold's Project

Dear Maya,

I have had the opportunity to review the Planning Commission Report related to Joe & Lorraine Berchtold's home project at 2126 Madrona Avenue, and I am very happy to see that the Berchtolds have been responsive to the input of the Planning Commission and of their neighbors in making adaptations to the plans that address the concerns raised. With all of this, I write to express my support of this modified project. As an aside, we here at Spottswoode are thrilled with the opportunity to rehabilitate this amazing vineyard in the heart of St. Helena.

Please let me know if you have any questions. Thank you so much!

Very sincerely,

Beth

Beth Novak Milliken
President & CEO
SPOTTSWOODE
SPOTTSWOODE ESTATE VINEYARD & WINERY
1902 Madrona Avenue • St. Helena CA 94574
707/963-0134, x116 • spottswoode.com
Please paws before printing. – Riley

Patricia (Herdell) DiTomaso & Henry DiTomaso
Kathleen Herdell Christina Herdell
1615 Fir Hill Drive
St. Helena, CA 94574

March 6, 2023

Commissioner John Ponte, Chair (jponte@cityofsthelena.org)
Commissioner Autumn Anderson, Vice Chair (aanderson@cityofsthelena.org)
Commissioner Christopher Warner (cwarner@cityofsthelena.org)
Commissioner Rosaura Segura (rsegura@cityofsthelena.org)
Commissioner Marika Rothfield (mrothfield@cityofsthelena.org)
Ms. Maya DeRosa, Planning & Building Director (mderosa@cityofsthelena.org)
Ms. Chantal Power, Associate Planner

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

Dear Planning Commissioners and Planning Staff:

Pursuant to a request of the Commissioners at its hearing on December 6, 2022, we submitted a status report on December 19, 2023 of issues resolved and outstanding between the applicants and the Fir Hill Drive neighbors as we understood them at that date. Because applicants had not submitted revised plans at that point, we were unable to report that any issues were resolved. After review of applicants' recently submitted revised plans and a short meeting at the property with applicants' representatives, we continue to oppose the project and request the Planning Commission deny the application on the same grounds as we have stated in previous letters of opposition from us and other neighbors. Although each reason for our opposition alone justifies your denial, collectively they overwhelmingly do.

1. Project massing. No changes were made to the overall 19,515 sq. ft. development.

House massing remains a consistent objection to every Fir Hill neighbor and other members of the community who love the area as we do. Although Planning Commissioners suggested to applicants at each hearing they reconsider reducing the square footage of the project, applicants continued to believe they had the right to their proposed project as submitted. In meetings with us, they actually stated they were "entitled" to them. Ms. Berchtold in particular threatened even more development when we told her we opposed the size and stated to us she would not reduce "one square foot."

This project is far too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size neither fits the character of the neighborhood and town nor the scale and scope of the other residential structures in either the Fir Hill neighborhood, the valley floor or St. Helena in general. Approval of this application will set a terrible precedence for the City of St. Helena.

a. The ADUs. First, let us address issues regarding the ADU. Specifically, applicants DO NOT propose only one ADU; they **actually request TWO composed of 2 structures measuring about 425 sq. ft. each**. **When combined with the 300 sq. ft. covered breezeway between the 2 structures, the total size equals 1,150 sq. ft.** City Staff point out that review of the ADU is a staff ministerial function such that the Planning Commission should have no decision-making authority. In this project plan, however, it is material to the objections of the neighbors and the project massing because its total sq. ft. is at least 1,150. Whether staff or the Planning Commission make the ultimate decision, it should be denied. We question how many ADU's of 1,150 square feet have been approved in St. Helena making this ADU different and inconsistent from all the other ADU's approved in the past.

Although applicants frame the ADU request as a kitchen, living area and bedroom, each building can easily be modified clandestinely after construction and final inspection to make 2 fully functional apartments each with kitchens

and bedrooms. This hidden motive makes sense when you consider that applicants have stated they will employ a full time caretaker to live in a kitchen-less unit in the main house. This makes no sense when one considers their planting of tall olive trees, construction cement walls and other significant efforts to protect their "privacy." What kind of wealthy people want a caretaker to come and go into their main house at any time without notice who claim to seek maximum privacy? Their solution: put the caretaker into one of the guest ADUs. When one considers the caretaker unit in the main residence and the 2 ADUs, this project actually has 4 single family residences being proposed. Moreover, the current configuration makes no sense to separate the kitchen from the bedroom unit which would force a tenant or guest to go out into inclement weather to get a glass of water in the night. There is no doubt post-construction changes will be made.

Second, we thank applicants for changes made to the location of the proposed "pool room" ADU as an attempted compromise to reduce the project's impact on certain neighbors' view; however, moving the two ADU structures only 15' to the west and 5' to the south as well as lowering the roofline "about 2 feet" have minimal impact. Applicants made no change to the size of the ADUs to minimize impact on the neighbors' views. Thus, it remains the size of numerous single family homes in St. Helena. If, for example, there is only 1 ADU being proposed, they could have removed the breezeway between the 2 structures and made the ADU one building. Likewise, applicants could then have rotated the ADU so that its length ran east and west instead of north and south along Fir Hill; this would thusly reduce the length of the structure running along Fir Hill and further minimized the distance in front of the 1615 property. As it sits now, even with the new setbacks, the ADU blocks our view to the vineyard and eastern hills. Such a turn would significantly reduce the number of vines and rows needed to be torn out to accommodate the current version.

We have owned and lived in 1615 Fir Hill Drive for 65 years. We have made financial improvements to the property based on the view of the vineyard and eastern hills. Applicants should not be able to interfere with these investments because of an ADU that could be smaller, lower in height and positioned differently that would allow them an ADU but also protect their neighbors.

b. The Residence.

The basement: it is immaterial substantial square footage of this project is a basement which would be invisible to the neighbors and overall massing. That size of a buried cement box will impact the local area regardless in multiple ways including impact on the oak tree and groundwater and topside water flow. Furthermore, while there are homes with basements in St. Helena, NONE are anywhere close to the 6,457 sq. ft. size proposed here. Although staff report the HVAC will be located in the basement, it is impossible. Certainly the mechanical requirements for the elevator needed to get from the basement to the 3rd floor will be there. While the laundry machines could be located there, who would want them to be so far away from where the laundry lives? Purportedly there will be a game room. It will certainly be big enough to house almost 7 pickle ball courts, 7 badminton courts, 3.5 volleyball courts, and 2 tennis courts. It is nonsensical to put mechanical and other equipment in a high ground water location where all neighbors who have basements and flooding protections have ALL flooded at one time or another. Some flood every year notwithstanding engineered flooding protection. Building a 10 foot tall, 6,457 sq. ft. cement box might be good for an indoor swimming pool, but not for much else. Denial of the basement is essential to prevent environmental and other long term impact on the neighborhood. Nature will find a way to mitigate all that happens now below the surface of the ground if this basement is constructed and the consequences could be devastating to our aquifers that feed our wells and neighboring vineyards, to the heritage oak tree and its complicated root system, to the City's drainage system among the few notable issues.

The first and second floors. Even if the basement is denied, the remaining size of the main residence is larger than any other residence in St. Helena and should be denied. It does not fit into the neighborhood and rural character of this particular location. In short, this project remains far too large in scope for the City limits and valley floor. It would be fine if it were located against the base of the foothills or location where it is not seen from the narrow roads and footpaths. Again, we object that this project will serve as precedence for future projects. The Planning Commission and City Council are here to protect our way of life and our cultural heritage. Denial of this application is the only protection our legacy has. Applicants and many of us won't be here in 50 years, but this local behemoth will be. It's not what we want to occupy our valley floor.

When the Rossi family sold the property, we did not doubt someone would rebuild, but we expected it would be in keeping with the current structure size and the sizes of the homes rebuilt along the adjacent Madrona corridor. We did not expect an almost 20,000 sq. ft. project. Please deny this application.

2. Visibility on the corner of Madrona and Fir Hill will remain a problem.

Without living in this neighborhood for the length of time all the Fir Hill neighbors have, applicants' cannot truly understand how dangerous the visibility problem is on the corner of Fir Hill Drive and Madrona where both autos and pedestrians enter and exit the roadway on a regular basis. As drivers, when we drive south on Fir Hill towards Madrona, we are look through the Rossi property as best we can past the house so we can get a glimpse of what is happening on Madrona: can we see children, people, and animals taking their walks or riding bikes; can we see a hint of a moving car, truck, tractor, vineyard hauling; is there a car trying to turn onto Fir Hill Drive and we need to pull over to allow it to pass, and generally looking for any other condition that requires us to slow down or stop for safety. Likewise, going west on Madrona, we begin to look for Fir Hill Drive conditions through the vineyard adjacent to 2126 Madrona and at the yard adjacent to Fir Hill. No matter where the olive trees are planted, they will restrict our visibility onto Madrona from Fir Hill Drive and from Madrona onto Fir Hill Drive. Likewise, the size of the residence (which removes all but 1 of the rows between 2126 and the adjacent home) block drivers' views of Fir Hill from Madrona and from Fir Hill to Madrona. The visibility is unsafely impacted.

3. Storm Water Runoff.

We continue to have concerns about runoff. Applicants are making efforts to mitigate the runoff with some cysterns, but water must go somewhere. A large cement coffin and increased surface cement walls and structures will simply reroute the water, making existing controls useless. The City has a large drainage pipe that will be overwhelmed by the rerouted water. We again question whether the rerouted water and proposed dry ponds will affect the historical oak and create other environmental messes in the area.

4. Water usage.

No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home of this size as well as its agricultural/landscaping needs. The original plans call for a large pool, 2 homes (actually 3 with the split ADUs,) 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Finally, we continue to ask what the Rossi historical water use for the property was so we can compare historical data with proposed use data. No St. Helena resident or business owner who has lived through several droughts believes low flow water fixtures of a project this size will be less than water usage of the Rossi family and its small humble home. No one.

5. Well for Agricultural use.

Granting of a well permit is purely speculative and with our historical experience with well permits, is unlikely to be granted. Regardless, we still see no permit condition that applicants will use no City of St. Helena water for agriculture or landscaping. Finally, the houses on Fir Hill use well water as their only water source. There are no permit conditions that restrict the use of applicants' well (if granted) when it affects the viability of any existing well on Fir Hill.

6. Backyard layout and ADUs location.

Again, we continue to question whether the ADU 2 buildings are really only one ADU. Applicants' proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues but in reality will have minimal impact. At the recent applicant meeting with the neighbors, applicants confirmed that substantial vineyard will be removed along Fir Hill Drive to accommodate the ADUs, the pool and bocce court. Even though the ADUs could be designed so as to reduce the further impact on the neighbors' view sheds, (see the comments above, such as combining the ADU into one building with no breezeway, rotating it so the length of the structure does not run along Fir Hill, etc.) applicants continue to hold onto their original design and size. Nonetheless, applicants' still propose removing most of the vineyard along Fir Hill drive to about the oak tree in front of the Rodrigues property.

The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

7. Noise Study.

Not only the HVAC systems for a project of this scale but any pumps being run to help mitigate the underground water and possible septic systems, pool pumps, all the mechanical noise, etc. need to be reviewed to ensure compliance with the noise ordinance.

8. Drainage.

The 6,457 square feet cement building that will be below grade will displace and divert current water flows from this area. Displacing this water will be an issue with how the water drains around the property. While the applicants believe the dry ponds will handle it, it cannot handle the kind of atmospheric river storms we have had the last few years where substantial amounts of rainwater fall within short periods of time causing serious flooding. This must be addressed. We see no permit conditions concerning this issue and what will happen if additional runoff onto Fir Hill ditches and culverts as well as City drainage ditches cause further flooding.

9. Arbor Study. In both neighbor meetings the impact to the historic heritage oak tree was discussed, especially in relation to the drainage concerns. Because the tree is on City of St. Helena property, the City must require a tree impact study to be provided and approved by the tree committee. That tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. There should be an official city arborist to assess the environmental impact issues for this tree. Moreover, we see no permit conditions to address what applicants will have to do if, after construction, the tree is damaged from the unforeseen environmental damages as a result.

10. Septic and leach lines.

Unfortunately, applicants cannot address septic and leach lines unless they have an approved permit which is necessary before applicants can apply for tying into city septic lines. Therefore, we cannot address consequences of potential septic and leach lines which could, in turn, affect the design of some structures and plans. We see no permit conditions that address this foreseeable event, especially as it might affect the neighbors and wells.

11. Elevation and composite drawings.

Renderings for affected properties on Fir Hill still do not look accurate to indicate how the views are actually affected. They do not include full size olive trees, the structures appear too small for the structures in reality. In other words, they look skewed and biased in applicants' favor and not the property owners' perspectives.

12. Grape Yields:

Staff state that because the Rossi vineyard is not on a historical register it is not historical. We wholeheartedly disagree with that conclusion. This vineyard was planted in an historical manner. They are not all one variety. If the applicants pull out any of the existing historical vineyard, we would like applicants to be required to have the University of California at Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

Regarding the vineyard yields, the Rossi family have stated their yields have been 5 tons each year. We will continue to get a declaration under penalty of perjury from a member of the family for the record, but they have told us there are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing in the rows nearest to the propose residence, but in a couple of years, they would be fully performing. Some are in the area proposed to be removed. It appears there are

about 119 vines proposed to be removed. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields.

13. If not CEQA, then what else?

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena. If not CEQA, what other analysis can be performed to protect us from this development when it is larger than many commercial buildings in St. Helena? Please protect us.

SUMMARY:

We continue to oppose this project. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is unlikely this project is not going to happen without the applicants willing to make serious and substantial modifications. In the end, this may be a square peg into a round hole situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) DiTomaso and Hank DiTomaso

Christina Herdell

Kathleen Herdell

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 5:49 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] 2126 Madrona

Please post to agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

From: Megan Long <megan.long@gmail.com>
Sent: Monday, March 6, 2023 5:36 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

I'm writing to oppose the massive residential project planned for 2126 Madrona. The proposed 20K square foot size is not in keeping with the neighborhood — it's even larger than Spottswoode winery a few doors down! It would be a shame for this McMansion to be built in such a beautiful area that many use for recreation and for a significant number of old grapevines be torn out to make room for the monstrosity.

Best,

Megan

megan.long@gmail.com
415.420.9054

Laura Andersen and Frank Rodrigues

1693 Fir Hill Dr

St Helena, Ca 94574

UPDATE March 7, 2023

RE: 2126 MADRONA AVE ST Helena, ca 94574

After months of silence on this project, on February 16th we received a request for a Fir Hill neighbor meeting on Feb 23rd, with Berchtold's representatives, a 6-day notice. As with us, most of the neighbors could not attend the meeting with such short notice, so the meeting was rescheduled to March 1st. Unfortunately, we were unable to make the rescheduled date due to prior commitments.

To our dismay, there were no changes made in the overall size and scope of the project. The changes revolved around the ADU location, and direction of the pool and Bocce court.

The questions we have today are the same questions we've had since on day 1 of this project, with no real answers to such an unrealistic project within the city limits of St Helena.

We're not sure how the planning commission can consider this project with so many of the below concerns unanswered, and appearance of deception in the description vs what is proposed to be constructed. This request does not represent a 5-bedroom, 1-bedroom ADU residential property proposal.

SEWER

Are they going to be on septic or city sewer? If septic, bedroom count comes into play, are they bedrooms or offices, one document lists 4 bedrooms, another lists 5 bedrooms, but there are a total of 12-toilets and 16-bathroom sinks? The size and location of the leach fields needs to be laid out on the property. If there is city sewer, the street will have to be torn up so it can be rerouted to the property. This will be a major inconvenience for all that use Madrona Ave on a regular basis.

WATER

City or well? The water usage report shows this project proposes the construction of a 5-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The application on file lists 4 Bedrooms, this is why from the beginning we believed there is deception in the real bedroom count? The new residence and ADU will consist of 12 toilets,

WATER

City or well? The water usage report shows this project proposes the construction of a 5-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The application on file lists 4 Bedrooms, this is why from the beginning we believed there is deception in the real bedroom count? The new residence and ADU will consist of 12 toilets, 16-bathroom sinks, 8 shower Heads, 2 Bathtubs, 5 kitchen sinks, 5 Dishwashers, 4 clothes washers and 2 Utility sinks. The number of fixtures is not consistent with a 5 bedroom, 1 ADU residential property. Water use in a project this size is an educated guess at best. There is no evaporation rate of the pool accounted for. What else is not accounted for?

BASEMENT

The sheer size of the basement, 6457 square ft! The amount of dirt that would need to be removed is upward of 2,370 cubic yds at 2000 lbs. per yd, the average dump truck holds 12-14 yards, that's approximately 180 truckloads/trips up and down Madrona. This doesn't include any overage for the foundation, or the dirt to be removed for the swimming pool.

TIMELINE

What is the timeline? We were told by the representatives that it would take somewhere between 3 to 4 years to complete. This does not seem to be a timeline for a 5-bedroom residential project.

CONCUSION

Our concerns are many and need answers.

The Bechtold's have repeatedly said that they what to build their "Dream Home", which they deserve. But when their Dream Home has such a negative affect on the surrounding properties, maybe their dream home is in the wrong location. There is no other home in the City of St Helena anywhere near in size and scope.

As stated in our previous letter **we strongly oppose this project** and hope that the planning commission will take our concerns into consideration, as well as the other residents in the community, before making any decision.

This effects the whole town and sets a president for future projects as well.

Respectfully,

Laura Andersen

Frank Rodrigues

Laura Andersen and Frank Rodrigues

1693 Fir Hill Dr

St Helena, Ca 94574

December 19, 2022

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

In response to the December 6, 2022, Planning Commission requesting a recap on the neighborhood meetings. I was only able to attend the second of the two.

At that time, it seemed to be “ask me no questions and I’ll tell you no lies”, there was not a lot of information forthcoming. I came away from the meeting with more questions than answers.

The story poles helped very little, the effort was made, but it still doesn’t show the mass of the structures. The overall size of this project is like trying to put a square peg in a round hole. They keep talking about “their dream home” which they say they are “entitled” to. But when the size and scope of their dream home affects the dream homes of the surrounding neighbors, some of which have been here their entire life, we need to take a second and maybe even a third look.

This project will have a long-lasting effect on our town, and in our opinion ***not*** in a positive way.

There is a list of things that we hope the City Planning Commission will address before even considering this project.

1. Size and scope
2. Water usage domestic and well. Water neutrality? (Can you even get a well permit? Why can nobody answer that?
3. Bedrooms or offices? -still the same amount of bathrooms
4. Sewer or septic?
5. Storm water run-off and drainage
6. Noise pollution (hvac, well pumps, septic, pool, etc.)
7. Loss of historic vineyard
8. Madrona and Fir Hill corner loss of visibility
9. Lack of transparency and notification to the surrounding neighbors even within the 300’ radius
10. CEQA, with the size of the project CEQA study should be required

11. The very large old Historical Oak tree
12. Length of time this project will take and the effect that will have (noise, traffic, dust)

Conclusion

We are not in support of this project as presented.

This is not the right location for a project of this size, it has the potential of doing more harm than good to our neighborhood.

We would like the council, and all involved to get all the facts from more than one source before making any kind of decision.

Respectfully,

Laura Andersen

Frank Rodrigues

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 7, 2023

FILE NUMBER: N/A

SUBJECT: Nomination and election of a new Planning Commission Vice Chair.

PREPARED BY: Xinia Gamero, Permit Technician III

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:

BACKGROUND
Rule 1 of the Commission By-Laws identifies that the Planning Commission, by majority vote, may choose to elect a Chairperson or Vice-Chairperson at a different meeting to address a resignation.

PROJECT DESCRIPTION
Nomination and election of the Vice-Chairperson for the Commission.

STAFF RECOMMENDATION
It is recommended that the Commission nominate and vote to elect a new Vice-Chairperson as identified in Rule 1 of the Planning Commission By-Laws.

ATTACHMENTS
PC BY-LAWS 2018-Final(Votes)

ST. HELENA PLANNING COMMISSION

BY-LAWS

The following rules shall be applicable to the organization of the St. Helena Planning Commission, to the convening or calling of meetings, and to the transaction of business when the Commission has convened and acts or serves in an official capacity, pursuant to law.

ORGANIZATION AND ELECTION AND DUTES OF OFFICERS

RULE 1. The Commission shall elect a Chairperson and Vice Chairperson and designate a Secretary at the first regular meeting of the Planning Commission in July to serve for a period of one year from the date of their election. However, the Planning Commission, by majority vote, may choose to elect a Chairperson or Vice-Chairperson at a different meeting to address a resignation. In the case of a resignation of the Chair, the Vice-Chair shall become the interim Chair until formal election of a new Chairperson occurs.

RULE 2. The Chairperson of the Planning Commission shall preserve order and decorum and shall decide questions of order. The Vice Chairperson shall preside in the absence of the Chairperson.

RULE 3. The Chairperson of the Planning Commission may second any motion and present and discuss any matter as a member of the Commission without having to step down from the Chair and shall be entitled to vote on all matters before the Planning Commission.

RULE 4. The Secretary shall be a City Employee, normally the Planning Director.

RULE 5. The Secretary shall be responsible for the preparation of the Planning Commission minutes and shall assure that all official actions or decisions by the Commission shall be recorded within the minutes. Consistent with Municipal Code section 2.60.030, the Commission shall keep a public record of its resolutions, transactions, findings and determinations. Those records are kept as minutes that summarize Commission action, in the same manner as City Council minutes.

RULE 6. The City Attorney of the City of St. Helena shall be the legal counsel to the Planning Commission.

RULE 7. The video recordings of each meeting are designated as the official record of the Planning Commission agenda and action and are to be made available on the City of St Helena website.

SCHEDULE OF MEETINGS

RULE 8. The Planning Commission shall hold at least two Regular Meetings per month, which shall be held on the first and third Tuesdays of the month. In the event the first or third Tuesday is a holiday, an alternate meeting may be held. An additional Adjourned Meeting may be held, if

necessary. Such regular meetings may be canceled by a vote of the majority of Commission members present at a regular or special meeting or when a quorum is not available. Meetings shall be held in the same locale used by the City Council or at City Hall or the Fire Department starting at 6:00 P.M. Adjourned Meetings, Special Meetings, meeting relocation, or revised starting time shall be by a three-fifths vote of the Planning Commission. Notice of such meeting shall be given in accordance with State law.

RULE 9. Emergency or special meetings may be called as provided in Section 54956 of the Government Code of the State of California.

RULE 10. In the absence of a quorum all items on the agenda shall be continued to the next scheduled meeting.

AGENDA

RULE 11. An agenda shall be prepared by the Secretary of the Planning Commission for each meeting of the Planning Commission.

RULE 12. All matters to be considered by the Commission shall be properly filed with the City in compliance with the provisions, standards, and procedures established by adopted City Ordinances. The Secretary shall not accept for presentation to the Commission any matter unless it is properly made on the prescribed forms properly filled out with all data attached.

RULE 13. Any matter that comes before the Commission orally under Public Forum shall not be discussed or acted upon by the Commission unless and until it is heard as a scheduled agenda item at a Regular, Adjourned, or Special meeting of the Commission.

RULE 14. Request for informal or advance decisions concerning potential future developments or plans will not be considered by the Planning Commission.

RULE 15. The regular order of business of the Commission shall be:

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE & ROLL CALL
3. MINUTES APPROVAL
4. PUBLIC FORUM
5. COMMUNICATIONS & PETITIONS
6. RECOMMENDED CONSENT CALENDAR
7. CONTINUED ITEMS
8. SIGN PERMIT/ADMINISTRATIVE DETERMINATION
9. PUBLIC HEARINGS - PLANNING COMMISSION ACTION IS FINAL (DR/UP/VAR/LLA/TPM)
10. PUBLIC HEARINGS – PUBLIC HEARINGS/RECOMMENDATIONS TO CITY COUNCIL (TSM/ZOTA/GPA/REZONE)
11. NAPA COUNTY REFERRALS
12. SCHEDULED MATTERS
13. REPORTS BY STAFF AND PLANNING COMMISSION
14. AGENDA FORECAST
15. ADJOURNMENT

RULE 16. The Chairperson may revise the order of the agenda for a particular meeting in order to expedite business for the convenience of the public or for improved continuity.

RULE 17. Commission meetings may remain in session up to, but no later than 10:00 P.M. However, the Commission may, by a unanimous vote, extend the meeting if the Commission deems such extension necessary. Otherwise, the meeting shall be adjourned to another day acceptable to the Commission, or unfinished business may be continued to the next Regular Meeting.

CONDUCT OF PUBLIC HEARINGS

RULE 18. Letters, petitions, or other written material pertaining to any item on the agenda may be filed with the secretary of the Commission prior to the time of the public hearing or may be presented to the Commission at the time of the public hearing. The Commission shall consider such material in deciding any issue before it. All written material shall become part of the Commission's file on the agenda item.

RULE 19. Items submitted after packet distribution: Materials related to any item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for inspection in the Secretary of the Commission's office at 1480 Main Street, St. Helena, CA during normal business hours. All such materials will be brought to the meeting and will be available for public inspection at the meeting site. Either City Staff or the Chairperson at the hearing shall give public notice of any such materials. If copies are not available in sufficient quantity for interested parties or members of the public at the hearing, the Chairperson shall take reasonable steps to afford all such persons the opportunity to inspect the materials before the start of the hearing on a scheduled matter. The purpose of the foregoing is to avoid the interruption of testimony with requests for inspection of materials.

RULE 20. Any person desiring to address the Planning Commission may, when recognized by the Chairperson, give his or her name and address. A person appearing in a representative capacity shall provide the name and address of each represented party.

RULE 21. Testimony and argument relative to any item scheduled on the agenda as a Public Hearing shall, unless otherwise ordered by the Chairperson, be presented in the following order and within the time limits specified.

a. The Chairperson shall declare the Public Hearing to be open.
b. Disclosure of Ex Parte Communication*
c. Staff Report, including acknowledgement and/or reading of written testimony.
d. Presentation of the project by applicants, and/or agents/consultants directly associated with the project. (10 minutes)
e. Commission questions to staff and the applicant for purposes of clarification of staff report and proposed project.
f. Public Testimony in support or opposition of the project. (4 minutes per person)
g. Applicant and/or staff response to new information or questions raised by public testimony.
h. Chairperson declares public hearing to be closed.
i. Planning Commission debate, and motion.
j. Roll Call Vote.

Note: At the option of the Chairperson the public or applicant may give further testimony on the question, provided it is directly related to the motion.

* Ex Parte Communication is hereby defined as any additional factual information obtained by commissioners that pertains to an individual decision, including visiting a project site, meeting with a project applicant and/or meeting with interested citizens.

RULE 22. The Chairperson may, in the interest of facilitating the business of the Planning Commission, limit the amount of time that a person may use in addressing the Planning Commission. Opponents and proponents shall be given equal opportunity for presentation. A project applicant should always be given the right, reasonable opportunity and time, to respond fully to evidence and arguments presented after the applicant has made his/her opening presentation.

RULE 23. The applicant or his or her appointed representative may, with the permission of the Planning Commission, withdraw, or request a continuance on any matter pending before the Commission at any time prior to the Commission acting on such matter.

VOTING

RULE 24. A majority of the members of the Commission shall constitute a quorum. Unless otherwise required by federal, state or local regulation, the affirmative vote of a majority of the quorum is necessary to take action. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission must make a recommendation to the City Council, the project shall be referred to Council with a divided recommendation which reflects the individual votes of the Commissioners. If a majority is unable to be assembled on any motion (including a motion to continue a matter to a specific time) relating to a specific project for which the Commission has final authority, the matter before the Commission shall be deemed denied and the applicant may appeal such decision in accordance with the applicable rules. A tie vote, or deadlock, constitutes a denial unless the applicant requests a continuance of the item to a subsequent meeting at which a quorum is present, prior to a vote to deny the item.

RULE 25. On matters of procedure or order of business the Chairperson may make a motion and without a second and after calling for objection and hearing none, so order. In the event of objection, the Chairperson shall call for a second and a roll call vote.

MISCELLANEOUS

RULE 26. The Commission shall conduct their duties in keeping with the governing standards as provided by the Planning Commission Standards of Conduct document, maintaining the highest level of professionalism during their tenure serving the residents of the City of St. Helena.

RULE 27. Unless otherwise provided by these Rules, all proceedings before the Commission shall be conducted in accordance with and pursuant to the parliamentary rules of procedure as prescribed in "Rosenbergs's Rules of Order."

RULE 28. Testimony and argument relative to any other item on the agenda shall generally follow the procedure for a Public Hearing as may be modified at the discretion of the Chairperson.

RULE 29. Any rule of these By-Laws may be altered, amended, or repealed by majority vote of the Commission (subject to approval by the City Council), except that such alteration, amendment, or repeal shall not affect any pending matter.

RULE 30. Any rule of these By-Laws may be temporarily suspended by unanimous consent of the Commission.

RULE 31. A Resolution of the Planning Commission may be adopted conditionally and referred to the Secretary of the Commission for drafting in proper form.

RULE 32. Commission members shall decide for themselves whether they have a conflict of interest on any matter before the Commission. Such determination shall be made in accordance with State law and the City of St Helena Protocol for Committee, Commissions and Boards or any amendment thereto. When a member has disqualified himself/herself, he/she shall remove himself/herself from the dais stating their reasons for conflict of interest. The member shall also remove himself/herself from the meeting room, unless they are permitted to remain for a qualified interest as set forth in State law.

RULE 33. Failure to adhere to any of these rules does not result in the invalidation of any decision or action of the Planning Commission.

RULE 34. Any violation of these rules does not result in a cause of action against the City of St. Helena.

RULE 35. Subject to compliance with all established laws and regulations, any violation of these rules shall not impact the outcome of a vote or action on a specific project.

Amended, Approved and Adopted at a Regular Meeting of the Planning Commission on July 17, 2018, by the following roll call vote:

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: Commissioners Ponte, Monnette and Hardy
NOES: None
ABSENT: Commissioner Knudsen
ABSTAIN: None

CITY OF ST. HELENA

RESOLUTION NO. 2018-116

Resolution of the Council of the City of St Helena adopting revisions to the City of St Helena Planning Commission By-Laws

RECITALS

The City Council of the City of St. Helena hereby resolves as follows:

A. Whereas, the City of St. Helena Planning Commission voted unanimously to amend its By-Laws at its Regular Meeting on July 17, 2018; and

B. Whereas, the City of St Helena Protocol for Committees, Commissions and Boards requires City Council approval of any modifications to the By-Laws of a Committee, Commission or Board.

RESOLUTION

Therefore, the City Council of the City of St. Helena hereby resolves as follows:

1. This action is not a project under the California Environmental Quality Act; and
2. The City Council authorizes amendments to the City of St Helena Planning Commission By-Laws and are hereby approved, as amended by the Planning Commission on July 17, 2018 (attached).

Approved at a Regular Meeting of the St. Helena City Council on August 28, 2018, by the following vote:

Mayor Galbraith:	Yes
Vice Mayor White:	Yes
Councilmember Koberstein:	Yes
Councilmember Dohring:	Yes
Councilmember Ellsworth:	Yes

APPROVED:

Alan Galbraith, Mayor

ATTEST:

Cindy Tzafopoulos, City Clerk

CITY OF ST. HELENA Incorporated March 24, 1878 Re-incorporated May 14, 1889 STATE OF CALIFORNIA

CITY OF ST. HELENA PLANNING COMMISSION RESOLUTION NO. DENYING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO 2126 MADRONA AVENUE (File No. PL21-044)

PROPERTY OWNER: Lorraine and Joe Berchtold **APN:** 009-470-010

Recitals

1. The property owner requests adoption of a resolution approving a demolition of existing structures in order to accommodate the construction of a single-family home, garage, and accessory dwelling unit, and a design review approval for the proposed single-family home on the property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on March 7, 2023; and
4. Now, therefore let it be found that the Planning Commission denies the demolition permit and design review based on the findings below.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations, and other materials.

B. With respect to the design review criteria identified in SHMC Section 17.164.030, the Planning Commission makes the following findings:

1. Consistency and compatibility with applicable elements of the general plan.

The project is not consistent with General Plan policies LU5.1 or LU5.3 due to the removal of existing farmland for non-agricultural uses. At the beginning of the application process, the applicant was advised of the need to preserve the amount of existing acreage that is used for active agriculture. But the applicant instead proposes to remove 0.66 acre of existing vineyard to accommodate recreational amenities, with the addition of a mere 0.13 acre of new olive grove as a partial offset — leaving a net loss of 0.53 acre of agricultural use. This does not "Discourage the conversion of existing farmland to non-agricultural uses" as General Plan goal LU5.1 requires, nor is it consistent with our mandate in General Plan goal LU5.3 to "Strictly limit development on properties … that are designated as agricultural land." (Emphasis added.)

The applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, but viability for rehabilitation is not the General Plan standard. Loss of agricultural use is. Regardless of the viability of the 0.53-acre area for continued vineyard use, the project could comply with the General Plan's requirements by planting another crop in that same location or by putting another 0.53 acres to agricultural use somewhere else on the 5.7+-acre lot. The applicant declines to do so.

The applicant argues instead that the City must allow this loss of farmland because the City made a similar allowance for another project in the past. That other project is irrelevant: It was governed by another general plan. This project is governed by the current General Plan, adopted in 2019, which includes the two policies referenced above, LU5.1 and 5.3. These policies govern the Commission here and support denial of the project.

Because the project removes a net 0.53 acres of existing farmland for non-agricultural uses, and the applicant declines to dedicate another 0.53 acres to agricultural uses to offset this loss, the project does not comply with the current General Plan, and the Planning Commission cannot make the necessary finding of General Plan compliance.

C. In accordance with St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following finding to support of its denial of the demolition permit: The design review of the proposed replacement structure is not approved.

I HEREBY CERTIFY that the foregoing demolition permit and design review application were duly and regularly denied by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on March 7, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, March 7, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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 Planning Commission video is the official record of the Planning Commission meeting.

Present:	Chair John Ponte, Vice-Chair Autumn Anderson, Commissioner Rosaura Segura, and Commissioner Christopher Warner.
Absent:	Commissioner Marika Rothfeld
Staff Present:	Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, Chantel Power, Contract Planner, Joe Leach, Public Works Director and Xinia Gamero, Permit Technician III

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

Chair Ponte opened public comment.

Suzanne James and Elizabeth Green addressed the Planning Commission.

Chair Ponte closed public comment.

4. CONSENT ITEMS

4.1 Approval of Minutes: February 7, 2023

Commissioner Christopher Warner moved to approve the minutes on the Consent Calendar. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, and Christopher Warner
NOES: None
ABSENT: Marika Rothfeld
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.1 Request by Josephine Arader for adoption of a resolution approving a use permit in order to permanently establish a gallery and retail store featuring historical maps, art and books in an existing tenant space in the Menegon Building located at 1380 Main Street #103 in the Central Business zoning district.
Prepared By: Aaron Hecock, Senior Planner

Chair Ponte opened public hearing.

No ex-parte communication was disclosed by the Planning Commission.

Senior Planner Aaron Hecock showed a presentation and reported on the item.

No public comment was received.

Commissioner Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and accept the required findings and adopt the attached resolution granting use permit approval to establish a gallery and retail store featuring historical maps, art and books in the existing tenant space located at 1380 Main Street #103. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, and Christopher Warner
NOES: None
ABSENT: Marika Rothfeld
ABSTAIN: None
RECUSE: None

5.2 Request by Sasha Janev on behalf of Lorraine and Joe Berchtold for adoption of a resolution approving a demolition permit to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit and design review of the proposed new single family home on the property located at 2126 Madrona Avenue in the A-20 zoning district.
Prepared By: Chantal Power, Associate Planner

Community Development Director Maya DeRosa addressed the Planning Commission.

Chair Ponte opened the public hearing.

No ex-parte communication was disclosed by the Planning Commission.

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

Public Works Director Joe Leach addressed the Planning Commission.

Joe Berchtold, property owner, and Sasha Janev, project architect, addressed the Public Commission.

Char Ponte opened public comment.

Patty DiTomaso, Frank Rodrigues, Marty Hintz, Chris Herdell, Kathleen Herdell, Laura Andersen, Sandra McCorkle, Maria Villegas, Mary Cunningham Agee all provided public testimony.

Chair Ponte invited the applicant to speak.

Katherine Falace, property owner representative, Joe Berchtold, property owner, and Sasha Janev, project architect, addressed the Planning Commission.

Chair Ponte closed the public hearing.

Chair Ponte called for a straw vote to indicate potential approval or denial of the project. Commissioner Segura and Anderson voted to deny the project. Chair Ponte expressed concerns on the project as presented and expressed his vote to also deny the project.

Chair Ponte called for a break at 7:47 pm.

Chair Ponte reconvened the meeting at 8:00 pm.

Chair Ponte opened the public hearing.

Joe Berchtold addressed the Planning Commission.

Kathleen Herdell addressed the Planning Commission.

Chair Ponte closed public hearing.

Chair Anderson made a motion to deny the project. Commissioner Segura seconded the motion.

Commissioner Warner called for a replacement motion to conditionally approve the project and provide the applicant the opportunity to make the necessary changes which would be presented to the Planning Commission for review and approval at a future meeting date. This motion failed for lack of a second vote.

Vice-Chair Autumn Anderson moved to deny the project based on the findings the project is not consistent with General Plan policies LU5.1 or LU5.3 due to the removal of existing farmland for non-agricultural uses. At the beginning of the application process, the applicant was advised of the need to preserve the amount of existing acreage that is used for active agriculture. But the applicant instead proposes to remove 0.66 acre of existing vineyard to accommodate recreational amenities, with the addition of a mere 0.13 acre of new olive grove as a partial offset — leaving a net loss of 0.53 acre of agricultural use. This does not "Discourage the conversion of existing farmland to non-agricultural uses" as General Plan goal LU5.1 requires, nor is it consistent with our mandate in General Plan goal LU5.3 to "Strictly limit development on properties … that are designated as agricultural land." (Emphasis added.)
The applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, but viability for rehabilitation is not the General Plan standard. Loss of agricultural use is. Regardless of the viability of the 0.53-acre area for continued vineyard use, the project could comply with the General Plan's requirements by planting another crop in that same location or by putting another 0.53 acres to agricultural use somewhere else on the 5.7+-acre lot. The applicant declines to do so.
The applicant argues instead that the City must allow this loss of farmland because the City made a similar allowance for another project in the past. That other project is irrelevant: It was governed by another general plan. This project is governed by the current General Plan, adopted in 2019, which includes the two policies referenced above, LU5.1 and 5.3. These policies govern the Commission here and support denial of the project.
Because the project removes a net 0.53 acres of existing farmland for non-agricultural uses, and the applicant declines to dedicate another 0.53 acres to agricultural uses to offset this loss, the project does not comply with the current General Plan, and the Planning Commission cannot make the necessary finding of General Plan compliance. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, and John Ponte
NOES: Christopher Warner
ABSENT: Marika Rothfeld
ABSTAIN: None
RECUSE: None

At 9:05 p.m. Chair Ponte called for a motion to extend the meeting.

Commissioner Christopher Warner moved to extend the Planning Commission meeting. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, and Christopher Warner
NOES: None
ABSENT: Marika Rothfeld
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 Nomination and election of a new Planning Commission Vice Chair.
Prepared By: Xinia Gamero, Permit Technician III

Vice-Chair Autumn Anderson moved to nominate Commissioner Warner as the new Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, and John Ponte
NOES: None
ABSENT: Marika Rothfeld
ABSTAIN: Christopher Warner
RECUSE: None

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- Thanked the Planning Commission for working together through the meeting by coming to a final decision on the previous project.
- Regular Planning Commission meeting on March 21, 2023

Vice-Chair Warner also thanked the Planning Commission for working together despite differences in opinion.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **9:09 p.m.**

The March 7, 2023 minutes were approved at the April 18, 2023 Planning Commission meeting.

APPROVED: **ATTEST:**

_____ _____

John Ponte, Planning Commission Chair

Maya DeRosa, AICP
Community Development Director

RECEIVED
By Xgamero at 3:00 pm, Mar 21, 2023

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March 20, 2023

Mayor Paul Dohring
Members of the St. Helena City Council
City of St. Helena
1088 College Avenue
St. Helena, CA 94574

City of St. Helena
Appeal of Planning Commission Action

Name and Address of Permitee:	2021 Joseph K. Berchtold GST, Joseph Berchtold (beneficiary) 2126 Madrona Ave.
Name and Address of Appellant:	Katharine H. Falace, Buchalter, on behalf of Joe and Lorraine Berchtold 1230 Pine Street St. Helena, CA 94574 707-200-9414 kfalace@buchalter.com
Action Being Appealed:	Planning Commission Denial of a Demolition Permit and Design Review Approval for 2126 Madrona Ave.
Action Being Requested:	Acceptance of this appeal, approval of the Demolition Permit, and approval of Design Review for Application No. PL21-044 at 2126 Madrona Ave.
Date of Decision:	March 7, 2023
Application No.:	PL21-044
Exhibit List:	Exhibit A – K. Falace 3/3/2023 Letter to Planning Commission Exhibit B – Resolution adopted by Planning Commission

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Dear Mayor Dohring and Members of the St. Helena City Council:

This letter provides the required information for the appeal of the above-referenced action of the St. Helena Planning Commission (the "Planning Commission"), pursuant to Section 17.08.180 of the St. Helena Municipal Code ("S.H.M.C."). My name is Katharine Falace, I am an attorney at Buchalter, and Buchalter represents Joe and Lorraine Berchtold (the "Berchtolds") who own the property at 2126 Madrona Avenue and on which they are seeking to construct a single-family home. For the reasons provided herein, we request that the City Council of the City of St. Helena (the "City Council") grant this appeal, overturn the Planning Commission's denial of the Demolition Permit and Design Review Approval for Application No. PL21-044 and approve the Demolition Permit and Design Review Approval. The entire administrative record for this matter is incorporated herein by reference.

I. Factual Background

The Berchtolds purchased the property located at 2126 Madrona Ave. (APN: 009-470-010) (the "Property") in the City of St. Helena (the "City") in March 2021. The Property is rectangular-shaped and approximately 5.78 acres in size. The Property contains an existing single-family home, two accessory structures, an accessory dwelling unit ("ADU"), and 5.08 acres of vineyard with diminishing production. While the existing single-family home on the Property was constructed in 1883, an historic resource evaluation determined it to have no historic or architectural value. The General Plan and zoning designate the Property *Twenty-Acre Agriculture (A-20)*. The A-20 designation allows "agricultural and winery uses" with single family residential uses. (City General Plan, p. 2-15; S.H.M.C., § 17.20.020(A)-(B).) Thus, both the proposed single-family residence and the agricultural uses are permissible on the Property.

On or about November 5, 2021, the Berchtolds applied for a Demolition Permit and Design Review Approval for the demolition of the existing residence and construction of a two-story single-family home with ADU and covered terrace (the "Project"). On or about December 29, 2021, Ms. Chantal Powers informed the Berchtolds the application was deemed complete and set a hearing date of January 18, 2022. Weeks before the hearing date, the Berchtolds began receiving questions and comments about the project, triggering four rounds of design review before the fifth package was submitted and presented to the Planning Commission in October 2022.

The residence will be approximately 7,950 square feet above grade -- nearly 45% of the residence will be located in the basement below ground—and only 28 feet in height. The Project would involve removal of 0.66 acres of existing vineyard to accommodate the new residence. Approximately 0.13 acres of fruit and olive trees for personal and commercial production will be added to an existing orchard. Approximately 4.42 acres of existing vineyard will be preserved

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and rehabilitated for wine production in a partnership with Spottswoode Winery. Olives grown on the Property will be used to manufacture and market olive oil. Accordingly, the Project will only result in a net loss of 0.53 acres of agricultural land, while the remaining agricultural uses will be rehabilitated and supplemented from their current poor state in order to accommodate commercial production of wine and olive oil. This will result in a significant increase in agricultural productivity on the Property, notwithstanding the marginal decrease in land reserved for agricultural uses.

The Berchtolds accommodated requests by both the City and the neighbors to clarify the Project scope and to address community concerns. For example, the Berchtolds have hosted three neighborhood meetings to answer neighbor questions. The Berchtolds installed story poles to aid neighbors with visualizing the size of the home, which at 28 feet, is no taller than the neighboring two-story residences. The Berchtolds incorporated community feedback into the Project and have made the following changes, based on the City's and neighbors' concerns:

- Relocation, reorientation, and reduction of the size of the proposed pool and bocce court to respect neighbors' views;
- Relocation of the ADU to move 5 feet closer to the residence and reduction in height of 2 feet;
- Elimination of the driveways on Fir Hill Drive;
- Revision of the landscape plan to ensure a net reduction in water consumption;
- Installation of hydrological features, including bioretention basins and a bio-swale;
- Reduction in total area proposed for vineyard removal;
- Adjustment of orchard layout to increase visibility from roadways.

The Berchtolds have spent countless hours and resources in a good faith effort to accommodate the City's and neighbors' concerns with respect to their proposed two-story residence and the revitalization of agricultural production on the Property. My clients' proposal complies with all state and local laws and, to that end, my clients only seek to utilize their Property as allowed by the City's regulations, and in the exact same manner as each of their neighbors.

Unfortunately, despite all of the aforementioned accommodations, the City Planning Commission exceeded its authority and abused its discretion by misapplying the City's land use policies and ordinances, or even seemingly unlawfully adopting its own ordinance. The Planning Commission's March 7, 2023, decision was both inconsistent with City policy and the City's prior precedent for approving other similar projects.

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II. Procedural Background

The Berchtolds filed their applications for a Demolition Permit and Design Review on November 5, 2021. A Historic Resource Evaluation ("HRE") was prepared by Kara Brunzell on November 12, 2021, and found the existing single-family home on the Property was not an historic resource. (HRE, p. 1.) The Planning Commission first considered the Project at a meeting held on October 18, 2022. There, the Planning Commission encouraged the Berchtolds to engage with the Project neighbors to assuage their concerns.

Subsequent to that, the Berchtolds hosted neighborhood meetings on November 6 and November 19, intentionally setting the meetings two weeks apart and on different days of the week to and ensure various members of the community could attend. Letters were sent to neighbors and City Staff prior to and following each meeting. As detailed above, and following the Planning Commission's recommendation, the Berchtolds installed story poles to aid the neighbors with visualizing the 28-foot tall two-story residence.

The Planning Commission received a Project status update at its December 6, 2022, meeting. There, Spottswoode Winery provided an expected vineyard production assessment to the Commission. The Planning Commission requested that the Project applicant have all final revisions completed in a timely manner, and set March 7, 2023, as the date to bring the Project back to the Commission for review.

On or about February 23, 2023, the City Staff published its draft staff report for the March 7 Planning Commission meeting. On March 3, 2023, I submitted a letter to the Planning Commission, attached to this appeal letter as Exhibit A and incorporated herein by this reference, disagreeing with the Planning Commission's application of General Plan policies to the Project. We agree with City Staff's conclusion that the Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations (the "CEQA Guidelines") sections 15301 and 15301. We additionally agree with City Staff's conclusion that the Project meets all development standards, including the maximum one-acre non-agricultural coverage limitation.

The S.H.M.C. allows for any applicant dissatisfied with any action taken by the Planning Commission under the Zoning Title of the Municipal Code, to appeal that action to the City Council. (S.H.M.C., § 17.08.180(A).) The City Council will then consider the Project *de novo* and may affirm, reverse, or modify the appealed decision at a noticed public hearing. (S.H.M.C., §§ 17.08.180(H), -070.)

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III. Argument

A. The Planning Commission abused its discretion by applying an incorrect definition of "agriculture" to the proposed uses.

At the March 7 hearing, the Planning Commission erroneously applied to the Project a definition of "agriculture" that is inconsistent with the General Plan and S.H.M.C. This occurred in the context of whether citrus trees planted on the Property for personal consumption could validly count toward replacement of some of the existing vines. Specifically, Chair Ponte claimed that "not everything that you can eat is ag," that "there is no definition in [the S.H.M.C.] of what 'ag' is," and that accordingly, defining "agriculture" "is up to the Commission." Later, Chair Ponte again stressed that "the definition of 'ag' is up to the Commission, not up to you." Chair Ponte improperly relied on this incorrect interpretation of the City's rules to conclude that the total area of the Property reserved for non-agricultural uses would exceed the maximum one-acre coverage imposed by S.H.M.C. section 17.20.060(C)[1].

This belies the plain language of the General Plan and the S.H.M.C. The General Plan explains that the *Agriculture (AG)* land use category allows "agricultural and winery uses with restricted single-family residential." (General Plan, pp. 2-8, 2-15.) The S.H.M.C. defines "agriculture" for the purposes of the zoning ordinance, as "the use of the land for agriculture purposes, including farming, dairying, pasturage, agriculture, horticulture (including Christmas trees), floriculture, viticulture, apiaries and animal farms . . . ." (S.H.M.C., § 17.04.160(B).) Nothing in these definitions, in the zoning ordinance, or in the chapter governing the A-20 zoning district requires agricultural products be grown onsite for commercial purposes. In fact, General Plan policy LU5.4 embraces the broad definition of "agriculture" that Chair Ponte rejected. Policy LU5.4 calls for the City to "support ***community-based*** agricultural uses within the city, including community gardens, orchards, and parks." (General Plan, p. 2-42 (emphasis added).) The corollary of this being that agricultural uses in the City are not solely for private commercial production, but allow community and personal consumption (as is the case with community gardens). Therefore, the Planning Commission's purported adoption of Chair Ponte's definition of "agriculture" conflicts with the City's own General Plan and zoning.

Adopting such a new definition and applying it to the Berchtolds' proposed use of some of their agricultural products for personal consumption, exceeded the authority of the Planning Commission and constituted an abuse of discretion. The City is required to "interpret and administer the zoning ordinance in a reasonable fashion consistent with the public interest of the residents of the city." (S.H.M.C., § 17.04.060.) The Planning Director and the Planning Commission are allowed to determine the appropriateness of a novel use only when such a use is

[1] Likewise, commissioner Segura's comments that the house was "too big" were improper conclusions as the St. Helena Municipal Code does not limit massing in the A-20 zone.

"proposed [but] not specifically listed as permitted, permitted with a use permit or permitted as an accessory use" in the zoning ordinance. (S.H.M.C., § 17.08.030.) "In making a determination that a proposed use ***is or is not similar to those listed***, the planning director and planning commission ***shall consider the character of the proposed use***, those listed in the appropriate category, the purposes of the zoning district in which it is proposed and the general plan." (S.H.M.C., § 17.08.030(B).)

Here, there is no doubt that the Berchtolds' proposed agricultural use is consistent with the uses permissible in the A-20 zone. City Staff concluded that the "[P]roject as proposed meets the development standards prescribed by" the S.H.M.C., including meeting the one-acre maximum non-agricultural coverage. (Staff Report for March 7, 2023, Planning Commission Meeting, p. 6.) Moreover, the Berchtolds' proposed use of their land to cultivate fruit for both personal and commercial use is entirely consistent with the S.H.M.C.'s straightforward and general definition of "agriculture." (*See* S.H.M.C., § 17.04.160(B).) Nothing about this Project would have suggested an alternative use "not specifically listed" in the zoning code per Section 17.08.030. Thus, the Planning Commission abused its discretion in attempting to craft and apply to the Project a new zoning provision requiring all agricultural uses to be for commercial sale.

B. The Planning Commission's inflexible application of the City's General Plan is internally inconsistent and vertically inconsistent with the City's zoning ordinance.

The Planning Commission rested its denial of the Project on alleged inconsistencies with General Plan policies LU5.1 and LU5.3. Specifically, the Planning Commission claims that Policy LU5.1, which calls for the City to "discourage" the conversion of farmland to non-agricultural uses, and Policy LU5.3, which "strictly limit[s]" development on properties designated as agricultural land, as prohibiting the development of the Berchtolds' single-family home on their Property. However, this inflexible interpretation of those policies is neither supported in the General Plan nor furthered by the zoning ordinance. If these are indeed the policies, the General Plan presents both horizontal and vertical inconsistencies, which are unlawful under State Planning and Zoning Law.

State law requires a general plan to be an "internally consistent and compatible statement of policies" (i.e. horizontal consistency). (Gov. Code, § 65300.5(a).) "The general plan is required to be consistent within itself." (*Sierra Club v. Kern County Board of Supervisors* (1981) 126 Cal.App.3d 698, 703.) A general plan's parts and elements must "comprise an integrated internally consistent and compatible statement of policies." (*Concerned Citizens of Calaveras County v. Calaveras County Board of Supervisors* (1985) 166 Cal.App.3d 90, 97.) This consistency requirement is especially true for the general plan policies (as opposed to just the maps which depict policies), since "it is the *policies* which must be integrated, internally

consistent and compatible" (emphasis in original). (*Garat v. City of Riverside* (1991) 2 Cal.App.4th 259, 300.)

A city's zoning ordinance must also be consistent with the adopted general plan (i.e. vertical consistency). (Gov. Code, § 65860(A).) To be "consistent" means the zoning ordinance must be "compatible with the objectives, policies, general land uses, and programs specified in such a plan." (*Lesher Communications v. City of Walnut Creek* (1990) 52 Cal.3d 151, 536.) "The propriety of virtually any local decision affecting land use and development depends upon consistency with the applicable general plan and its elements." (*Citizens of Goleta Valley v. Santa Barbara County Board of Supervisors* (1990) 52 Cal.3d 553, 570.) To that end, the S.H.M.C. states that the City's zoning ordinance must be consistent with the General Plan and is intended to implement the General Plan. (S.H.M.C., § 17.04.090(A)-(B).) While the General Plan policies seem straightforward to the Berchtolds, the Planning Commission crafted its own interpretation of these policies which are unlawfully inconsistent with the City's General Plan policies and its zoning ordinance.

First, the General Plan expressly permits the development of not only a single-family residence, but also "affordable employee housing," on parcels designated *Agriculture (AG)*. (General Plan, pp. 2-8, 2-15.) The Planning Commission's narrow interpretation of Policy LU5.3 to prohibit the development of a single-family home on *AG* designated parcels, is inconsistent with the express definition of *AG* use in the General Plan, which otherwise allows for both single-family homes *and* worker housing. If let stand, this presents a horizontal inconsistency between General Plan policies. Meanwhile, the compatible *A-20* zone applicable here permits the development of a single-family residence of up to one-acre in lot coverage. (S.H.M.C., § 17.20.060(C).) This *A-20* zone also permits: agricultural employee housing of up to 36 beds, supportive housing, and transitional housing. (S.H.M.C., § 17.20.020(G)-(I).) The Planning Commission's strict application of Policy LU5.3 would prohibit uses otherwise permissible under the zoning ordinance, presenting an additional vertical inconsistency between the General Plan and the City's zoning ordinance.

Second, Policy LU5.1 only "discourage[s]" the conversion of farmland to non-agricultural uses. (General Plan, p. 2-42.) However, here the Planning Commission has interpreted this to prohibit *any* conversion whatsoever—even a minimal conversion that is consistent with General Plan and zoning provisions. The Planning Commission's interpretation functions as a de facto farmland preservation requirement, which is not envisioned by Policy LU5.1.[2] As detailed above, the *A-20* zone allows for the development of up to one-acre of non-agricultural uses (e.g. a single-family home). (S.H.M.C., § 17.20.060(C).) In fact, this

[2] Compare Policy LU5.1 to Implementing Action LU5.G, which expressly requires "long-term preservation" of farmland through the creation of easements or other similar mechanisms, in certain circumstances. (General Plan, p. 2-44.) "Discourage," as the term is used in Policy LU5.1, is not synonymous with "long-term preservation."

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development standard states that up to "one acre of any one parcel ***shall be removed from active agricultural use***" (emphasis added) to accommodate a permissible non-agricultural *A-20* use—here, a single-family home. (S.H.M.C., § 17.20.060(C), fn. 1.) If, as the Planning Commission concludes, that Policy LU5.1 is intended to preserve *all* existing farmland, this policy would be in direct contravention with Section 17.20.060(C) of the S.H.M.C. Accordingly, this would result in a vertical inconsistency between the General Plan and the zoning ordinance, in violation of Government Code section 65860(a). This policy would additionally run afoul of the City's own requirements that the zoning ordinance be consistent with the General Plan. (*See* S.H.M.C., § 17.04.090(A).) Moreover, this de facto prohibition on the development of the Berchtolds' residence denies them their right to develop a single-family home of up to one acre of lot coverage, pursuant to the City zoning ordinance.

Surely the City did not intend to approve the General Plan with such inconsistencies when it did so in 2019. By rehabilitating the existing vineyards, by introducing new crops to the site, and by producing new products including wine and olive oil, the Project proposes to markedly increase the Property's overall agricultural productivity despite the minimal loss to overall agricultural acreage. This proposed use furthers General Plan policies more so than allowing the atrophied vineyards to exist onsite. Moreover, this proposed use is consistent with both the General Plan and zoning ordinance.

If the City Council denies this appeal and accepts the Planning Commission's new interpretation, the City Council will essentially adopt these unlawful horizontal and vertical inconsistencies. Therefore, the only lawful solution here is for the City Council to apply the City's adopted rules, and accept the appeal, reverse the Planning Commission's decision, and approve both the Project Demolition Permit and Design Review.

C. The City's prior approval of a similar project in the *A-20* zone provides precedent for approval of this Project.

As explained previously, in its denial of the Project, the Planning Commission cited the Project's incompatibility with General Plan Policy LU5.3, which calls for the City to "strictly limit development" on properties with an *Agriculture* land use designation. (General Plan, p. 2-42.) Without explaining the meaning of this policy, the Planning Commission simply appeared to conclude that the Project is allegedly inconsistent with Policy LU5.3 for the exact same reason that it is allegedly inconsistent with Policy LU5.1: because the Project will remove existing farmland for non-agricultural uses. (Planning Commission Resolution No. ___, § B.1.) The Planning Commission further states: "[a]t the beginning of the application process, the applicant was advised of the need to preserve the amount of existing acreage that is used for active agriculture." In fact, staff made no written representations to this effect. In the Staff Report for

the March 7 hearing, City Staff similarly conflated both Policies LU5.1 and LU5.3 and failed to explain how the Project was inconsistent with each individual policy—namely, Policy LU5.3.

Recent precedent shows that the City failed to analyze a similar project's consistency with Policy LU5.3. Specifically, the single-family residence approved for 777 Pratt Avenue (the "777 Pratt Project") was not subject to the same General Plan policy analysis. An application was filed for 777 Pratt Project on November 10, 2020—a full 18 months after the City adopted its current General Plan on May 14, 2019. Thus, the 777 Pratt Project was subject to the *same* General Plan policies as the Berchtolds' Project (contrary to staff's comments). As with their Project, the 777 Pratt Project was located in an *Agriculture* General Plan land use designation and the *A-20* zone. Despite this, the City never actually analyzed whether that project was consistent with General Plan Policy LU5.3, which otherwise would apply to any development on land designated in the General Plan as *Agriculture*. (*See* File No. PL20-046 Staff Report, April 6, 2021 Planning Commission Meeting.) Given this precedent, Policy LU5.3 cannot function to prohibit the Project. Moreover, this demonstrates that the City has recently approved construction of a single-family home in other *A-20* zones.

As noted by staff, the Berchtolds' property is the only property on Fir Hill that has retained agricultural uses on site. To be sure, staff found: "the property is completely surrounded by A-20 lands developed with primarily residential uses that have not retained on-site agricultural uses." As staff further noted, the project proposes a .08 FAR that is less than the average of the .10 FAR of the surrounding neighborhood.

D. The Planning Commission abused its discretion by failing to share the final resolution with the Berchtolds prior to the March 7 hearing.

At its March 7, 2023, meeting, the Planning Commission considered and ultimately adopted a resolution denying the Demolition Permit and Design Review for the Project. However, this resolution was not included in the agenda packet for the Project's consideration at the hearing. The only draft resolution included in the agenda packet was a resolution that would have granted Project approval. The Planning Commission never read its findings aloud for its decision into the record, so the public did not actually hear what the findings stated. While the City Attorney suggested that the Planning Commission would "read the [findings] into the record together," the Planning Commission never read those findings audibly. Thus, the Berchtolds were never noticed or informed of the findings for denial of the Project and were never provided an opportunity to comment on such findings.

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The Brown Act (Government Code section 54950 *et seq.*) requires a public agency holding a public meeting to post its agenda packet online at least 72 hours prior to the regular meeting. (Gov. Code, § 54954.2(a)(1).) Prejudicial violations of the Brown Act can require invalidation of the local agency's decision. (*Cohan v. City of Thousand Oaks* (1994) 30 Cal.App.4th 547, 556.)

Here, the Planning Commission failed to provide a draft of denial resolution prior to the hearing, and because the Planning Commission failed to read into the record its findings for Project denial the Commission did not notify the public of the reasons for its denial. Because of this the Planning Commission failed to properly notice the Berchtolds of this decision and the Berchtolds were denied their right to comment and address the Planning Commission's assertions. Because of this, the Planning Commission's denial of the Project unlawfully prejudiced the Berchtolds. Accordingly, the City Council should reverse the Planning Commission's decision and approve the Project for violation of our client's rights of due process.

IV. Conclusion

The Berchtolds have consistently worked in good faith with the City and their neighbors to reach a satisfactory solution to the most pressing concerns. To that end, the Berchtolds have expended significant resources holding community meetings, as well as redesigning the Project, including reorienting significant aspects of the residence and eliminating Project elements. Nevertheless, the Planning Commission repeatedly moved the goalposts, including by purportedly adopting and applying to the Project its own definition of what "agriculture" is and changing the rules.

The Project will result in a net positive for the community and the broader City. The Berchtolds plan to rejuvenate withering and neglected vines on the Property, as well as to introduce new crops to the Property. The Berchtolds have committed to working with a local winery and olive oil manufacturer to produce new products that will proudly denote "St. Helena" on their labels. Despite this modest 0.53-net acre reduction in overall agricultural uses onsite, the overall agricultural *productivity* will increase markedly above current levels—especially considering the neglected and atrophying vines on the Property. This will emphatically promote new and existing agricultural uses in the City. (*See* General Plan Policy LU5.2, p. 2-42.) Given this increased agricultural efficiency and the Berchtolds' rights under the General Plan and zoning to construct a single-family residence covering up to one acre on their Property, the Project is consistent with all General Plan policies and zoning ordinance provisions.

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Accordingly, the City Council should accept this appeal, overturn the Planning Commission's denial of the Demolition Permit and Design Review, which constituted an abuse of discretion. The City Council should then approve both the Demolition Permit and Design Review, as the Project is consistent with all General Plan policies and the zoning ordinance.

Finally, the Berchtolds expressly reserve the right to add additional argument, including responding to staff or public.

Very truly yours,

BUCHALTER
A Professional Corporation



Katharine H. Falace

KHF:jg
Enclosures

cc: Cindy Tzafopoulos, City Clerk
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EXHIBIT A

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March 3, 2023

VIA E-MAIL

St. Helena Planning Commission
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

John Ponte (Chair) - jponte@cityofsthelena.org
Autumn Anderson (Vice-Chair) - aanderson@cityofsthelena.org
Christopher Warner – cwarner@cityofsthelena.org
Rosaura Segura – rsegura@cityofsthelena.org
Marika Rothfeld- mrothfelod@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Chair Ponte and Members of the St. Helena Planning Commission:

Thank you for the time spent on the recent staff report. We understand our presentation next week will be limited in time. With that time constraint in mind, we have set forth the major points to illustrate how this project comports with the General Plan. The staff report notes that consistency with applicable General Plan policies is a required finding for a Design Review approval, but the staff report suggests the project may be found inconsistent with two General Plan policies. The applicant respectfully disagrees that the project could be found inconsistent with the above policies for the reasons outlined below. At issue are the following two General Plan policies:

> **LU5.1** Discourage conversion of existing farmland to non-agricultural uses. (General Pan, page 2-42.)
>
> **LU5.3** Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land. (General Plan, page 2-42.)

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In determining whether a proposed project is consistent with the General Plan, the Planning Commission should consider whether it is compatible with the general land uses of applicable elements of the General Plan. In order to satisfy this objective, a proposal should meet the overall intent of the General Plan.

It is important to note that very little of the property's agricultural land is being converted to a nonagricultural use with only .53 acres of a 5.78 acre parcel is being converted. The property's agriculture *and rural residential* use is noted in the current General Plan. (GPU 2040 Figure 1.3.) The property's mainly agricultural use will continue under a contract with Spottswoode Winery. The staff report's view of these policies seems to be that "zero vine loss" could be required to be consistent the above policies. However, this interpretation is not supported by the plain language of the General Plan or its environmental document. The words "discourage" in LU 5.1 and "strictly limit" in LU 5.3 cannot be interpreted to mean "prohibit". To be sure, the certified EIR for the General Plan states that agricultural lands could be converted even with the above polices in place. [General Plan EIR, page 3.2-14] Therefore, the General Plan policies were acknowledged to not "prohibit" the conversion of agricultural lands, and an interpretation that the policy equals zero vine loss would be inconsistent with the impact analysis certified by City Council.

Second, the project complies with applicable zoning limitations on non-agricultural uses. Current A20 zoning limits non-agricultural uses to one acre as identified on the project plans. While current zoning was adopted before the current General Plan, the two policies at issue are not new. The 1993 General Plan contained the following two substantially identical policies:

> Policy 2.6.58 Promote the continuation of agricultural activities within and adjacent to the City. (1993 General Plan, page 2-27.)
>
> Policy 2.6.61 Limit residential development on properties existing at the time of adoption of the [1993] General Plan which are designated Agriculture and are outside the Urban Limit Line in accordance with [the below defined specific standards]… (1993 General Plan, page 2-28 (bracketed material supplied).)

Comparing the 1993 General Plan language to the current General Plan, the policies are the same in substance. Under the above policy language, the Planning Commission previously issued design review approval for an estate home on lands zoned A20 at 601 Fulton Lane in application

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number P18-058, and that project also involved a limited conversion of agricultural to rural residential use.[1]

Further, this current project meets the overall goals, policies and objectives by:

- Increasing tonnage production resulting from farm investments and modifications of farming techniques;
- Continuation of dry farming;
- Planting of olive trees; and
- Enhancements to regional storm retention systems.

Not only is the limited conversion of certain low producing vines mitigated, but the project remains within the maximum area of land (1 acre) permitted to be developed in the A20 zone.

Lastly, a denial based on a zero vine loss interpretation of these policies is not compliant with the City's Municipal Code requirements for design review. A city is not required to adopt a design review ordinance. Where a city sets forth limitations in its design review criteria, it is bound by those criteria. *Friends of Davis v. City of Davis* (2000) 83 Cal.App.4th 1004, 1014. Here, the City has provided the following limitation:

> C. Only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the commission's disapproving a proposal solely on the basis of design.
>
> St. Helena Municipal Code §17.164.040

Certainly, the applicant has taken reasonable account of continued agricultural use on the property as evidenced by the letter from Spottswoode Winery and investments in improving the property's vineyard presented to the Planning Commission in past hearings. Denying the project on a zero vine loss interpretation is equivalent to denial on a non-design matter. Denial on a non-design matter is not permitted under the City's ordinance. *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80, 92-93.

[1] Details of P18-058 are available online at: https://www.cityofsthelena.org/planning/project/pl18-058-601-fulton-ln-pohlen-residence-and-agricultural-barn. The applicant incorporates by reference that past design review approval into the administrative record of this project.

Buchalter

Because the proposed project satisfies the existing General Plan land use designation and policies protecting agricultural lands, we ask that the Planning Commission approve the design review application.

Very truly yours,

BUCHALTER
A Professional Corporation

KATHARINE H. FALACE

cc:
Ethan Walsh (ethan.walsh@bbklaw.com)
Maya DeRosa (mderosa@cityofsthelena.org)
Chantal Power (cpowers@cityofsthelena.org)

EXHIBIT B

CITY OF ST. HELENA PLANNING COMMISSION RESOLUTION NO. DENYING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO 2126 MADRONA AVENUE (File No. PL21-044)

PROPERTY OWNER: Lorraine and Joe Berchtold **APN:** 009-470-010

Recitals

1. The property owner requests adoption of a resolution approving a demolition of existing structures in order to accommodate the construction of a single-family home, garage, and accessory dwelling unit, and a design review approval for the proposed single-family home on the property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on March 7, 2023; and
4. Now, therefore let it be found that the Planning Commission denies the demolition permit and design review based on the findings below.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations, and other materials.

B. With respect to the design review criteria identified in SHMC Section 17.164.030, the Planning Commission makes the following findings:

1. Consistency and compatibility with applicable elements of the general plan.

The project is not consistent with General Plan policies LU5.1 or LU5.3 due to the removal of existing farmland for non-agricultural uses. At the beginning of the application process, the applicant was advised of the need to preserve the amount of existing acreage that is used for active agriculture. But the applicant instead proposes to remove 0.66 acre of existing vineyard to accommodate recreational amenities, with the addition of a mere 0.13 acre of new olive grove as a partial offset — leaving a net loss of 0.53 acre of agricultural use. This does not "Discourage the conversion of existing farmland to non-agricultural uses" as General Plan goal LU5.1 requires, nor is it consistent with our mandate in General Plan goal LU5.3 to "Strictly limit development on properties … that are designated as agricultural land." (Emphasis added.)

The applicant has stated that the portion of existing vineyard proposed for removal to accommodate the project is the least viable for rehabilitation, but viability for rehabilitation is not the General Plan standard. Loss of agricultural use is. Regardless of the viability of the 0.53-acre area for continued vineyard use, the project could comply with the General Plan's requirements by planting another crop in that same location or by putting another 0.53 acres to agricultural use somewhere else on the 5.7+-acre lot. The applicant declines to do so.

The applicant argues instead that the City must allow this loss of farmland because the City made a similar allowance for another project in the past. That other project is irrelevant: It was governed by another general plan. This project is governed by the current General Plan, adopted in 2019, which includes the two policies referenced above, LU5.1 and 5.3. These policies govern the Commission here and support denial of the project.

Because the project removes a net 0.53 acres of existing farmland for non-agricultural uses, and the applicant declines to dedicate another 0.53 acres to agricultural uses to offset this loss, the project does not comply with the current General Plan, and the Planning Commission cannot make the necessary finding of General Plan compliance.

C. In accordance with St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following finding to support of its denial of the demolition permit: The design review of the proposed replacement structure is not approved.

I HEREBY CERTIFY that the foregoing demolition permit and design review application were duly and regularly denied by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on March 7, 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

MEMORANDUM

DATE: March 13, 2023

TO: Sasha Janev (Via Email)

FROM: Chantal Power, Contract Planner

RE: Confirmation of Planning Commission Action – Demolition Permit and Design Review, PL 21-044, 2126 Madrona Avenue

---

This correspondence is to affirm that the Planning Commission of the City of St. Helena took the following action at its meeting on March 7, 2023:

1. Resolution denying a Demolition Permit and Design Review for the project at 2126 Madrona Avenue, St. Helena;

APPEALS

The Planning Commission's decision is subject to a 14-day appeal period. Anyone interested in appealing this Determination shall file an appeal with the Planning Director within 14-days of the date of the Planning Commission action.

If you have any questions, please do not hesitate to contact me.

Regards,



Chantal Power, AICP
Contract Planner
City of St Helena, CA

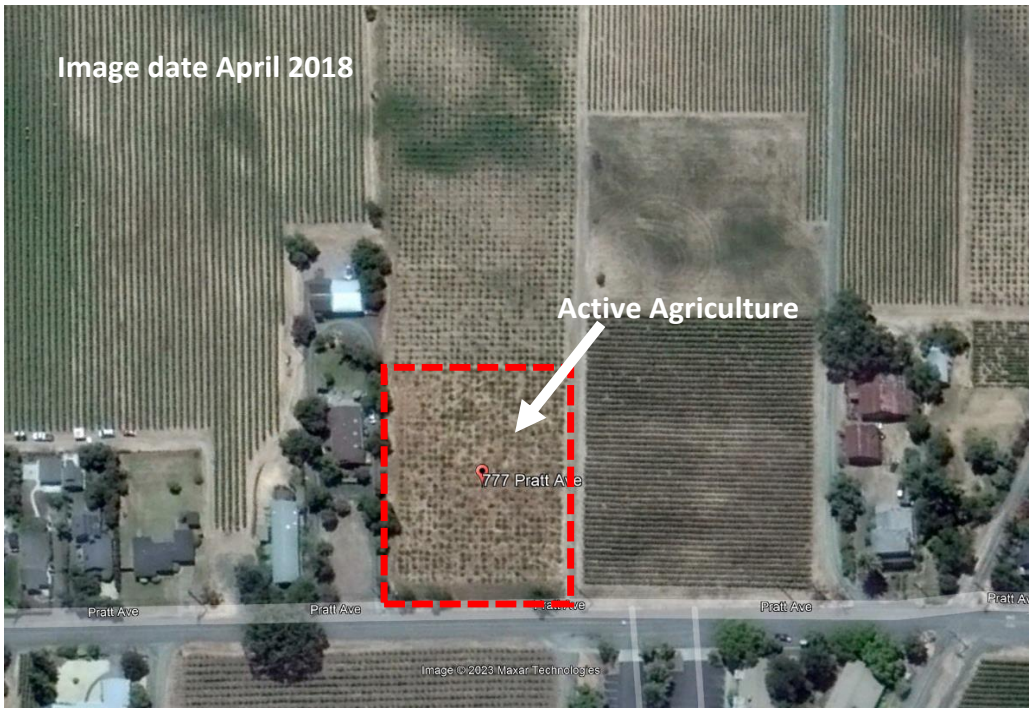

Image date April 2018
Active Agriculture
777 Pratt Ave
Pratt Ave
Pratt Ave
Pratt Ave
Image © 2023 Maxar Technologies


Image date August 2020
No Active Agriculture Present
777 Pratt Ave
Pratt Ave
Pratt Ave
Pratt Ave
Pratt Ave
Image © 2023 Maxar Technologies


Image date February 2022
No Active Agriculture Present
777 Pratt Ave
Pratt Ave
Pratt Ave
Pratt Ave
Pratt Ave

City of St. Helena
Planning Department
1572 Railroad Avenue
St. Helena, CA 94574

February 7, 2022

Sasha Janev
1432 Main Street
St. Helena, CA 94574

Re: Identification of Outstanding Issues – 2126 Madrona Avenue (File #PL21-044)

Mr. Janev,

The City received the above-referenced demolition and design review permit applications on November 5, 2021. Pursuant to Government Code Section 65943, development review staff has completed its review of the proposed project and has concluded that the application as submitted is complete, but the project design requires revisions. The requested revisions are as follows:

Planning Department Comments:

1. The project is within the A-20 zoning district and the intent of this zoning district is as follows:

   The purpose of the A-20 district is to promote and implement the policies of the general plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This district restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the city expands.

   Section 17.20.060 (C) of the SHMC allows for a maximum nonagricultural coverage of 1 acre. The total proposed developed area of the site is 1.58 acres and needs to be reduced to 1 acre or less to meet this requirement. The new site design should endeavor to preserve the existing vineyard and utilize the non-vineyard areas for the new construction and outdoor amenity areas.

2. As currently designed this project is not consistent with the General Plan policies below:
   - LU2.2: Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.
   - LU5.1: Discourage conversion of existing farmland to non-agricultural uses.
   - LU5.3: Strictly limit development on properties existing at the time of the adoption of this General Plan.

In order to recommend approval of a Design Review application, findings of consistency with the General Plan must be made. Addressing the issue identified in number 1 above and also number 3 below should bring the project into consistency with the General Plan.

3. This site currently allows for expansive views of the surrounding hills and vineyards. Any new development will be highly visible. With the reduced building area noted in number 1 above, the City desires to see the scale and square footage of the proposed house proportionally reduced so the visual impact of the new home is minimized within the A-20 zone.
4. Though not subject to discretionary review, the City would like to encourage the relocation of the proposed ADU to the interior of the site in order to avoid an imposing façade along Fir Hill Drive. In addition, a rendering of the view from the closest property of Fir Hill Drive is requested.
5. As this project is proposing to use more water than the property currently uses, prior to issuance of a building permit, in accordance with the City's ADU Policy and Water Neutrality requirements (Policy 9.2.1), the applicant shall obtain approvals through the City Council for increased water use and specific projects that will be done to offset the increased use prior to issuance of a building permit following a Planning Commission approval.

Thank you for your attention to these comments. Prior to resubmittal, please contact me so a virtual meeting can be arranged with the Planning and Building Director to discuss these comments and your approach to addressing the issues.

Upon submittal of revised plans and corresponding information, **please provide a letter stating how each of the above-noted items has been addressed.** Revised plans and other required information will be routed to all City Departments for review and evaluation of conformance with each comment listed above. If every item has been addressed to the satisfaction of each Department, the project will be scheduled for the next available Planning Commission meeting.

If you have any further questions you can contact me at cpower@interwestgrp.com or (909) 754-1653.

Sincerely,



Chantal Power, AICP
Senior Planner

cc: Maya DeRosa, Planning and Building Director
Xinia Gamero, Planning Technician

From:	Mary Cunningham Agee
To:	Paul Dohring; Eric Hall; Anna Chouteau; Lester Hardy; Billy Summers
Cc:	John Ponte; Christopher Warner; Rosaura Segura; Marika Rothfeld; Autumn Anderson; Maya DeRosa
Subject:	[External] The Berchtold proposal
Date:	Sunday, March 19, 2023 11:00:59 AM
Importance:	High

Sunday morning
March 19, 2023

Dear City Council Members,

Let me begin by expressing my sincere gratitude for your service. Your dedication to preserving and protecting this City's safety, stability, and economic viability is an example of civic responsibility that is widely appreciated and admired. It is why each of you won an election to serve on this Council. We are looking to you today to fulfill that awesome responsibility when the stakes couldn't be higher.

My purpose in writing this letter is to bring to your full attention the ***breadth and depth of opposition to the Berchtold project.*** By now, an Appeal to the Planning Commission's recent decision to Deny this project will most likely have been placed on your desk. I hope that my comments will be of some benefit as you evaluate the optimal outcome of this proposal.

Untold hours have been spent addressing the ***many serious issues raised by this unprecedented proposal to build a 20,000 square foot "residence" on the Valley floor in a historic neighborhood where vineyard land has been protected for hundreds of years.*** Despite multiple lengthy Planning Commission meetings and an adamant request that the applicant "not return for further review until the proposal is reduced to under 10,000 square feet," the Applicant has refused to decrease the size of the proposed residence -- by even one square foot.

I respectfully submit that such a response exposes a defiant indifference that does little to promote the well-being of Saint Helena and its residents. Yes, ***a structure of this magnitude could provide much-needed tax revenues – but at what cost? This is the ultimate question.***

I will not reiterate all of the reasons for opposing this project, but ask that we focus on the most important concerns:

- **Agricultural:** *The* ***Berchtold proposal is in clear contradiction to existing A-20 regulations designed to protect agricultural land from "residential" developments.*** If this regulation can be thwarted simply by labeling historic vines "unproductive," then where does this slippery slope end? Just this past week, ***a frontpage article in the***

Napa Register underscored the significance of protecting Napa Valley's agricultural land and vineyard properties from opportunists with short-term interests. Existing restrictions are designed to protect the environmental health and economic viability of our unique community.

- **Environmental:** No amount of wishful thinking or mitigating promises will prevent catastrophic environmental harm from happening on our Valley floor if a 6,000+ square foot basement is permitted to be dug on this historic vineyard that produced award-winning wines for decades. To put this issue in perspective, ***the scale of the proposed basement alone is larger than any existing home in the neighborhood.*** "Below ground level" offers no comfort when considering the irreparable damage that will be done to the underground water and root systems. ***This harm will impact the entire neighborhood as wells will run dry and disruption to the natural habitat will be replaced by a cement wall-encircled compound.***

- **Water:** We have all learned to accept how fragile the water supply is for this community. We have accepted moratoriums on new well-digging and penalties for overuse of this scarce natural resource. How can a residence designed for between 5 and 10 bathrooms (a moving target of design changes that assures many more bathrooms than existed on this property before) and an open-ended admission to potentially irrigate a dry-farmed vineyard should this later be deemed financially beneficial -- be interpreted as "water neutral?" ***The impact of permitting a project of this magnitude on the Valley floor will cause irreparable harm to the water supply not only on the 5-acre parcel of land, but on neighboring properties as well.***

- **Safety:** Many years of heavy traffic and noise would be the inevitable consequence of a compound of this magnitude being built in this residential neighborhood. ***The loss of safety, privacy and tranquility along Saint Helena's "walking path" would represent more than just an "inconvenience," as it would endanger hundreds of residents who enjoy the freedom to safely walk along Madrona and Fir Hill.*** Traffic is not just a "nuisance," but a serious safety concern when neighborhood children on bikes, elderly taking a stroll, and families enjoying a peaceful walk would now be endangered by heavy trucks moving tons of earth and carrying massive loads of construction materials at a pace designed to meet deadlines.

- **Cultural Norms:** Existing ordinances state that the scale and style of new construction should be "consistent with existing norms of the neighborhood." ***The proposed "residence" is more than three times the size of the largest home anywhere in this neighborhood.*** Not only would construction of this "residence" in this location be "precedent setting," it would defy any reasonable interpretation of conformity to the norms for this historic neighborhood.

As I have expressed on many occasions and from the outset, I would much rather organize a welcome party for new members of our community. I remain hopeful that the Berchtold's might someday become neighbors - ***but in a home that reflects more than just their dreams and is respectful of everyone else's too.***

There are two obvious options available for the Applicant to resolve this crisis while showing respect for existing ordinances and current residents of this neighborhood and City **: *1) Design and build a scaled-back version of your dream house on the current lot; 2) Relocate this project with no design changes in the hills above the Valley floor where precedents have been established.***

We have all witnessed the demise of great communities when financial might, legal maneuvering, and political power are allowed to corrupt cohesive values that promote fairness, decency, and respect. ***The very real and immediate financial concerns of our City cannot be permitted to hijack regulations and community norms that have earned Saint Helena the respect of residents and visitors alike***.

Your decision on this ***precedent-setting proposal*** must send a clear message that ***Saint Helena is not for sale to the highest bidder***. ***There are more constructive and less expedient ways to raise much-needed funds.***

I am confident that you would not have chosen to devote your time to serving as a member of this City Council if you did not care deeply about the fiscal issues facing our City – as well as the longer-term social and environmental health of our community. I believe that your decision is about much more than just one applicant with the legal and financial means to disrupt the wellbeing of an entire neighborhood.

We are all aware that more restrictive ordinances are currently under serious consideration for the reasons mentioned in this letter. If this "white elephant" is permitted just before these new restrictions are put into effect, the members of this Council will forever be associated with this errant decision.

You have an opportunity to exercise leadership by making a choice that benefits the long-term good of many -- as opposed to the short-term desires of a few. I ask that you please exercise this responsibility entrusted to you by protecting and preserving this community we call home.

Respectfully submitted,

Mary Cunningham Agee and Family

City Council
April 25, 2023
Appeal File #PL23-010

Appeal of March 7, 2023 Planning Commission denial of demolition permit and design review file #21-044 for a property located at 2126 Madrona Avenue within the A-20 zone.

Background and Project Meetings

- October 18, 2022 - 1st Planning Commission meeting, continued for project revisions and neighborhood outreach
- November 6, 2022 – 1st Neighborhood meeting conducted at project site
- November 19, 2022 – 2nd Neighborhood meeting conducted at project site
- December 6, 2022 – 2nd Planning Commission meeting to present project revision and outreach status update
- March 1, 2023 – 3rd Neighborhood meeting conducted at project site
- March 7, 2023 – 3rd Planning Commission hearing resulted in a denial of project
- March 22, 2023 – The applicant submitted an appeal of the Planning Commission denial to the Planning Department

Site Plan Proposed at October Planning Commission

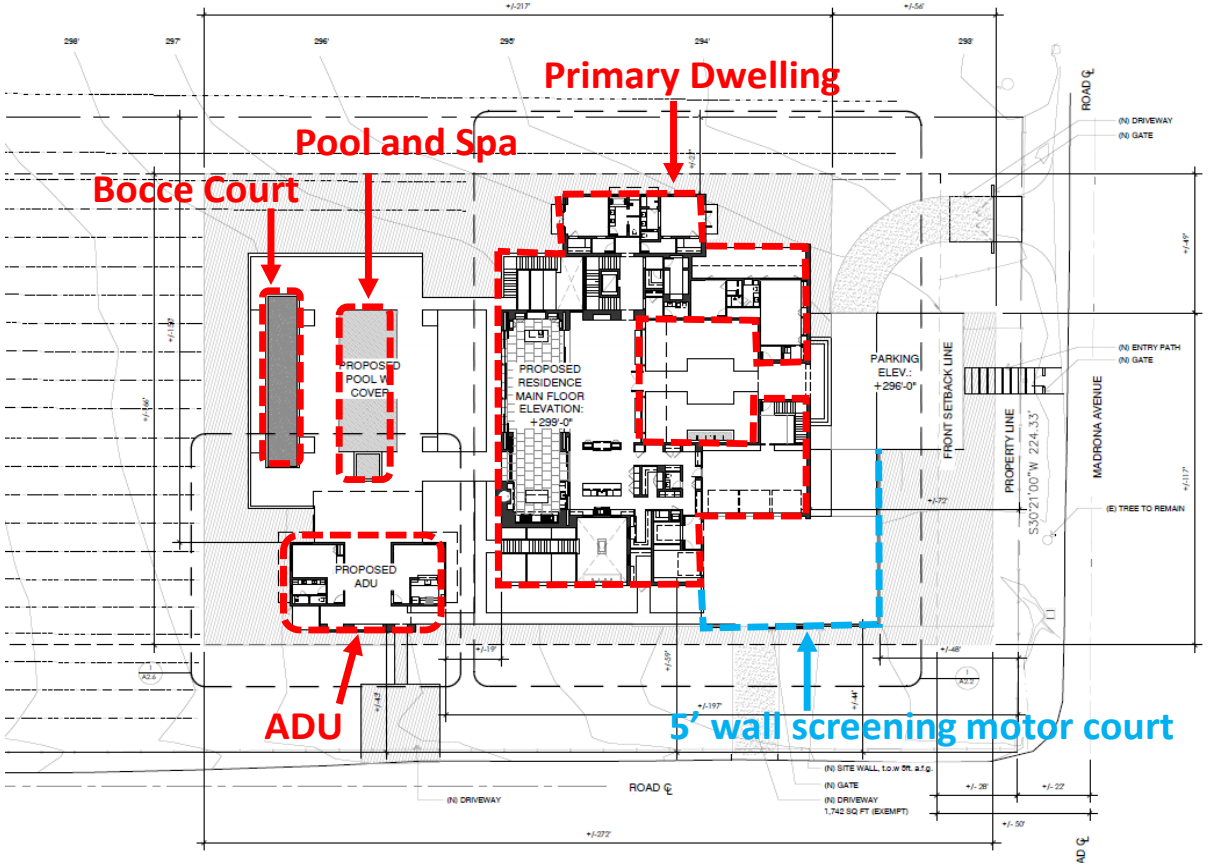
Lot Size: 5.78 Acres

Existing Calculations

- Vineyard: 5.08 acre
- Orchard: 0.20 acre
- Non-Ag: 0.50 acre

Change Resulting from Proposal

Removal of 0.75 acre from vineyard = 4.33 acre
Addition of 0.21 acre orchard = 0.41 acre
Addition of 0.50 acre Non-Ag = 1.00 acre
Net loss of 0.54 acre active agriculture

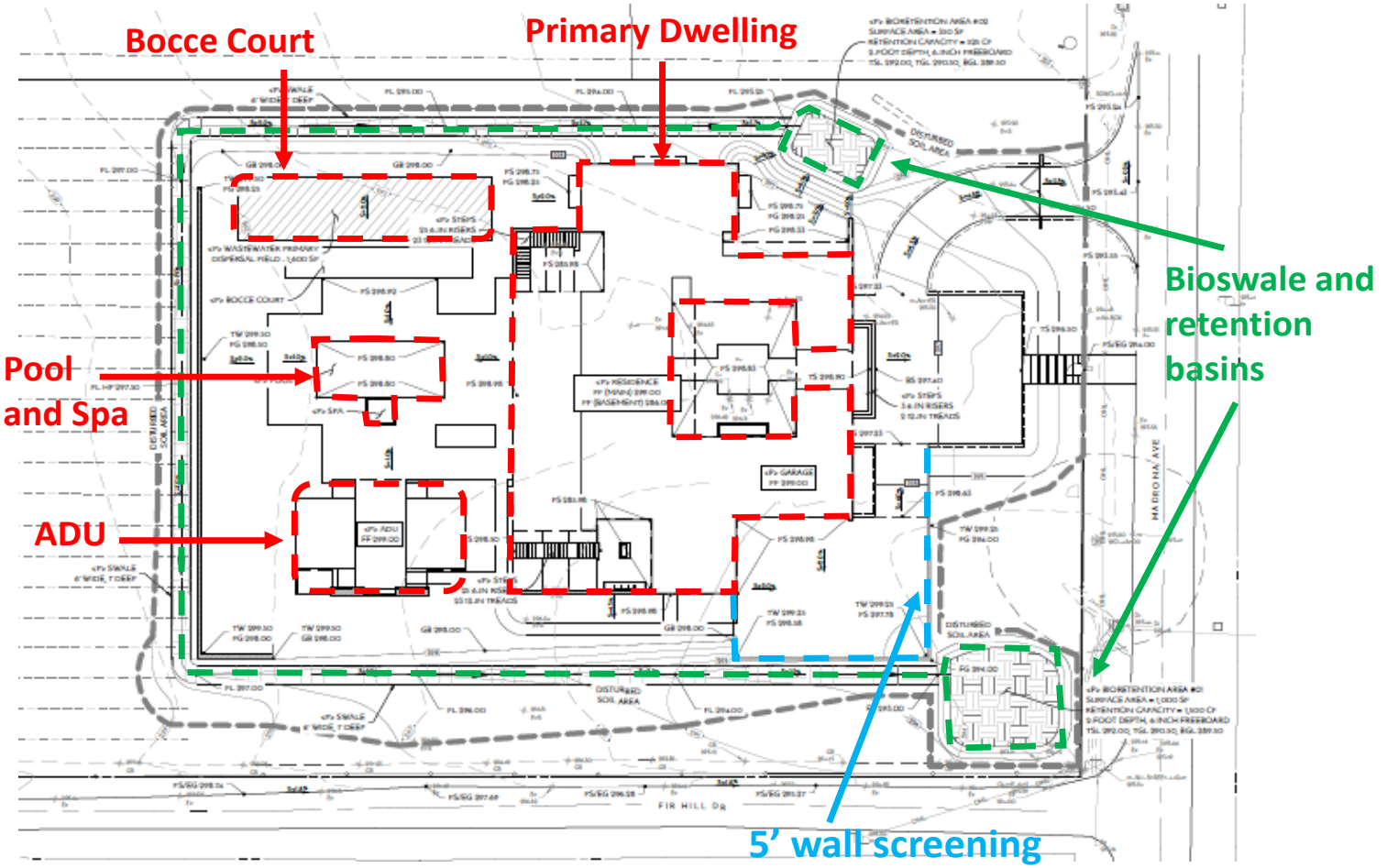


Proposed Structures: 14,407 SF Home + 1,754 SF Garage + 1,640 SF Terrace + 850 SF ADU + 864 SF Terrace = 19,515 SF

Site Plan Proposed at March Planning Commission

Changes to Site Plan since October

- Removal of driveways along Fir Hill
- ADU moved and massing revised
- Pool size reduced
- Pool and bocce court reoriented
- Area of proposed vineyard removal reduced
- Area of proposed olive orchard reduced and moved away from street intersection to increase visibility
- Bioswale proposed around area of development and two retention basins proposed
- Landscape plan revised to reduce water usage and water use analysis revised to reflect change
- Net loss of 0.53 acre active agriculture



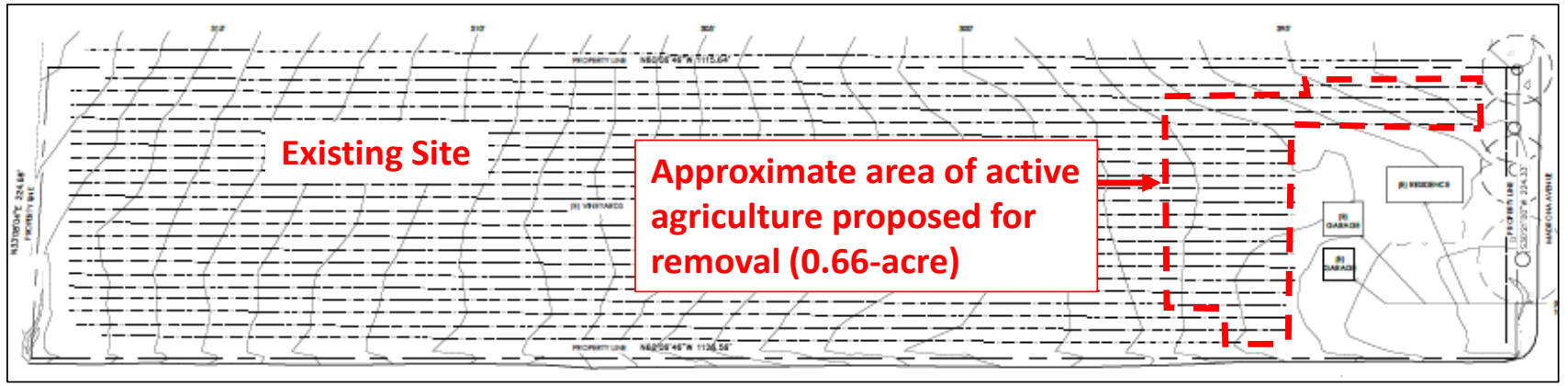
No change in size of structures

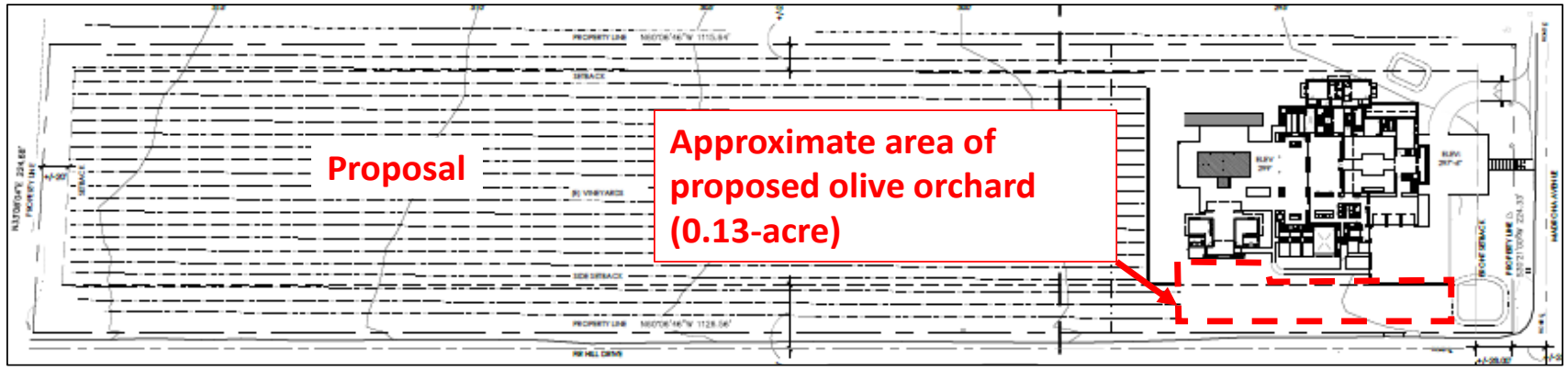
Removal of Active Agriculture

Total active vineyard loss = 0.66-acre

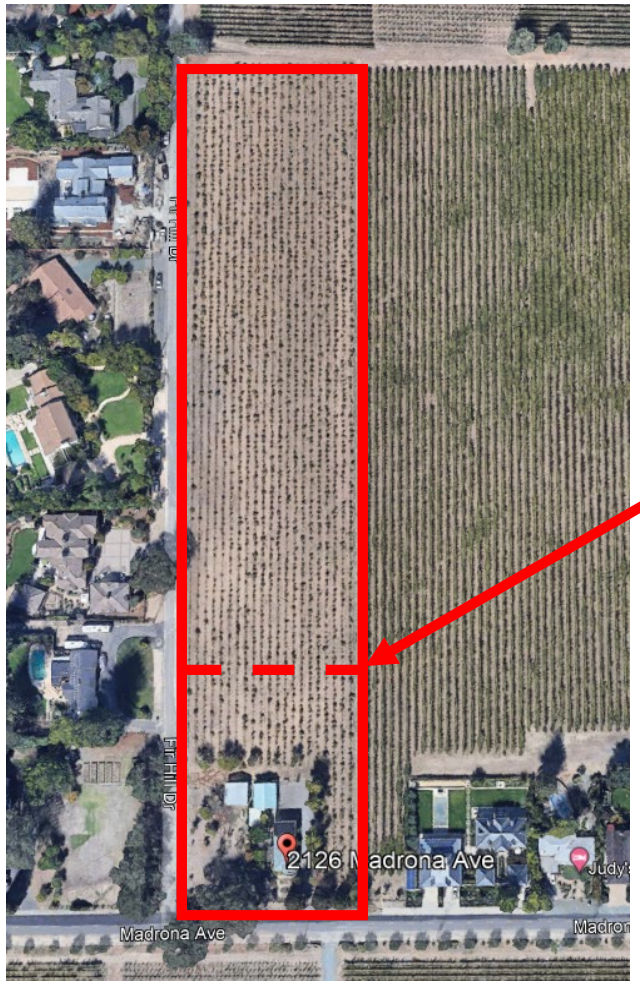
Olive orchard addition = 0.13-acre

Total net loss of 0.53-acre agriculture





Active Agriculture



Approximate rear line of area proposed for development of structures and amenities



Reason for Planning Commission Denial

General Plan Inconsistency

Staff and the Planning Commission determined that the project is not fully consistent with General Plan Policies LU5.1 and LU5.3 and Design Review Finding #1, due to the removal of existing agriculture as part of the project proposal.

- **General Plan Policy LU5.1** - Discourage conversion of existing farmland to non-agricultural uses.
- **General Plan Policy LU5.3** - Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land.

Design Review Finding Number 1

- Consistency and compatibility with the applicable elements of the general plan

Appellant Grounds for Appeal

<u>Argument A</u> – The Planning Commission abused its discretion by applying an incorrect definition of "agriculture" to the proposed uses.

- Section 2.28.020(F) of the SHMC grants the Director of Planning to "interpret planning documents and planning related ordinances and advise interested citizens."
- The Director of Planning interpreted the meaning of agriculture as it is used in the Development Code to mean the "commercial production of plants and/or animals."
- The Planning Commission concurred with the Director's interpretation.

Appellant Grounds for Appeal

<u>Argument B</u> – The Planning Commission's inflexible application of the City's General Plan is internally inconsistent and vertically inconsistent with the City's zoning ordinance.

- The appellant further asserts that the Planning Commission denied the project because the proposal includes the construction of a single-family home on land designated for agricultural purposes.
- The staff report acknowledges that single-family homes are a permitted use in the A-20 zone.
- The denial action was not a "de facto prohibition on development" as the appellant claims, but rather an acknowledgement that the applicant chose not to fully make up the net loss of agriculture at another location onsite, while the A-20 zone, and General Plan policies LU5.1 and LU5.3 emphasize the importance of preserving agricultural uses.

Appellant Grounds for Appeal

<u>Argument C</u> – The City's prior approval of a similar project in the A-20 zone provides precedent for approval of this project.

- The appellant states that staff did not provide written direction to the applicant that the proposed removal of a portion of the vineyard is inconsistent with the General Plan.
- Staff provided policy direction regarding the General Plan inconsistencies proposed by the project in a letter dated February 7, 2022.
- The project at 777 Pratt Avenue mentioned by the appellant did not establish precedence as the property in question did not contain active agriculture at the time the design review application was submitted to the City.

Appellant Grounds for Appeal

<u>Argument D</u> – The Planning Commission abused its discretion by failing to share the final resolution with the Berchtold's prior to the March 7 hearing.

- The appellant argues that the Planning Commission violated the Brown Act by not posting the denial resolution 72 hours in advance of the hearing and did not read the denial findings into the record.
- Changes to the project resolution are frequently made at hearings, and the City Attorney did in fact read the denial findings into the record at the March 7 hearing.
- The applicant does not have a separate right under the Brown Act or otherwise to separately comment on the Planning Commission's final findings or action. Those are generally made after the public hearing and/or public hearing are closed.

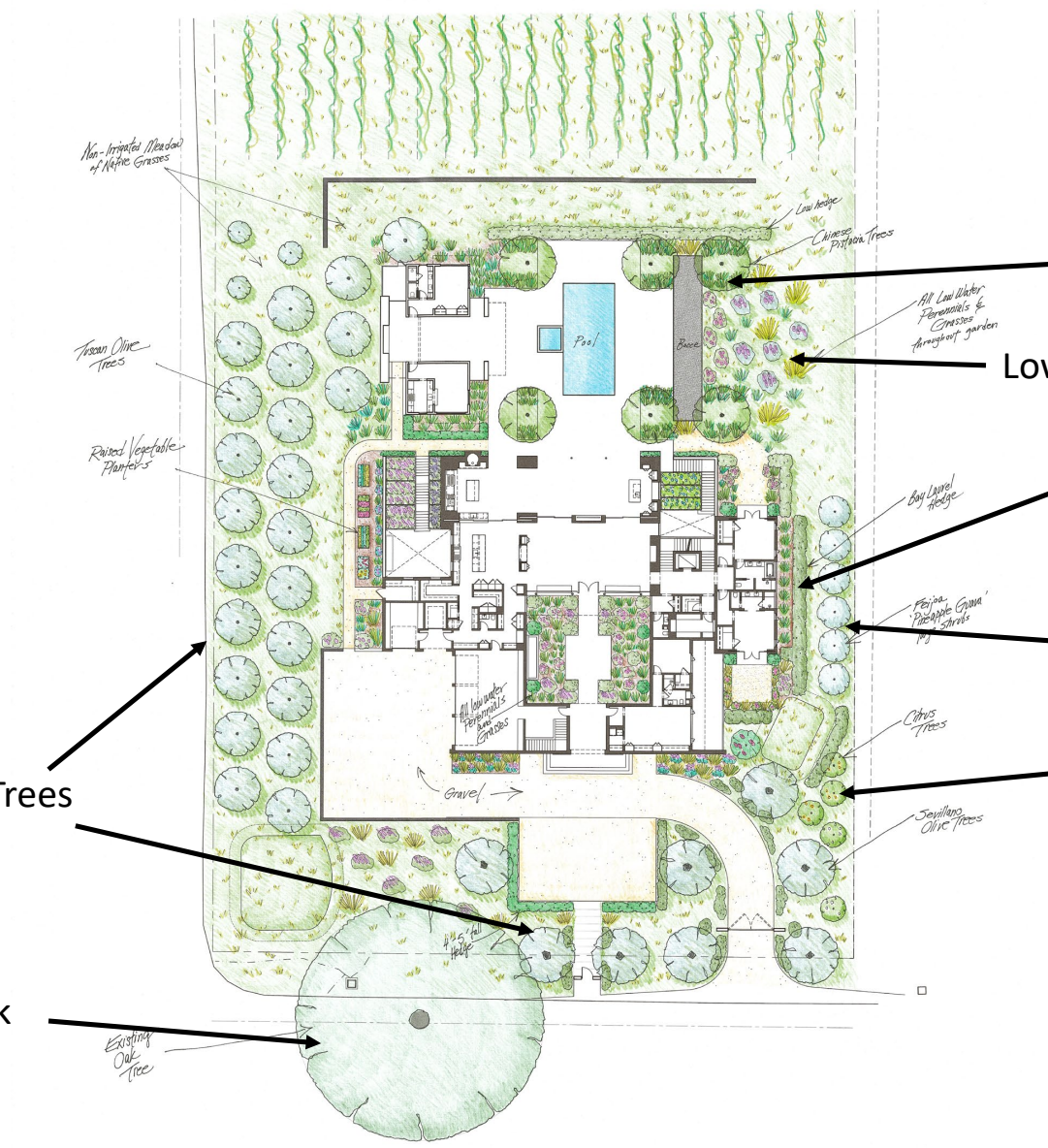
Recommendation

Staff recommends that the City Council:

1. Approve a resolution denying the appeal thereby upholding the Planning Commission's denial of an application for demolition permit and design review for the proposed demolition and new construction on the property located at 2126 Madrona.


CITY OF
ST. HELENA

Proposed Landscape Plan



Chinese Pistacia Trees

Low Water Perennials & Grasses

Bay Laurel Hedge

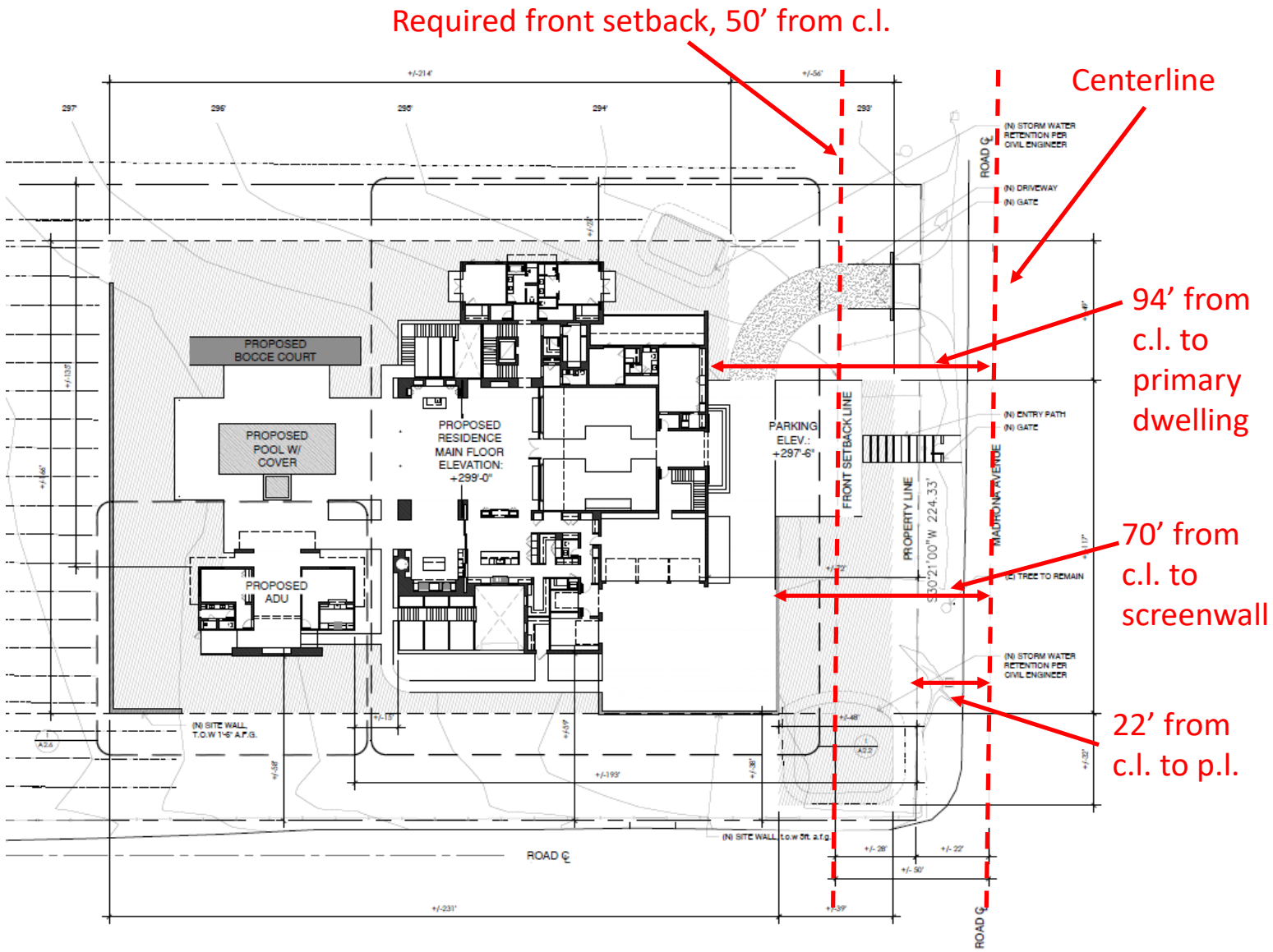
Pineapple Guava Shrubs

Citrus Trees

Olive Trees

Historic Oak

- Required front setback:
  50 feet from the centerline
  of the road
- Centerline to property line:
  22 feet
- Centerline to screen wall:
  70 feet
- Centerline to primary
  dwelling:
  94 feet



From: margot ainsworth
To: Public Comment
Subject: [External] Fir Hill and Madrona
Date: Friday, April 21, 2023 9:54:39 AM

As a 40+ year resident of St. Helena (largely spent on Madrona), I'm constantly dismayed at the direction the community has taken. Or perhaps I should say, lack of community. This neighborhood used to consist of families and people who worked locally. That's pretty much disappeared. I'm surrounded by part-timers. Things change…I understand that. However, the city doesn't have to expedite the process for the mega-rich while dragging its feet on "low income housing". The time has come to reset priorities. There has to be a maximum square footage allowance and I would suggest less than half of this proposal.

Thank you,

Margot Ainsworth
1838 Madrona

Sent from my iPad

From: Sandra Barros
To: Public Comment
Subject: [External] huge house on fir hill/Madrona
Date: Thursday, April 20, 2023 3:32:27 PM

Hello City.

I have lived in St. Helena for over 20 years, and walked the town. One of my favorite walks from my house is up Madrona to Fir Hill and around to Spring Mountain Road to home. I know the older house with a vineyard on the corner of Madrona and Fir Hill sold and there are plans to build a very large house on the property.
From what I know about the plans, this will be a huge eyesore to the neighborhood, and change the feeling of the neighborhood, use tremendous amounts of water, and I object to the project.
Thank you for your consideration.

Sincerely, Sandra Barros 260 Nemo Ct. St. Helena

Sandra Barros, CSW,CSS | Wine and Spirits Educator
Trinchero Family Estates
Office: 1-707-603-6424 | Ext. 4132 | Mobile: 1-707-299-8275
sbarros@tfewines.com

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From: Susan Michul
To: cityclerk
Subject: [External] Proposed house at Fir Hill and Madrona
Date: Thursday, April 20, 2023 6:06:57 PM

I would like to register my opposition to the mansion proposed at the corner of Fir Hill Road and Madrona in St. Helena. This is my neighborhood and there are no other residences in the area that are anywhere near the size of this proposed giant building. Please do not let something so out of character for the neighborhood be approved.

Susan Michul
1743 Hillview Place
St. Helena

Sent from Mail for Windows

DENNIS ROSSI

April 20, 2023

ST. HELENA CITY COUNCIL
1088 College Avenue
St. Helena, CA 94574
Email: publiccomment@cityofsthelena.org

Re: Appeal from Planning Commission application denial of Joe and Lorraine Berchtold
2126 Madrona, St. Helena (File No. PL 21-044) set for April 25, 2023 agenda

Dear Mayor Dohring, Vice Mayor Hall and
Councilmembers Chouteau, Hardy and Summers:

I was one of the four heirs to 2126 Madrona Avenue, St. Helena after our parents passed which we sold to Joe and Lorraine Berchtold. Until the sale in 2020, I had maintained the vineyard with my father until his passing in July 2006 and then by myself until the sale. I have specific information about all aspects of farming that parcel.

In the Planning Commission hearings, the productivity of the vineyard and its grape yields were misrepresented by the applicant and by Beth Novak. I'd like to set the record straight. The vineyard was in existence when my grandmother and grandfather, Mr. and Mrs. Giacomini, purchased the property in 1938. It is dry farmed, is not irrigated and is not trellised. It is one of a handful remaining in the Napa Valley. It is planted in multiple varieties to produce a well-rounded wine. There are very few like it left in St. Helena.

Over the years, we would replant individual vines as needed, but the lowest producing vines were typically the ones in the low swail between the Rodrigues and Agee properties. The vines are strong producers of grapes and if managed properly will continue to produce grapes like it had in the past ten years. The grape productions when I managed the vineyard before the sale were the following:

2011: 5 Tons	2016: 4.75 Tons
2012: 6 Tons	2017: 6.4 Tons
2013: 7.8 Tons	2018: 7.8 Tons
2014: 5.8 Tons	2019: 9.4 Tons
2015: 3.5 Tons	2020: 4.672 Tons.

I'd also like to comment on the existing well on the property. The well does not produce much water at all. At its deepest, the well was only about 30 feet deep. It would only get a few buckets of water at a time and could not be used to irrigate any of the vineyard or landscaping. It hasn't been a functioning well for over a decade. It is impossible to irrigate either the vineyard or proposed olive trees with the existing well.

Sincerely,
Dennis Rossi
Dennis Rossi

DENNIS ROSSI

April 20, 2023

ST. HELENA CITY COUNCIL
1088 College Avenue
St. Helena, CA 94574
Email: publiccomment@cityofsthelena.org

Re: Appeal from Planning Commission application denial of Joe and Lorraine Berchtold
2126 Madrona, St. Helena (File No. PL 21-044) set for April 25, 2023 agenda

Dear Mayor Dohring, Vice Mayor Hall and
Councilmembers Chouteau, Hardy and Summers:

I was one of the four heirs to 2126 Madrona Avenue, St. Helena after our parents passed which we sold to Joe and Lorraine Berchtold. Until the sale in 2020, I had maintained the vineyard with my father until his passing in July 2006 and then by myself until the sale. I have specific information about all aspects of farming that parcel.

In the Planning Commission hearings, the productivity of the vineyard and its grape yields were misrepresented by the applicant and by Beth Novak. I'd like to set the record straight. The vineyard was in existence when my grandmother and grandfather, Mr. and Mrs. Giacomini, purchased the property in 1938. It is dry farmed, is not irrigated and is not trellised. It is one of a handful remaining in the Napa Valley. It is planted in multiple varieties to produce a well-rounded wine. There are very few like it left in St. Helena.

Over the years, we would replant individual vines as needed, but the lowest producing vines were typically the ones in the low swail between the Rodrigues and Agee properties. The vines are strong producers of grapes and if managed properly will continue to produce grapes like it had in the past ten years. The grape productions when I managed the vineyard before the sale were the following:

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Sincerely,
Dennis Rossi
Dennis Rossi

From: christopher chgallery.com
To: cityclerk
Subject: Re: [External] Fir Hill / Madrona Residence Project - Letter to City Council
Date: Friday, April 21, 2023 2:08:32 PM

Dear St. Helena City Council,

I am writing to express my opinion on the proposed development of the lot on Fir Hill and Madrona Avenue. Although I no longer reside within the city limits of St Helena, my business is in its 21st year on Main Street, and I remain a local with my current residence now being on Howell Mtn. Indeed, one of the motivating reasons to move to Howell Mtn was to "escape" the McMansion phenomenon and loss of "small character" that is plaguing this city. Primarily led by prospective new residents who want to move here, but aren't content with the current housing inventory, or speculative investors, many a perfectly fine and accommodating home, which served its intended function for decades, has been torn down, and replaced by an intrusive scale and/or design not in harmony with its surroundings.

This proposed project is yet another example of the above, but in even more egregious terms.
In this case, not only is a physical monstrosity being proposed, but a collateral damage to the community is being proposed, resulting in the following:

1. The physical loss of a historic vineyard and the greenbelt and production of product it offers.
2. Permanent loss and pollution of a cherished viewshed
3. An imbalance in scale to the setting and ambience of the entire neighborhood, not just the lot in question.
4. Permanent loss of the rural vibe of the neighborhood
5. Further dilutes the term "charming" when referring to St. Helena.
6. Forces someone's oversized trophy into every neighbor's and citizen's daily life. (I am not against trophies in settings where neighbors aren't affected, this is not one of those instances.)

In the 22 years I have lived in St Helena, raised a daughter through the school system, coached in youth leagues, and stewarded my business, it has been my observation that the overwhelming majority of new construction and loss of historical appearance of this town has been initiated by spec home investors and often newcomer property owners, who have very sadly never intended to

have the home as a full time residence. The city has been culpable in this historical trend by not addressing the second, third, fourth home reality and its consequences sooner. BUT it is never too late to make a stand and with a stand, develop a firmly defined image for how you want this town to appear to resident and tourist alike, not just today, but in ten and twenty and beyond years. By doing so, you are representing the masses who live here now, and in the future, versus the singular.

No one, except the applicant, would wish such a project be approved, unless they have a monetary or relations benefit to the project. And were the applicant residing next door to this proposed project and enjoyed the generations old viewshed and neighborhood ambience and charm, surely applicant would prefer the project be located elsewhere... there within, lies the answer.

I respectfully ask you to stand in unison with the present and future community, Planning Commission, and threatened charm of this town, and deny the applicant's appeal. It is the wrong project for the place.

Sincerely Yours,

Christopher Hill

The Christopher Hill Gallery - Celebrating Our 21st Year!
1235 Main Street
Saint Helena, CA 94574
707 963 0272

The Christopher Hill Gallery is also at:

Frank Family Vineyards
1091 Larkmead Lane
Calistoga, CA 94515
707.942.0859

Brian Arden Winery
331 Silverado Trail
Calistoga, CA 94515
707.942.4767

Merryvale Winery
1000 Main Street
Saint Helena, CA 94574
707.963.7777

10:30ish to 5ish - 6 Days A Week
Closed Tuesdays
www.chgallery.com - christopher@chgallery.com

To Members of the St. Helena City Council,

I am writing this letter to encourage you to support and uphold the Planning Commission's denial of the Berchtold's project at 2126 Madrona Ave. After 3 Planning Commission meetings, the Planning Commission correctly implemented the General Plan in their decision to deny this project. The applicants were given multiple opportunities to revisit and revise their plans to address the concerns of the Commission, neighbors and community members. However, the concerns were not adequately addressed.

The environmental impact of this project is substantial. I will point out just a few of my concerns below:

- This property is designated as Prime Farmland by the California Department of Conservation. Even a small loss of agricultural land in our city has a serious environmental impact on our entire community.
- All citizens of our community would be impacted by the increased use of city water for such a large home. Additionally, the increased pumping of a private well has potential impacts – most especially to those neighbors who rely solely on their well for their water source.
- Also of great concern is the increased amount of impervious area contributing to storm water runoff and the displacement of ground water cause by the 7,000 sq. ft. underground room preventing adequate water absorption.
- There is a majestic Heritage Oak on Madrona Ave. that may be in danger because of the extensive root system and the massive amount of soil that will be removed to build the previously mentioned underground room.

I urge you to protect and preserve the rural character of our community by upholding the decision of the Planning Commission and the recommendation of the Staff Report to deny this appeal. I thank you for considering my input.

Sincerely,

Annette Smith

From: Clay Timon
To: cityclerk
Subject: [External] Building Projects
Date: Saturday, April 22, 2023 7:31:39 AM

I'm very supportive of the Hunter Street project as it will being housing and an increased tax base to the city, which the city desperately needs.

I'm totaly opposed to the mega mansion on Fir Hill. A compound that size has no place in our city and the threat of a lawsuit should not cause the council to cave. Principle is on the side of the city on this one.

Thank you,

Clay Timon
1103 Brittany Lane
St. Helena

From: Connie Wilson
To: cityclerk
Subject: [External] April 25 City Council Meeting - Appeal of 2126 Madrona Avenue
Date: Monday, April 24, 2023 10:31:38 AM

Dear City Council Members,

Please uphold the Planning Commission's decision to deny the demolition permit and design review for 2126 Madrona Avenue. I agree with this decision and stand in support of the neighbors near this property.

This is the wrong project for not only this site, but for our entire small town and its character.

Thank you for your consideration.

Connie Wilson
St. Helena

April 23, 2023

City of St. Helena | City Council | 1088 College Ave. | St. Helena, CA 94574 | 707-968-2742
Mayor Paul Dohring | pdohring@cityofsthelena.org
Vice Mayor Eric Hall | ehall@cityofsthelena.org
Council Member Anna Chouteau | achouteau@cityofsthelena.org
Council Member Lester Hardy | lhardy@cityofsthelena.org
Council Member Billy Summers | bsummers@cityofsthelena.org

Re: Opposition to Proposed 2126 Madrona Ave. Development Project

Dear Mayor Dohring, Vice Mayor Hall, Council Member Chouteau, Council Member Hardy, and Council Member Summers,

I am writing to express my agreement with the Planning Commission's denial of the application for a demolition permit and design review for the proposed demolition and new construction on the property located at 2126 Madrona Avenue. As I previously stated in communications to the Planning Commission, I would be very pleased to welcome Joe and Lorraine Berchtold to the St. Helena community yet believe that the design, as it has been proposed, continues to be a cause for concern.

My initial opposition included two proposed driveways accessing the new residence from the private, one-lane Fir Hill Drive. During the first Planning Commission meeting, Mr. and Mrs. Berchtold's team agreed to remove these driveways so that all access points would be limited to Madrona Avenue. However, other concerns expressed by neighbors during meetings with Mr. Berchtold and members of his team were not sufficiently addressed.

- Although the placement of the 850 square-foot ADU (pool house) and its adjoining 864 square-foot covered terrace was slightly relocated and the roofline of the ADU was lowered, no modification to the overall square footage of the entire project occurred. Thus, adequate compromises were not made with regard to reducing the size of the construction project to preserve more of the vineyard or to lessen the obstruction of views of those neighbors directly impacted.
    - Above ground: 10,554 square feet of building structures & 2,504 square feet of covered terraces
    - Below ground: 6,457 square feet of living space
- It is illogical that the immense size of this proposed project should be deemed to be "water neutral" as it relates to the existing home's historic City of St. Helena water usage.
- A new well for agricultural purposes could jeopardize the existing wells of surrounding neighbors who rely on wells as their only source of water.
- Residents of Fir Hill Drive (who must each pay for the maintenance of our private road) expressed concerns that the massive scope of the above- and below-ground structures, coupled with the net-reduction in agricultural land, could prevent water from seeping into the ground and cause significant runoff issues on Fir Hill Drive. The subsequently proposed dry pond may not be sufficient to combat these issues.

I understand Joe and Lorraine Berchtold's desire to build a "vacation/entertainment" home in our charming town. Unfortunately, although multiple opportunities were given to modify the proposed project to be in line with the City's General Plan, these were not taken. I trust that you will objectively evaluate this situation, just as you would for any other project, and **respectfully request that you uphold the Planning Commission's denial of the current plan by following the Staff's recommendation to deny the appeal.**

Thank you for your consideration.

Sincerely,
Jodie Morlet
Fir Hill Drive Resident

Cc: cityclerk@cityofsthelena.org

From: Rita Hellewell
To: cityclerk
Subject: [External] Madrona/Fir Hill Project
Date: Sunday, April 23, 2023 11:18:05 PM

I see that this Tuesday, you will be considering the appeal of the project to construct a 14.407 square foot "single family home" on the Madrona/Fir Hill site. I plan to try to attend the meeting, but I want to let the city know that as a full time resident in that section of town, I had and continue to have major reservations about this project.

My concern is that the size of the property indicates that something much more than a single family dwelling may be in play here. The permit was previously denied, and the applicant is unwilling to make changes (based on taking out vineyard). What assurances does the city have that this is not a hotel or other commercial business in disguise? If nothing has changed, I don't see why we would grant the permil. I hear that the applicant may threaten to sue. I presume the applicant has money to fight this.....not exactly a great start to fitting into the neighborhood.

I hope that the council upholds that previous decision, and also ensures that any property built adheres to the land use and character of the area. Lower Madrona and Fir Hill are two of the last parts of the town that still maintain the character of our vineyard heritage. It would be a travesty if some monstrosity were built on this corner. I'm not against progress, but this home seems gigantic, and I can't help feeling that something else is going on here.

Thanks

Rita Hellewell

From: Ross@
To: Public Comment; cityclerk
Subject: [External] Fir Hill and Madrona Megamansion
Date: Friday, April 21, 2023 4:41:47 PM

I am unable to attend the City Council meeting on the 25th to hear arguments about the 19,000 sqft "mega mansion" proposed for the corner of Fir Hill and Madrona. I attended a planning Commission meeting a few months ago when this project was rejected by the PC and sent back for redesign for a smaller home (4500 sqft).

I wish to express my absolute opposition to this project as being totally out of character for our small town. The owner's lawyers and clueless architect* have been disingenuous in the number of bedrooms, use of water (14 bathrooms for two people?), landscaping, and the impact on the vineyard (and run-off).

The owners have not shown good faith in complying with the Planning Commission's decisions and now appeal to the City Council rather than working with the PC? This shows exactly what we are dealing with. Don't expect any assertions by the owners/lawyers/architect to be upheld.

Approving this project sends the clear message that one of St. Helena's core values is that "when money talks, we'll listen, and you'll get whatever you want".

In addition, I request that City Council members who have taken any contributions from the owners of this property recuse themselves.

Thank you,
- Ross Allen
643 Pratt Avenue

* The architect showed breathtaking ignorance of building codes, run-off from the vineyard, sewer hookup, and other relevant issues. He was clearly deceptive about which rooms could be converted to bedrooms after plan approval and final inspection.

Cindy Tzafopoulos

From: Maya DeRosa
Sent: Monday, April 24, 2023 10:42 AM
To: Cindy Tzafopoulos
Cc: Ethan Walsh; Chantal Power
Subject: FW: Berchtold Project Appeal of 2126 Madrona Ave Project Denial

Hi Cindy, please post to agenda if you did not receive already.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

From: F Ron Krausz <frkrausz@krauszco.com>
Sent: Monday, April 24, 2023 12:56 AM
To: Paul Dohring <PDohring@cityofsthelena.org>; Eric Hall <EHall@cityofsthelena.org>; Anna Chouteau <AChouteau@cityofsthelena.org>; Lester Hardy <LHardy@cityofsthelena.org>; Billy Summers <BSummers@cityofsthelena.org>
Cc: John Ponte <JPonte@cityofsthelena.org>; Christopher Warner <Christopher.Warner@cityofsthelena.org>; Rosaura Segura <rsegura@cityofsthelena.org>; Marika Rothfeld <mrothfeld@cityofsthelena.org>; Autumn Anderson <AAnderson@cityofsthelena.org>; Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Berchtold Project Appeal of 2126 Madrona Ave Project Denial

Dear City Council Members,

We own the home at 2212 Madrona Avenue directly across Fir Hill from the proposed project.

We attended all of the Planning Commission hearings as well as the on-site, neighborhood meetings. At these meetings many of us expressed our concerns about the impact to those of us on Fir Hill, as well as the St. Helena community at large, of a development of this scale. In particular, there was persistent expressed concern with the view obstruction resulting from placing the ADU building in its proposed location, and also from the garden walls and plantings that are planned.

We appreciate the actions the Berchtold's have taken to accommodate those concerns by moving the ADU 5 ft. closer to the house and 15 ft to the east and lowering the roof approximately 2 ft. (reconfiguring the swimming pool and bocce court area to do so). However, the structures have remained the same size as in prior iterations, and the large masses of the structures leave little room, on the proposed building pad, for meaningful relief of view corridor obstruction (especially from our home), or the community impact of such a large project.

We are truly excited to welcome our new neighbors to St. Helena. Regretfully, we are writing to oppose the approval of the appeal of the Planning Commission action, as the project now stands. We hope that there will be some compromise on the overall size of the project, and a reduction of the view obstruction along Fir Hill Drive that will be caused by taking out the existing vineyards and putting the ADU, wall and plantings where they are currently planned.

We expect that there will be meaningful consideration, when deciding the outcome of the permitting for this property, of all the many concerns regarding the size and location of the project elements, and the disproportionate scope of the project for our St. Helena community. If nevertheless the decision is made to approve the project, we think it essential that the views across the property from Fir Hill, Dean York and Madrona be protected from additional impacts by conditioning approval on the requirement that any new or replacement fences, plantings, or other potential obstructions, be such that they will not affect the views into or across the remaining agricultural land area.

Thank you,

Susan and Ron Krausz
2212 Madrona Ave., St Helena

Patricia (Herdell) DiTomaso & Henry DiTomaso
Christina Herdell
Kathleen Herdell

1615 Fir Hill Drive St. Helena, CA 94574

April 24, 2023

Honorable Mayor Paul Dohring (pdohring@cityofsthelena.org)
Honorable Vice Mayor Eric Hall (ehall@cityofsthelena.org)
Honorable Council Member Lester Hardy (lhardy@cityofsthelena.org)
Honorable Council Member Anna Chouteau (achouteau@cityofsthelena.org)
Honorable Council Member Billie Summers (bsummers@cityofsthelena.org)
St. Helena City Clerk (publiccomment@cityofsthelena.org)

Re: City of St. Helena File No: PL 21-044; Appeal from Planning Commission Denial of a Demolition Permit and Design Review Application for 2126 Madrona, St. Helena CA filed by Lorraine and Joe Berchtold

Dear Mayor Dohring and Council Members:

We, the owners of 1615 Fir Hill Drive, St. Helena, CA, respectfully submit our opposition to this appeal by Mr. and Ms. Berchtold from the Planning Commission's denial of their Application to build an almost 20,000 sq. ft. home, complex and ADU at 2126 Madrona, St. Helena CA. We agree with the recommendation of the Staff Report and believe the City Council should find the Planning Commission did not err in denying the Application or abuse its discretion in doing so.

The Berchtold parcel is zoned A20 which limits nonagricultural use of the 5.77 acre parcel to one acre. In order to build-out this enormous complex in a rural area of St. Helena, the Applicants will demolish an existing old farm house and 2 barn-like structures previously used for two cars and a tractor. The Berchtolds stated publicly they intend to use the home only a few times a year as one of their many homes around the world. Even when they are here visiting, they intend the home to be used by only 2-4 people. In order to accommodate their landscaping, a pool, bocce court, a two building pool house (disguised as one ADU,) they must remove over one-half acre of old-growth and dry-farmed vineyard. Specifically, they will remove approximately 300+ vines. As their attempt to minimize the loss of land dedicated to agriculture, they offer to plant about 30 olive trees. In a private side-bar before the planning commission, they agreed they would sell the olive oil produced from the trees so as to make the trees deemed an agricultural commodity in compliance with the General Plan.[1]

The Planning Commission held 3 public hearings before voting to deny the Application. We, along with numerous other citizens of St. Helena, were present as well as offered specific written objections to the project. We have attached all written letters of opposition we know about in Exhibit One hereto and incorporate them by reference as if set forth fully herein. In addition to our letters, you will find that we complied with the Planning Commission's request to provide a written status report of our objections to the project by December 19, 2022. It's goal in having the Berchtolds and the neighbors most affected by the project (referred to herein

[1] Although they offered their lemon and orange tree as well as their lavender landscaping plants as agricultural products to be used in calculating their agriculture compliance statistic, the Planning Commission rejected the premise.

as the "Fir Hill neighbors") prepare such a report was to assist the Berchtolds in finding modifications that could obviate and satisfy the Fir Hill neighbors' objections. No compromise modifications were made.

Instead of restating all of our objections to the project, we will focus on a few we feel the City Council should be aware. In doing so, we do not waive our right to raise objections not specifically highlighted here at a later time if necessary.

A. <u>The Planning Commission did not abuse its discretion in denying the Berchtold Application because it offered the Applicants full due process in considering the Application and properly interpreted the St. Helena General Plan, other state and common laws and St. Helena policies and ordinances as the basis for its denial.</u>

1. The Planning Commission offered the Applicants full due process.

All proceedings in this matter are found in the St. Helena Planning Commission's written public record. Moreover, each hearing was filmed. As indicated above, the Planning Commission met on October 18, 2022, December 6, 2022 and March 7, 2023 for a collective number of at least 8 hours. In addition, the Planning Commission asked for and received written status reports from the Applicants and other Fir Hill neighbors on December 19, 2022. Each hearing was conducted according to all protocols for Government meetings, including publicly-noticed agendas.

The Applicants provided written information to the Planning Commission for each hearing as well as their December 19, 2022 status report. Mr. Berchtold personally attended at least 2 of the 3 meetings, but his lawyers and architect as well as other experts attended all three meetings. The Applicants (when present) and their experts gave public comments and fielded questions from the Commissioners. Applicants offered information on their proposed plans and received specific feedback from the Commissioners. Several times, even after the public comment period was closed, the Commission, when necessary, opened the closed session to ask the Applicants or their experts a critical question or obtain further information to assist their deliberations.

The public was also offered the opportunity to address the Commission and the Applicants were given time to respond. The Applicants were offered full due process; to argue otherwise is not true.

2. The Planning Commission properly interpreted relevant St. Helena General Plan provisions as a basis for denying the Application.

The Applicants argue the Planning Commission didn't know what they were talking about when they interpreted the St. Helena General Plan and found the application was noncompliant. From the Fir Hill neighbors' perspective, that is untrue. As lay people, we found the Commissioners' questions insightful and probative. They have received training on the General Plan, they evaluate applications for projects throughout the year, and apply the standards uniformly as generally interpreted by the City. They are assisted by St. Helena Planning and Public Works department specialists in their field and review the Staff report information with a keen eye towards compliance.

The Planning Commission is also charged with examining each project to determine not only if a proposed project is in compliance with zoning requirements, but also whether it is consistent with the nature and character of an existing neighborhood. They know the City and are

charged with the responsibility to ensure all aspects that can affect a neighborhood in the future are addressed as best as possible. Although volunteers, the Commissioners are appointed by the City Council based on their qualifications and spend extraordinary time reading the file, staff report, seeking guidance from other staff when necessary and doing independent research. Although Applicants are understandably upset by the current decision, the Planning Commission is in the best possible position to evaluate a proposed project and make findings one way or the other. The City Council properly should give great deference to the Planning Commissioner's work on its behalf.

In addition, St. Helena's General Plan's have long emphasized a City goal that agriculture is an essential element in maintaining the character and economy of St. Helena as well as the City's commitment to maintaining agriculture within the incorporated City limits for the long term. For example, section 2.6.17 of the 1993 General Plan expresses the goal of minimizing new residential development that blocks the public view of vineyards. This project proposes just that by planting tall trees to block the view of the vineyards and eastern hills by the public along Fir Hill Drive, a popular pedestrian and walking route in town. For a more current view, the current General Plan policies LU5.1 ("Discourage conversion of existing farmland to non-agricultural uses") and LU5.3 ("Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land") require Applicants to retain all of the existing vineyards, which is consistent with the 1993 General Plan goals.

In this instance, the Planning Commission found removal of over .5 acre of old growth vines was inconsistent with the General Plan. Although there may have been other factors affecting their decision, such as the size and massing of the project as out of character with the neighborhood, that finding alone justifies denial.

3. The A20 zoning designation are important parts of the agricultural land ("Ag Land") preservation regulatory regimen applicable to this project.

While a broad array of public interests are served by Ag Land preservation, in St. Helena, the most significant public benefits created by these rules are the preservation of scenic views and the maintenance of the community's rural character and particular agrarian heritage. An evaluation of a project's compliance with the City's Ag Land regulatory framework cannot be based only on an assessment of agricultural productivity or measurement of land area lost from or converted to agricultural production. Such an approach fails to address adequately the project's impact on these important public benefits of the Ag Land. Important inquiries should also evaluate the effect on these benefits of the siting of proposed new structures and other improvements, and consider the maintenance or loss of view corridors, the maintenance or degradation of the public's experience of the community's rural character by reason of their interaction with the site, before and after the requested changes are made.

Many of the objections to this project reflect the fact that this project does unusual violence to the public interests meant to be served by the restrictive zoning and General Plan policies. The Applicants ask the City Council to focus only on the amount of land area removed and the addition or subtraction of fruit production, an approach that entirely misses the point of the Ag Land preservation policies. The proposal to replace the rural side yard adjacent to the simple farmhouse structures, some dating back well over 100 years, with olive trees fronting on a wall, and call it an "orchard expansion," looks more like an attempt to game a statistic perceived to be important, rather than a mitigation.

It is with good reason that the area abutting the Application is enjoyed by the City of St. Helena as they either walk, drive or ride by the Madrona/Fir Hill area. The many residents and visitors

experience broad, open vistas that begin with intimate connections to the vineyards just feet away, view through transparent fences. The current project damages that experience far more than is reasonably necessary to, or inherently required for, the development of a 1 acre single family residential site within the parcel.

If the project is allowed to go forward, it is important that the City impose conditions of approval restrictions to minimize future damaging impacts. Specifically, these should include requirements that no further obstructions to visibility into the vineyard area and to the vineyards and mountains beyond be allowed, whether by changing fencing materials or by reason of new plantings.

4. The traditional FAR analysis formula should be disregarded for the A20 zoned parcels.

FAR regulations attempt to identify the density of a home to the size of the parcel it sits on. For example, in cities where lots are small but the buildout on it is a 2 or 3 story building, the FAR number would be large. But, where, as here, the parcel is several acres, even with a massive building on it could result in a small FAR figure.

The frequent references to the small FAR resulting by using the entire area of an A20 parcel as the denominator in the math equation reflects a fundamental error in the approach to FAR regulation to residential development. On a five acre parcel, let alone a 20 acre parcel, any building designed to meet the limits of the FAR restrictions would be unfathomably and absurdly large. If the FAR limitation are meant to guide evaluation of a project in the A20 zone, the only rational approach would be to use a one acre area permitted for nonagricultural development as the denominator. It would allow a more accurate picture of a development's density as it allows an apple-to-apple comparison.

Even though the Planning Commission did not employ this kind of FAR analysis, it is obvious to anyone that the full build-out of a 1 acre parcel with an almost 20,000 sq. ft. project creates an impacted density that is not compatible with the character or nature of the neighborhood. All but 1 or 2 of the parcels on Fir Hill are one to 1.25 acres. The largest residence is only about 4,500 sq. ft. resulting in about a 75% less density per acre than the Berchtold project. This alone should be a satisfactory reason alone for the City Council to uphold the Planning Commission's denial of the Berchtold Application.

B. <u>Even though the Planning Commission did not cite other reasons as a basis for denial, the project's overall massing would have been a basis for denial.</u>

The project's overall massing has been a consistent objection and high level of concern.

1. The Basement.

A 6,457 sq. ft. buried cement box will impact groundwater flow, topside water flow, and the Oak tree on Madrona. Consequences of re-routing groundwater around this size basement could be devastating to the aquifers that feed our wells and neighboring vineyards, to the heritage oak tree and its complicated root system, and to the City's drainage system. <u>Literally, the Berchtold basement would fit THREE of our 1615 Fir Hill homes.</u>

2. The Main Residence.

The size of the proposed single family residence is over 14,500 sq. ft. It will be larger than any other residence in St. Helena and larger than most commercial buildings. It does not fit with the rural character of this particular location. It is far too large in scope for the City limits and valley floor.

In addition, Applicants' plans call for massive sides of the home and walls for privacy. The environmental impact will be substantial. Finally, in order to accommodate a caretaker unit as part of the main residence, Applicants will remove a sizeable number of heritage vines on the east of the existing farm house, which the Planning Commission found is not being recovered with sufficient agriculture in exchange, the basis for its Application denial.

3. The proposed ADU is actually two ADU's and should be denied altogether.

Applicants' proposed ADU is actually a two-building pool room. When combined, the 300 sq. ft. covered breezeway, the two structures equal 1,150 sq. ft. In this project plan, the ADU is material to the objections of the neighbors and the project massing because the ADU location is the reason Applicants will remove most of the heritage vineyard that runs in front of 1615 Fir Hill. This violates the City's ADU policies. We continue to object to an ADU along Fir Hill because it requires removal of substantial heritage vineyard.

C. <u>Water issues are real and would be sufficient to deny the Application</u>.

1. Storm Water Runoff.

We continue to have concerns about water runoff. Applicants are making efforts to mitigate the runoff with a 'dry pond', but as we know water runs downhill and any water flowing down from the top of Fir Hill must go somewhere. With the addition of the large cement basement and increased surface cement walls, structures and pathways, there will not only be runoff from rain, but the underground water will find a way to reroute itself making existing plans useless. The water runoff on Fir Hill is through ditches and culverts and any additional runoff will overwhelm those systems. The City has a large drainage pipe on Madrona that will also be overwhelmed by all this re-routed water. It is unclear how all this water will affect the historical oak on the corner of Madrona.

2. Water usage.

The Applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home this size and agricultural/landscaping needs. The original plans call for the 3 structures – 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. No St. Helena resident or business owner who has lived through the last 5 years of drought believes low flow water fixtures of a project this size create a water-neutral project.

3. Drainage.

The 6,457 square feet that will be below grade will displace and divert current water flow. Displacing this water affects how the water drains around and off the property. Applicants proposed dry pond cannot handle the volume of water we can get in this area. This must be addressed and made a permit condition that there can be no additional runoff onto Fir Hill ditches and culverts.

4. Well for Agricultural use. All homes on Fir Hill use and depend on their wells for their water; the well is the only source of water for some. It is likely any additional well in the area will impact well water availability for Fir Hill Drive residents. This past fall, one of the agricultural wells in the area reported getting dirt and sand, meaning the aquifer the well was located was possibly drying up. A permit condition should be made that would require the Applicants' well to be capped if it affected the Fir Hill wells in any way.

D. <u>We continue to believe CEQA applies to this project</u>.

The size of this project alone should require CEQA report. The report would address important issues of safety of the Madrona/Fir Hill intersection because visibility from the new olive trees and other cement walls for privacy. Likewise, the size of the residence alone will block drivers' field of view when approaching that corner. A CEQA report would also address the noise resulting from the massive equipment needed for a home of this size and its multiple HVAC systems, sump pumps and possible septic systems, pool pumps, and elevator motors to name a few. It would also address the impact the project has on the historic heritage oak tree at that intersection.

<u>SUMMARY</u>.

We appreciate the time and effort each Councilmember has taken to understand the issues in this appeal. The project is opposed by most every St. Helena resident that knows about this project. We are available to discuss the problems further if the City Council would find it helpful.

Respectfully,

Patty and Hank DiTomaso
Chris Herdell
Kathleen Herdell

April 25, 2023
City Council Meeting

Exhibit 1
Opposition Letters Previously Submitted

March 7, 2023
Planning Commission Meeting

Public Comment
Opposition Letters Submitted

Xinia Gamero

From: Aaron Hecock
Sent: Friday, February 24, 2023 8:04 AM
To: Maya DeRosa
Cc: Chantal Power; Xinia Gamero
Subject: FW: [External] Water Use Analysis 2126 Madrona Ave.

AARON HECOCK, AICP
SENIOR PLANNER
City of St. Helena | Community Development Department
1088 College Ave. | St. Helena, CA 94574
Direct: (707) 968-2659 | ahecock@cityofsthelena.org | http://cityofsthelena.org/planning

From: TOM BELT <tmbelt@comcast.net>
Sent: Thursday, February 23, 2023 5:09 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Cc: Paul Dohring <PDohring@cityofsthelena.org>; Eric Hall <EHall@cityofsthelena.org>; Anna Chouteau <AChouteau@cityofsthelena.org>; Lester Hardy <LHardy@cityofsthelena.org>; Billy Summers <BSummers@cityofsthelena.org>
Subject: [External] Water Use Analysis 2126 Madrona Ave.

Dear Mr. Hecock,

I just read the Water Use Analysis plan for the proposed new residence to be constructed at 2126 Madrona Avenue. I find it difficult to believe ten occupants will use 72.9 gallons per day per occupant in a residence and ADU that has 10 toilets, 12 bathroom sinks, 6 showerheads, 3 kitchen bar sinks, 3 clothes washers, and only 1 dishwasher that will only be used once every four days. Please provide answers to the following questions:

1. The above project refers to the existing 2126 Madrona Ave. residence as having five bedrooms and in order to remain in compliance with St. Helena's Water Neutral Policy, a reasonable baseline existing demand is 150 gallons of water per bedroom per day. Please provide the St. Helena Planning Ordinance(s) that verifies where this past ratio for daily water use per bedroom is listed?

2. Walking by the home it appears the existing residence is a rather small home. Did someone from the City's Planning Department physically inspect the home and confirm there are five bedrooms in the existing house?

3. What water use reference/guideline was used by Madrone Engineering to project the residence and ADU will only use 729 gallons of water per day considering the development projects ten occupants will be living in the two spaces?

4. Has the above proposed water use reference/guideline for this future single family home and ADU been validated as being an accurate prediction for future water use in past developments within St. Helena?

5. If so, which single family home developments in St. Helena?

6. If the answer to question #4 is no, why is the city permitting this water use reference/guideline to be used when the city has such a limited annual water supply?

7. When was the last time St. Helena updated its Water Neutral Policy for Development?

8. If the proposed development is ultimately approved by City Council, is there a procedure in St. Helena's ordinances to allow the city to monitor/limit the future daily water use to 729 gallons per day as the project proposes?

Thank you,

Tom Belt

Xinia Gamero

From: Mary Cunningham Agee <mcagee@msn.com>
Sent: Thursday, March 2, 2023 3:28 PM
To: Maya DeRosa; Public Comment
Cc: Jodie Morlet; Luc Morlet; Annette Smith; joel@gottwines.com; Sarah Gott; Nina And Adam Rotello; Adam Rotello; Margo Simons; Diane Darby; Frank & Laura Rodrigues; Laura Rodrigues; patty.ditomaso@comcast.net; Kathy Herdell; Susan Krausz; Ron Krausz
Subject: [External] Opposition to Berchtold Proposal: 3.3.23

Importance: High

To: **MDeRosa@cityofsthelena.org, publiccomment@cityofsthelena.org**
From: Mary Cunningham Agee and Family
Ref: Berchtold Proposal
Date: March 3, 2023

Dear Saint Helena Planning Commission and City Council Members,

I have just read and re-read the request by Architect Sasha Janev to the Saint Helena Planning Commission on behalf of the Berchtold's Trust for adoption of a resolution to approve construction of a new "single-family home" (!) and accessory dwelling unit on the property located at 2126 Madrona Avenue in the A-20 zoning district.

I am dismayed to discover that the request of three out of six City Commissioners to the applicant at the close of the last public meeting in late October *"not to return until this project is reduced in scale to under 10K square feet"* has not even partially been implemented-- but has been completely ignored.

Apparently, we are to find comfort in a slight reduction in size and location of the ADU -- with no substantive change in the scope or location of the main structures! The main residence and attendant structures remain unchanged -- with more bedrooms and bathrooms than any other non-resident "home" within this community -- let alone our neighborhood. Yes, *this proposal is "unprecedented"* and should be considered within that extreme context.

The fact is that the main structure of this project still remains at essentially the same square footage as originally proposed. The objections of many locals have never primarily been about the setbacks, design or even the view-blocking height of the main structure when *the sheer mass alone is way beyond the norms of everything else in this neighborhood*.

Add to this affront to the aesthetic and cultural norms of this private, peaceful and quaint neighborhood, an imposing cement wall that would surround this "residence" and the objections to this compound or fortress become even more intense and obvious.

Despite the architectural commentary that attempts to segment the massive overall square footage of this proposed new structure, *there is no obscuring that fact that the overall footprint of the main buildings and landscape still remain at 20K square feet*.

Before stating my specific objections*, I must emphasize -- yet again -- that these concerns are not personal*. I am by nature not someone who enjoys confrontation of any kind. I would far prefer to be part of a welcoming committee inviting new members into our community and neighborhood. But the gravity of this clear and present threat to our neighborhood and quality of life is severe enough to require an honest and reasonable confrontation.

My objections include but are not limited to the following:

- **Agricultural:** The Berchtold proposal is in clear contradiction to existing A-20 regulations designed precisely to protect agricultural land from developments like this. If those regulations mean nothing at times like these – then when do they count?
- **Environmental:** 6K square feet "below ground level" does not prevent environmental damage; it just pushes it underground. Water, natural habitat and agricultural impacts remain very real. Alleviating an utterly discretionary offence to the environment does not amount to preventing it all together.
- **Social:** Disruption during and after the construction of this compound/fortress cannot begin to take into account the loss of peace, safety and privacy to this neighborhood -- belovedly known as "the walking path" of Saint Helena - to many residents of this town.
- **Cultural Norms:** Even the existing ordinances insist that the scale and style of any new construction be "consistent with existing norms of the neighborhood." The proposed construction's basement (!) alone-- is larger than any existing structure on this street! The aggressive original proposal with not one -- but two -- driveway entrances onto Fir Hill Drive from this "residence" - reveals a lack of awareness respect for existing norms.
- **Common Sense**: The proposed "residence" is *more than three times the size of any home in this neighborhood!* How can that reality possibly withstand the scrutiny of reasonable "fit" within neighborhood norms or cultural conformity? There is no home in this neighborhood -- or even within city limits -- even close to this size! That doesn't even begin to consider the proposed cement wall surrounding this "residence" (aka "fortress")! How can this proposal even approach the "common sense" norms of what a reasonable person in our community would consider to be fair or appropriate?

Have we not all seen enough harm done to our society when respected norms are compromised and shared values are sold to the highest bidder? Just because something "*can* be done" doesn't mean that it "*should* be."

I wouldn't have taken the time to write this letter if I didn't firmly believe that our community -- and those leaders placed in a position of responsibility to protect us -- would not take this duty seriously. This is ultimately not only about us and our quality of life- but about those of many future generations to come. *We simply must make decisions today that will benefit those who will someday hold us accountable.*

Just imagine how we would each feel -- three to five years from now (after months and years of construction noise and disruption – not to mention the consumption of vast amounts of scarce natural local resources) -- when new restrictions within our city limits will have been prudently implemented. The new ordinances -- that you are fully aware of and are currently reviewing -- will presumably have been voted into law. *And these ordinances will properly limit the size, scope and environmental impact of all new residences. Try to envision explaining how this white elephant -- amounting to four times the scale of anything currently exiting in our neighborhood – was allowed to slip by under our watch!*

I can assure you this will not happen quietly. ***This neighborhood is not about to "go quietly into the night" as we watch everything our neighborhood stands for be compromised because of a slip up in timing of a new ordinance.***

Our neighborhood and this City Planning Commission - as well as the City Council -- should not be forced to pay the price for past inconsistencies or ambiguities in building codes or ordinances! You know better – and the new proposed ordinances prove this to be true. This is precisely why you are about to vote into law ordinances that would preclude such a behemoth from destroying the beauty and environmental integrity of a much beloved local neighborhood.

Thankfully, there is a solution. And this is readily available if the Planning Commission and City Council choose to do what is right. And the applicant -- and those advising -- will consider the unpleasant and expensive outcome of assured protracted efforts to oppose this affront to this community and neighborhood.

The applicant's reasonable choice: Either pursue this project substantially reduced in scale or relocate it exactly as it is designed to a more appropriate location where the legitimate objections raised will no longer be of concern.

As a resident of Fir Hill for thirty years, I am deeply saddened that our neighborhood has been placed in such an unpleasant position where we are forced to publicly oppose such a serious threat to our safety, security and privacy. My preference will always be to welcome newcomers -- but not at all costs. This is especially true when the environmental, agricultural, social, cultural, and economic costs of a proposed project would compromise my values.

Having known and respected each of you for many years, I believe that the members of this Planning Commission and City Council would also have preferred that this proposal not have arisen in the narrow window of "opportunity" before new ordinances would prevent this project from consideration. *I ask that you please have the foresight and courage to implement those protections you are well aware of now - just a few months before these positive changes will be recognized for the collective wisdom they represent.*

I thank you for your thoughtful consideration and request that you **find this project to be inconsistent with General Plan policies LU5.1 and LU5.3.**

On behalf of the many concerned residents of this town, I further ask that you **insist – yet again – that the applicant revise the plans to retain all the existing historic vineyards and redesign the project's scope and style to be consistent with the environmental concerns of and norms of the existing neighborhood.**

Most respectfully,

Mary Cunningham Agee and Family

-----Original Message-----
From: Linda Rose <linda@mgrose.com>
Sent: Thursday, March 2, 2023 4:06 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

Dear Maya,

I am very opposed to the proposed project at 2126 Madrona. It has no place in our town and certainly not there. It is completely out of scale and out of character.

Thank you,

Linda Rose
St. Helena

From: Leslie Stanton <lesliestan@gmail.com>
Sent: Thursday, March 2, 2023 4:57 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

Hi Maya - The "dream home" that the super rich couple wants to build on the Rossi property is out of scale for this community and meant for another purpose, and should not be called a home. Any building with that many bathrooms is to be some kind of an entertainment center. It needs to be scaled back.

Sincerely, Leslie Stanton

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 9:11 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] Berchtold project on Madrona/Fir HIll

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

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From: Margo Simons <margosimons@aol.com>
Sent: Sunday, March 5, 2023 4:39 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Berchtold project on Madrona/Fir HIll

Hello Maya,

I hope you are well. We (Fir Hill) met on the Berchtold property this week to discuss the changes that had been made. Very little had been changed, including the size of the home. I am surprised that in this day and age (with water issues, flood plane consideration) that someone could even consider it, especially because this size has never been considered before in our town. With the proposed future code saying no house larger than 4700sq ft. can be built in town, this will end up being a white elephant. It just doesn't fit the neighborhood. This project is perfect for an out of town, on a street without the foot, bike and car traffic.

I spoke to a former head of planning (commissioner) and they said even though they (or whomever) may technically be allowed to build to code something of this size(20k), does not mean that it has to be approved. There is a fact in the code says something to the effect ~that if it doesn't look, smell or taste right for the neighborhood, you don't have to allow it. It's the classic just because they can does not mean they should.

Thank you for your consideration,

Margo Simons

Xinia Gamero

From: Maya DeRosa
Sent: Sunday, March 5, 2023 9:37 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] House proposed for Madrona & Fir Hill

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

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From: Barbara Shurtz <badbears38@gmail.com>
Sent: Sunday, March 5, 2023 9:26 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] House proposed for Madrona & Fir Hill

I feel that this house is entirely too large for the neighborhood and should not be allowed to be built on this property within the city limits.
Barbara Shurtz 1600 Dean York Lane, St Helena

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 9:01 AM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] Proposed build at Madrona and Fir Hill meeting Mar 7

Please post to the 3/7 agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

-----Original Message-----
From: ELLEN SHIFFLETT <ellenshifflett@gmail.com>
Sent: Saturday, March 4, 2023 8:34 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Proposed build at Madrona and Fir Hill meeting Mar 7

As a neighbor and property owner in St Helena I am opposed to the proposed build of an oversized structure on the corner of Madrona and Fir Hill. I find the proposed out of proportion to the neighborhood. Please consider the environment.
Thank you

Ellen Shifflett
1701 Madrona Ave
St Helena

March 5, 2023

City of St. Helena, Planning Commission
1572 Railroad Ave. | St. Helena, CA 94574
John Ponte | Chair, Planning Commission | jponte@cityofsthelena.org
Autumn Anderson | Vice-Chair, Planning Commission | aanderson@cityofsthelena.org
Marika Rothfeld | Planning Commissioner | mrothfeld@cityofsthelena.org
Rosaura Segura | Planning Commissioner | rsegura@cityofsthelena.org
Christopher Warner | Planning Commissioner | cwarner@cityofsthelena.org

Re: Continued Concerns Regarding 2126 Madrona Ave. Development Project

Dear Chair Ponte, Vice-Chair Anderson, Commissioner Rothfeld, Commissioner Segura and Commissioner Warner,

We are writing to express our continued concerns regarding the project as it is currently proposed by Sasha Janev on behalf of Lorraine and Joe Berchtold to accommodate the construction of a new "single-family home and accessory dwelling unit" on the property located at **2126 Madrona Avenue**.

As previously noted, we would be very pleased to welcome Joe and Lorraine to the neighborhood and are grateful that their team agreed early on to remove plans for two driveways on our private, single-lane road.

Yet, we are quite perplexed as to why **the overall size and scope of this project has not changed**. The team was directed to meet with neighbors and to return with a plan encompassing less square footage *(e.g., less than 10,000 square feet - the maximum size allowed for a commercial building within the City limits)*.

To date, while there have been a few meetings with neighbors and story poles were erected, the changes that we have observed include lowering the ceiling height of the ADU *(pool house)* and a slight relocation of that structure to try to lesson the obstruction of views for those residents directly impacted. However, **no concerns expressed by neighbors have resulted in any reduction in the overall size of the proposed residence**.

During the second meeting with neighbors, a question was asked as to how the water use calculation was made. Mr. Janev explained that it was based upon the number of bedrooms. He was then asked how many bedrooms are in the current plan. Mr. Janev and Mr. Berchtold proceeded to point in the air, circling around and counting: "1 -2 -3 -4 -5." They then agreed aloud with each other, "Yes, 5." This led many residents who were present to conclude that more bedrooms are in fact planned, but only five rooms are being designated as such on the proposed plans. We would have hoped for more transparency with regard to water usage and the manner in which the corner of Fir Hill Drive and Madrona Avenue may be impacted.

We respectfully request that you carefully evaluate whether the size of this residence is reasonable for the surrounding neighborhood, as we trust that you would do for any project in our beautiful city.

Sincerely,
Luc & Jodie Morlet
Fir Hill Drive Residents

Cc:
City of St. Helena, Planning Division
Maya DeRosa | Planning & Building Director | mderosa@cityofsthelena.org | 707-967-2783 x 530

Via email March 6, 2023

RE File Number PL 21-044, 2126 Madrona Avenue, Berchtold Project

Dear Planning Commission Chair Ponte and Planning Commissioners,

My property located at 1775 Fir Hill Dr. has been in our family since 1972 when it was a cow pasture and Madrona Ave. was a narrow road without a middle line. Our connection to St. Helena is multi-generational; my great grandfather Robert Graham operated a saloon and pool hall on Main Street and my grandfather attended St. Helena Elementary School; my great uncle Thomas Street served as principal of St. Helena Elementary School for a while and his wife ran the florist shop. I feel connected to St. Helena and support my Fir Hill Dr. neighbors in opposition to this project as currently proposed.

I was unable to attend the March 1, 2023 community meeting for the project because of weather conditions and Hwy 101 closure, and unfortunately, I will not be able to attend the March 7 Planning Commission meeting. I have the following questions and concerns.

Water

The water analysis for "water neutrality" is based on the approximation of Dennis Rossi, the sole occupant, using 750 gallons per day because the house has 5 bedrooms. How is this reasoning consistent with the water department phase II water restrictions of 65 gallons per person per day and 2,500 gallons per month for landscaping from April 1 through October? For these 7 months the water use would be 4,450 gallons per month for a period of time when Dennis Rossi was living in the residence. Compare 22,500 gallons per month based on 750 gallons per day with 4,450 gallons per month based on reality. A single resident in a household can use only one toilet at a time and uses about 2.56 gal/flush if not low flow. Even10 flushes/day leaves about 125 gallons for other household water usage assuming 150 gallons per the bedroom used by the single resident. The system of assigning 150 gallons of water per bedroom per day does not give a "reasonable estimate of baseline existing demand" in this case and is used to make it appear that an almost 20,000 sq ft house with 3 bedrooms, possibly 2 more and more bedroom possibilities in the enormous basement, 10 toilets, 16 faucets, 6 shower heads, 2 baths, 3 clothes washers and 1 dishwasher, plus an ADU with 1 bedroom, 1 toilet, 3 faucets, 1 shower head, 1 clothes washer and 1 dishwasher will use less water than the existing use. This defies common sense. I urge the Planning Commission to seek answers, and share them with the public, to questions raised by Tom Belt in his letter dated 2/23/2023. I request that the water analysis of existing use be redone to match reality. Although the current water analysis does not require a water offset due to the inaccurate estimate of existing water usage, offsets do not create more water. With the climate models predicting increasing temperatures and more evapotranspiration, the practice of using offsets to be "water neutral" may not meet the future needs and should be reconsidered. There is a significant probability that all the existing old vines will need to be replaced and new vines watered to be profitable in a warming climate. How will the project be "water neutral" without adding another well to the area? Although the building project does not require CEQA, the well permit should require CEQA in order to study the cumulative impacts of wells in the area in relation to a drying, warming climate, hydrologic flow underground, geology of underground aquafers (probability of collapse, capacity to refill). Wells that functioned in the 1970s at 125 ft depth are dry, and now a depth of about 500 ft is required for reliable water; this water may have collected thousands of years ago. This project is downslope of residential and vineyard wells in the vicinity of Fir Hill Dr. and

Dean York Lane and creates the risk of water loss for these residents. Protection of the water supply for these residents is a Planning Commission responsibility.

Historic Oak Tree Protection and Storm Water Control Plan
Madrona Avenue has been widened since the 1970s and covers more of the tree's root area along this east side. The asphalt impedes oxygen flow, so the tree may be more dependent on it shallow feeder roots in the remaining root area that is within the project area. The largest bio retention basin is located just outside the root area indicated for the oak tree which serves as a mother tree and has mycorrhizal networks extending beyond the root area to other existing plants. Grading and excavating a 2 ft deep bio retention basin will initially damage the shallow feeder root/mycorrhizal association with other plants on the property. How will this be mitigated? The Storm Water Control Plan states the proposed impervious surface is 24,810 sq ft and the existing impervious surface is 9,840 sq ft. Instead of using pervious pavement for the driveway and motor court parking area which would decrease the impact on the oak tree, the project proposes no pervious pavement. The existing driveway and parking is gravel that allows water and dissolved oxygen into the soil and helps shallow feeder root/mycorrhizal connections to survive. The existing structures have an area of 3,893 sq ft according to the staff report; what accounts for the additional almost 6,000 sq ft of existing impervious surface? A 20,000 sq ft increase in impervious surface reduces the area available for cooperative mycorrhizal connections to other plants and soil areas that currently benefit the oak tree. Will an ethical arborist sign a statement that this massive increase in impervious surface will not decrease the health and longevity of the oak tree?

Design Review
To justify loss of agricultural land as consistent with LU 5.1 and LU 5.3, staff uses the rationale that surrounding parcels have not maintained agricultural uses. One resident on Dean York Lane has consistently grown row crops and offered surplus for free to the community; the residence on the NE side of the project has a vineyard; two residences at the west end of Fir Hill Dr. have vineyards and another maintains pasture for livestock; two additional residences on Fir Hill Dr. grow organic fruits and vegetables for their own use and to supply others (over the past decade I have grown and transported hundreds of pounds of lemons, persimmons, figs, guavas to Food for People in Humboldt County). What benefit comes from a narrow interpretation of agricultural use of land?

Breaking up the façade of the project structure fronting on Fir Hill Dr. does not preserve the vineyard and mountain views for neighbors or local residents and tourists who enjoy walking and cycling on Fir Hill Dr. and Madrona. The mass of a two story, 29ft tall house is still overwhelming and detracting unless one is an aficionado of excessive wealth display.

I urge the Planning Commission to find that this project is not consistent with General Plan policies LU 5.1 and LU 5.3, and approve a decision that this project not return for consideration "until this project is reduced in scale to under 10K square feet."

Thank you for serving on the Planning Commission and considering my comments.

Respectfully,

Alice Diane Ryerson

March 5, 2023

To Maya DeRosa and the Members of the Planning Commission,

I am writing this letter to voice my opposition and concern about the proposed building project for 2126 Madrona Ave. I have attended the 2 previous Planning Commission meetings where the applicant was instructed to make adjustments, scale down this project and talk to the neighbors. I also attended the 3 "neighborhood meetings" and voiced my concerns. I was quite surprised at the most recent meeting that no changes were made to the main residence. Only the ADU was moved a few feet. Several of us expressed our disappointment that the main residence remained the same size but our comments were not taken into consideration nor mentioned in their summary report.

Many of my neighbors have already written detailed letters addressing specific concerns so I won't repeat those issues in my letter but I want you to know that I support their concerns. I also want to be sure that the future of the heritage Oak will not be in jeopardy or impacted by the drastic change in the underground system and that the water use will be thoroughly investigated and monitored.

This proposed residence is beyond the scope and size of any other residence in St. Helena. It is not in keeping with the characteristics of our town and this neighborhood. It will forever change the view along Madrona Avenue and adjacent properties. It will not only impact this specific neighborhood but the community at large and set a precedent for other oversized projects. We will all have to live with the environmental impact of this project for years to come.

I urge you to vote for Option 2 and find this project inconsistent with the General Plan polices LU5.1 and LU5.3 and recommend a scaled down version.

Thank you for seriously considering the issues that will impact our entire community.

Respectfully,

Annette Smith

Patricia (Herdell) DiTomaso & Henry DiTomaso
Kathleen Herdell Christina Herdell
1615 Fir Hill Drive
St. Helena, CA 94574

March 6, 2023

Commissioner John Ponte, Chair (jponte@cityofsthelena.org)
Commissioner Autumn Anderson, Vice Chair (aanderson@cityofsthelena.org)
Commissioner Christopher Warner (cwarner@cityofsthelena.org)
Commissioner Rosaura Segura (rsegura@cityofsthelena.org)
Commissioner Marika Rothfield (mrothfield@cityofsthelena.org)
Ms. Maya DeRosa, Planning & Building Director (mderosa@cityofsthelena.org)
Ms. Chantal Power, Associate Planner

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

Dear Planning Commissioners and Planning Staff:

Pursuant to a request of the Commissioners at its hearing on December 6, 2022, we submitted a status report on December 19, 2023 of issues resolved and outstanding between the applicants and the Fir Hill Drive neighbors as we understood them at that date. Because applicants had not submitted revised plans at that point, we were unable to report that any issues were resolved. After review of applicants' recently submitted revised plans and a short meeting at the property with applicants' representatives, we continue to oppose the project and request the Planning Commission deny the application on the same grounds as we have stated in previous letters of opposition from us and other neighbors. Although each reason for our opposition alone justifies your denial, collectively they overwhelmingly do.

1. Project massing. No changes were made to the overall 19,515 sq. ft. development.

House massing remains a consistent objection to every Fir Hill neighbor and other members of the community who love the area as we do. Although Planning Commissioners suggested to applicants at each hearing they reconsider reducing the square footage of the project, applicants continued to believe they had the right to their proposed project as submitted. In meetings with us, they actually stated they were "entitled" to them. Ms. Berchtold in particular threatened even more development when we told her we opposed the size and stated to us she would not reduce "one square foot."

This project is far too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size neither fits the character of the neighborhood and town nor the scale and scope of the other residential structures in either the Fir Hill neighborhood, the valley floor or St. Helena in general. Approval of this application will set a terrible precedence for the City of St. Helena.

a. The ADUs. First, let us address issues regarding the ADU. Specifically, applicants DO NOT propose only one ADU; they **actually request TWO composed of 2 structures measuring about 425 sq. ft. each**. **When combined with the 300 sq. ft. covered breezeway between the 2 structures, the total size equals 1,150 sq. ft.** City Staff point out that review of the ADU is a staff ministerial function such that the Planning Commission should have no decision-making authority. In this project plan, however, it is material to the objections of the neighbors and the project massing because its total sq. ft. is at least 1,150. Whether staff or the Planning Commission make the ultimate decision, it should be denied. We question how many ADU's of 1,150 square feet have been approved in St. Helena making this ADU different and inconsistent from all the other ADU's approved in the past.

Although applicants frame the ADU request as a kitchen, living area and bedroom, each building can easily be modified clandestinely after construction and final inspection to make 2 fully functional apartments each with kitchens

and bedrooms. This hidden motive makes sense when you consider that applicants have stated they will employ a full time caretaker to live in a kitchen-less unit in the main house. This makes no sense when one considers their planting of tall olive trees, construction cement walls and other significant efforts to protect their "privacy." What kind of wealthy people want a caretaker to come and go into their main house at any time without notice who claim to seek maximum privacy? Their solution: put the caretaker into one of the guest ADUs. When one considers the caretaker unit in the main residence and the 2 ADUs, this project actually has 4 single family residences being proposed. Moreover, the current configuration makes no sense to separate the kitchen from the bedroom unit which would force a tenant or guest to go out into inclement weather to get a glass of water in the night. There is no doubt post-construction changes will be made.

Second, we thank applicants for changes made to the location of the proposed "pool room" ADU as an attempted compromise to reduce the project's impact on certain neighbors' view; however, moving the two ADU structures only 15' to the west and 5' to the south as well as lowering the roofline "about 2 feet" have minimal impact. Applicants made no change to the size of the ADUs to minimize impact on the neighbors' views. Thus, it remains the size of numerous single family homes in St. Helena. If, for example, there is only 1 ADU being proposed, they could have removed the breezeway between the 2 structures and made the ADU one building. Likewise, applicants could then have rotated the ADU so that its length ran east and west instead of north and south along Fir Hill; this would thusly reduce the length of the structure running along Fir Hill and further minimized the distance in front of the 1615 property. As it sits now, even with the new setbacks, the ADU blocks our view to the vineyard and eastern hills. Such a turn would significantly reduce the number of vines and rows needed to be torn out to accommodate the current version.

We have owned and lived in 1615 Fir Hill Drive for 65 years. We have made financial improvements to the property based on the view of the vineyard and eastern hills. Applicants should not be able to interfere with these investments because of an ADU that could be smaller, lower in height and positioned differently that would allow them an ADU but also protect their neighbors.

b. The Residence.

The basement: it is immaterial substantial square footage of this project is a basement which would be invisible to the neighbors and overall massing. That size of a buried cement box will impact the local area regardless in multiple ways including impact on the oak tree and groundwater and topside water flow. Furthermore, while there are homes with basements in St. Helena, NONE are anywhere close to the 6,457 sq. ft. size proposed here. Although staff report the HVAC will be located in the basement, it is impossible. Certainly the mechanical requirements for the elevator needed to get from the basement to the 3rd floor will be there. While the laundry machines could be located there, who would want them to be so far away from where the laundry lives? Purportedly there will be a game room. It will certainly be big enough to house almost 7 pickle ball courts, 7 badminton courts, 3.5 volleyball courts, and 2 tennis courts. It is nonsensical to put mechanical and other equipment in a high ground water location where all neighbors who have basements and flooding protections have ALL flooded at one time or another. Some flood every year notwithstanding engineered flooding protection. Building a 10 foot tall, 6,457 sq. ft. cement box might be good for an indoor swimming pool, but not for much else. Denial of the basement is essential to prevent environmental and other long term impact on the neighborhood. Nature will find a way to mitigate all that happens now below the surface of the ground if this basement is constructed and the consequences could be devastating to our aquifers that feed our wells and neighboring vineyards, to the heritage oak tree and its complicated root system, to the City's drainage system among the few notable issues.

The first and second floors. Even if the basement is denied, the remaining size of the main residence is larger than any other residence in St. Helena and should be denied. It does not fit into the neighborhood and rural character of this particular location. In short, this project remains far too large in scope for the City limits and valley floor. It would be fine if it were located against the base of the foothills or location where it is not seen from the narrow roads and footpaths. Again, we object that this project will serve as precedence for future projects. The Planning Commission and City Council are here to protect our way of life and our cultural heritage. Denial of this application is the only protection our legacy has. Applicants and many of us won't be here in 50 years, but this local behemoth will be. It's not what we want to occupy our valley floor.

When the Rossi family sold the property, we did not doubt someone would rebuild, but we expected it would be in keeping with the current structure size and the sizes of the homes rebuilt along the adjacent Madrona corridor. We did not expect an almost 20,000 sq. ft. project. Please deny this application.

2. Visibility on the corner of Madrona and Fir Hill will remain a problem.

Without living in this neighborhood for the length of time all the Fir Hill neighbors have, applicants' cannot truly understand how dangerous the visibility problem is on the corner of Fir Hill Drive and Madrona where both autos and pedestrians enter and exit the roadway on a regular basis. As drivers, when we drive south on Fir Hill towards Madrona, we are look through the Rossi property as best we can past the house so we can get a glimpse of what is happening on Madrona: can we see children, people, and animals taking their walks or riding bikes; can we see a hint of a moving car, truck, tractor, vineyard hauling; is there a car trying to turn onto Fir Hill Drive and we need to pull over to allow it to pass, and generally looking for any other condition that requires us to slow down or stop for safety. Likewise, going west on Madrona, we begin to look for Fir Hill Drive conditions through the vineyard adjacent to 2126 Madrona and at the yard adjacent to Fir Hill. No matter where the olive trees are planted, they will restrict our visibility onto Madrona from Fir Hill Drive and from Madrona onto Fir Hill Drive. Likewise, the size of the residence (which removes all but 1 of the rows between 2126 and the adjacent home) block drivers' views of Fir Hill from Madrona and from Fir Hill to Madrona. The visibility is unsafely impacted.

3. Storm Water Runoff.

We continue to have concerns about runoff. Applicants are making efforts to mitigate the runoff with some cysterns, but water must go somewhere. A large cement coffin and increased surface cement walls and structures will simply reroute the water, making existing controls useless. The City has a large drainage pipe that will be overwhelmed by the rerouted water. We again question whether the rerouted water and proposed dry ponds will affect the historical oak and create other environmental messes in the area.

4. Water usage.

No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home of this size as well as its agricultural/landscaping needs. The original plans call for a large pool, 2 homes (actually 3 with the split ADUs,) 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Finally, we continue to ask what the Rossi historical water use for the property was so we can compare historical data with proposed use data. No St. Helena resident or business owner who has lived through several droughts believes low flow water fixtures of a project this size will be less than water usage of the Rossi family and its small humble home. No one.

5. Well for Agricultural use.

Granting of a well permit is purely speculative and with our historical experience with well permits, is unlikely to be granted. Regardless, we still see no permit condition that applicants will use no City of St. Helena water for agriculture or landscaping. Finally, the houses on Fir Hill use well water as their only water source. There are no permit conditions that restrict the use of applicants' well (if granted) when it affects the viability of any existing well on Fir Hill.

6. Backyard layout and ADUs location.

Again, we continue to question whether the ADU 2 buildings are really only one ADU. Applicants' proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues but in reality will have minimal impact. At the recent applicant meeting with the neighbors, applicants confirmed that substantial vineyard will be removed along Fir Hill Drive to accommodate the ADUs, the pool and bocce court. Even though the ADUs could be designed so as to reduce the further impact on the neighbors' view sheds, (see the comments above, such as combining the ADU into one building with no breezeway, rotating it so the length of the structure does not run along Fir Hill, etc.) applicants continue to hold onto their original design and size. Nonetheless, applicants' still propose removing most of the vineyard along Fir Hill drive to about the oak tree in front of the Rodrigues property.

The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

7. Noise Study.

Not only the HVAC systems for a project of this scale but any pumps being run to help mitigate the underground water and possible septic systems, pool pumps, all the mechanical noise, etc. need to be reviewed to ensure compliance with the noise ordinance.

8. Drainage.

The 6,457 square feet cement building that will be below grade will displace and divert current water flows from this area. Displacing this water will be an issue with how the water drains around the property. While the applicants believe the dry ponds will handle it, it cannot handle the kind of atmospheric river storms we have had the last few years where substantial amounts of rainwater fall within short periods of time causing serious flooding. This must be addressed. We see no permit conditions concerning this issue and what will happen if additional runoff onto Fir Hill ditches and culverts as well as City drainage ditches cause further flooding.

9. Arbor Study. In both neighbor meetings the impact to the historic heritage oak tree was discussed, especially in relation to the drainage concerns. Because the tree is on City of St. Helena property, the City must require a tree impact study to be provided and approved by the tree committee. That tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. There should be an official city arborist to assess the environmental impact issues for this tree. Moreover, we see no permit conditions to address what applicants will have to do if, after construction, the tree is damaged from the unforeseen environmental damages as a result.

10. Septic and leach lines.

Unfortunately, applicants cannot address septic and leach lines unless they have an approved permit which is necessary before applicants can apply for tying into city septic lines. Therefore, we cannot address consequences of potential septic and leach lines which could, in turn, affect the design of some structures and plans. We see no permit conditions that address this foreseeable event, especially as it might affect the neighbors and wells.

11. Elevation and composite drawings.

Renderings for affected properties on Fir Hill still do not look accurate to indicate how the views are actually affected. They do not include full size olive trees, the structures appear too small for the structures in reality. In other words, they look skewed and biased in applicants' favor and not the property owners' perspectives.

12. Grape Yields:

Staff state that because the Rossi vineyard is not on a historical register it is not historical. We wholeheartedly disagree with that conclusion. This vineyard was planted in an historical manner. They are not all one variety. If the applicants pull out any of the existing historical vineyard, we would like applicants to be required to have the University of California at Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

Regarding the vineyard yields, the Rossi family have stated their yields have been 5 tons each year. We will continue to get a declaration under penalty of perjury from a member of the family for the record, but they have told us there are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing in the rows nearest to the propose residence, but in a couple of years, they would be fully performing. Some are in the area proposed to be removed. It appears there are

about 119 vines proposed to be removed. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields.

13. If not CEQA, then what else?

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena. If not CEQA, what other analysis can be performed to protect us from this development when it is larger than many commercial buildings in St. Helena? Please protect us.

SUMMARY:

We continue to oppose this project. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is unlikely this project is not going to happen without the applicants willing to make serious and substantial modifications. In the end, this may be a square peg into a round hole situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) DiTomaso and Hank DiTomaso

Christina Herdell

Kathleen Herdell

Xinia Gamero

From: Maya DeRosa
Sent: Monday, March 6, 2023 5:49 PM
To: Xinia Gamero
Cc: Chantal Power
Subject: FW: [External] 2126 Madrona

Please post to agenda.

MAYA DEROSA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
City of St. Helena | Community Development Department
1088 College Avenue | St. Helena, CA 94574
Direct: (707) 967-2783 | mderosa@cityofsthelena.org | http://cityofsthelena.org/planning

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From: Megan Long <megan.long@gmail.com>
Sent: Monday, March 6, 2023 5:36 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] 2126 Madrona

I'm writing to oppose the massive residential project planned for 2126 Madrona. The proposed 20K square foot size is not in keeping with the neighborhood — it's even larger than Spottswoode winery a few doors down! It would be a shame for this McMansion to be built in such a beautiful area that many use for recreation and for a significant number of old grapevines be torn out to make room for the monstrosity.

Best,

Megan

megan.long@gmail.com
415.420.9054

Laura Andersen and Frank Rodrigues

1693 Fir Hill Dr

St Helena, Ca 94574

UPDATE March 7, 2023

RE: 2126 MADRONA AVE ST Helena, ca 94574

After months of silence on this project, on February 16th we received a request for a Fir Hill neighbor meeting on Feb 23rd, with Berchtold's representatives, a 6-day notice. As with us, most of the neighbors could not attend the meeting with such short notice, so the meeting was rescheduled to March 1st. Unfortunately, we were unable to make the rescheduled date due to prior commitments.

To our dismay, there were no changes made in the overall size and scope of the project. The changes revolved around the ADU location, and direction of the pool and Bocce court.

The questions we have today are the same questions we've had since on day 1 of this project, with no real answers to such an unrealistic project within the city limits of St Helena.

We're not sure how the planning commission can consider this project with so many of the below concerns unanswered, and appearance of deception in the description vs what is proposed to be constructed. This request does not represent a 5-bedroom, 1-bedroom ADU residential property proposal.

SEWER

Are they going to be on septic or city sewer? If septic, bedroom count comes into play, are they bedrooms or offices, one document lists 4 bedrooms, another lists 5 bedrooms, but there are a total of 12-toilets and 16-bathroom sinks? The size and location of the leach fields needs to be laid out on the property. If there is city sewer, the street will have to be torn up so it can be rerouted to the property. This will be a major inconvenience for all that use Madrona Ave on a regular basis.

WATER

City or well? The water usage report shows this project proposes the construction of a 5-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The application on file lists 4 Bedrooms, this is why from the beginning we believed there is deception in the real bedroom count? The new residence and ADU will consist of 12 toilets,

WATER

City or well? The water usage report shows this project proposes the construction of a 5-bedroom residence, 1-bedroom ADU, and a pool at 2126 Madrona Avenue, St. Helena, CA. The application on file lists 4 Bedrooms, this is why from the beginning we believed there is deception in the real bedroom count? The new residence and ADU will consist of 12 toilets, 16-bathroom sinks, 8 shower Heads, 2 Bathtubs, 5 kitchen sinks, 5 Dishwashers, 4 clothes washers and 2 Utility sinks. The number of fixtures is not consistent with a 5 bedroom, 1 ADU residential property. Water use in a project this size is an educated guess at best. There is no evaporation rate of the pool accounted for. What else is not accounted for?

BASEMENT

The sheer size of the basement, 6457 square ft! The amount of dirt that would need to be removed is upward of 2,370 cubic yds at 2000 lbs. per yd, the average dump truck holds 12-14 yards, that's approximately 180 truckloads/trips up and down Madrona. This doesn't include any overage for the foundation, or the dirt to be removed for the swimming pool.

TIMELINE

What is the timeline? We were told by the representatives that it would take somewhere between 3 to 4 years to complete. This does not seem to be a timeline for a 5-bedroom residential project.

CONCUSION

Our concerns are many and need answers.

The Bechtold's have repeatedly said that they what to build their "Dream Home", which they deserve. But when their Dream Home has such a negative affect on the surrounding properties, maybe their dream home is in the wrong location. There is no other home in the City of St Helena anywhere near in size and scope.

As stated in our previous letter **we strongly oppose this project** and hope that the planning commission will take our concerns into consideration, as well as the other residents in the community, before making any decision.

This effects the whole town and sets a president for future projects as well.

Respectfully,

Laura Andersen

Frank Rodrigues

December 19, 2022
Status Update to the Planning Commission

Public Comment
Opposition Letters Submitted

Patricia (Herdell) DiTomaso & Henry DiTomaso
Kathleen Herdell Christina Herdell
1615 Fir Hill Drive
St. Helena, CA 94574

December 19, 2022

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

The Planning Commission asked for a summary of outstanding issues at its December 6, 2022 meeting. As we stated during the meeting, no issue we raised at the October 18, 2022 hearing has been resolved except for the applicants agreeing to eliminate driveway access onto Fir Hill Drive and agreement to put up story poles. We also reported we cannot make a full assessment of issues until we see revised plans, especially as we reported Ms. Berchtold threatened us with full development of the parcel because we opposed their project application. We have since learned, she made a similar threat to another Fir Hill neighbor.

The Berchtolds had 2 neighbor meetings at the property; they walked through the building outlines and story poles. During the first gathering, Ms. Berchtold said to a few neighbors that she and her husband were "ENTITLED" to build a house of this size and they were not going to reduce the project by "one square foot." She said many other unfortunate things to us. As would be understandable, this lead some neighbors to believe the meetings were not being held in good faith to discuss our concerns and possible alternatives. Ms. Berchtold was so upset after the first gathering she did not attend the second one. At least one neighbor left in tears.

Ms. Falace's letter to the Planning Commission is misleading on several points which we address below along with continued problems we have with the current project.

House massing. House massing is absolutely still a high level concern. Story poles were helpful to see location and potential view shed issues. They **do not** in any way resolve the issue that this project is too large for the area and is in noncompliance with multiple General Plan requirements. Even with minimizing the design and materials selected, a residential development of this size does not fit into the scale and scope of the other residential structures in the Fir Hill neighborhood and a 19,515 sq. ft. development does not belong on the valley floor.

First, Ms. Falace states all issues related to the massing of the project have been resolved. **Nothing is further from the truth**. We continue to oppose a project that is almost 20,000 square feet in total. It is completely out of character with the neighborhood and town as well as sets a terrible precedence for homes in the City of St. Helena. Second, it is clear from the plans that the applicants are including a family home, a caretaker unit and an ADU. They try to disguise the caretaker unit as part of the family home stating it is attached to the home and does not have a separate kitchen; this makes no sense for people who have stressed privacy concerns over and over. For example, they claim their olive trees are intended to protect their privacy. If they need to block the views of long-term neighbors by planting olive trees for privacy, surely the family does not want a caretaker to intrude on their lives by using their kitchen when they are in town. Moreover, the size of the caretaker unit is the size of a single family home in St. Helena. Third, and likewise, applicants' try to disguise a 'poolroom' as an ADU; however, that unit is over 800 square feet. It is the size of a single family residence in St. Helena. In short, applicants are trying to have 3 single family homes built in this project. The massing of the ADU and olive trees on Fir Hill obliterate the views of the Eastern hills and vineyard. Fourth, it is immaterial one floor is a basement. That size of a cement box will have impact on the local area including the oak tree and water flow.

Visibility on the corner of Madrona and Fir Hill. It is very difficult to say something has been resolved until we see the updated plans. Moreover, although Ms. Falace claims the applicants' motor court screening is within city street standards for visibility, it fails to address visibility problems on a corner with both autos and pedestrians in the roadway on a regular basis. Her further argument that shifting some of the olive trees closer to the corner along Fir Hill Drive only worsens the visibility obstructions.

Storm Water Runoff. Ms. Falace claims there will be a dry pond on the property, but there were no details provided at the gatherings and we have not seen updated plans that incorporate it. In addition, she provides no details on how this dry pond will affect the historical oak and other environmental issues.

Water usage. No resolution is possible on this issue because applicants are using a City of St. Helena plan-review formula vs. actual water usage limits to get around water-usage issues for a home this size and agricultural/landscaping needs. The original plans call for 2 homes, 11 toilets, 14 lavatory faucets, 4 kitchen faucets, 2 baths, 1 laundry faucet, 7 shower heads, 4 washing machines and 2 dishwashers. Neighbors also want to know if the applicants plan to use cisterns. If so, we should be given the data so we can evaluate the impact and location of the cisterns. In addition, we have not seen an updated water report. The prior one was replete with errors and omissions. Finally, we would like to know what the Rossi historical water use for the property was so we can compare historical data with proposed use data.

Well for Agricultural use. We have not seen the plans for the well location and capacity. Other than a statement at the October hearing, applicants have not been instructed or agreed affirmatively in writing that no City of St. Helena water will be used for agriculture or landscaping. Furthermore, there is no information that applicants' will be granted a City of St. Helena well permit. Finally, some of the houses on Fir Hill use well water as their only water source. We need to ensure that no well (if granted) will affect the viability of any wells on Fir Hill. We would also like to know where a new well (if granted) would be dug.

Backyard layout. We have not seen any updated plans. However, at the gatherings, moving the boccie court and pool were discussed as one way that could mitigate removal of some vineyard rows and view shed impact. Nonetheless, applicants' still propose removing most of the vineyard along 1615 Fir Hill Drive to about our property line with the Rodrigues property.

ADU Location. The proposal to move the ADU five feet closer to the house, shifting it 15 feet east and lowering ceiling heights is progress in helping resolve the view shed issues, but this is new information. There is still confusion on whether the 2 buildings identified as an ADU are really an ADU. The reason we were given for why it can't be relocated (or even removed completely) is because it provides pool privacy. Pool privacy does not require 2 buildings totaling 850 square ft. and a one bedroom accessory dwelling unit with an 864 square foot covered terrace. We continue to object to an ADU along Fir Hill. It requires removal of substantial vineyard rows and obliterates the views of many neighbors.

Noise Study. In discussions at the walkthrough's noise was raised. Not only the HVAC systems for a project of this scale but any pumps being run to help mitigate the underground water and possible septic systems, pool pumps, all the mechanical noise, etc. need to be reviewed to ensure compliance with the noise ordinance.

Drainage. The 6,457 square feet that will be below grade will displace and divert current water flows from this area of construction. Displacing this water will be an issue with how the water drains around the property. While the applicants believe the dry pond will handle it, how does the water get to the dry pond? This must be addressed in the updated plans so it is clear there is no additional runoff onto Fir Hill ditches and culverts. There are many other drainage issues:

- Applicants need to provide an accurate topographical map from top of Fir Hill to Madrona so we can assess the slope, natural flow and accurate drainage problem for the project and impact on our properties.
- Applicants will raise the topo of foundations which will interfere with natural drainage
- is putting a cement wall along the project which will interfere with drainage?
- Applicants are putting an underground cement basement which will interfere with drainage.
- What is the current amount of impervious surface of the Rossi buildings and driveway? What is the applicants' proposed impervious surface area and driveway? What impact will the difference make on drainage?

Arbor Study. In both neighbor meetings the impact to the historic heritage oak tree was discussed, especially in relation to the drainage concerns. Because the tree is on City of St. Helena property, the City must require a tree impact study to be provided and approved by the tree committee. That tree is so old and large it is protected. In addition, because of environmental factors, it is seemingly fragile. There should be an official city arborist to assess the environmental impact issues for this tree.

Septic and leach lines. In the neighbor gatherings it was stated that the applicants should have a plan for a septic system in case they don't bring down the city sewer lines from Hudson to 2126 Madrona. We have not seen plans for bringing the city sewer lines down Madrona and if they don't, what are the septic plans (especially as they relate to the well plans).

Project grading and elevations: We were told the story poles included grading heights but we have not seen any updated plans that show the actual planned grading. This affects runoff onto Fir Hill and Madrona.

Missing elevation and composite drawings. The original planning submission packet included a composite from the view from 2212 Madrona but NO composite drawings from 1615 Fir Hill perspective. 1615 Fir Hill looks out directly at the vineyard and in the current plans, the backside of the ADU unit. We would request composite drawings from the point of view of 2212 Madrona and 1615 Fir Hill be included in the update packet.

Neighbors missing from the discussions. There were a couple of neighbors affected by this project that have not been aware of the neighbor gatherings and discussions. We are looping them in now but they may have comments and concerns not yet raised. With the holidays upon us, this may not get addressed until the New Year.

Grape Yields:

The Rossi family stated their yields have been 5 tons each year. There are some underperforming vines, but they are NOT near the house and should not be the ones removed. The underperforming vines are further up Fir Hill towards the Agee property where there is a natural swell. The Rossi family replaced some vines with younger vines that aren't yet fully performing. Some are in the area proposed to be removed. It appears there are about 119 vines proposed to be removed. This vineyard was planted in an historical manner. They are not all one variety. The Rossi family believes the vineyard has not been properly maintained since they sold it which could account for lower yields. Finally, if the applicants pull out the existing historical vineyard, we would like applicants to be required to have the University of Davis study the vines first and get a DNA report on the vines since they are historical and should be preserved.

CEQA:

We continue to believe a CEQA environmental study should be completed since this project is almost 2 times the size of a commercial building in St. Helena.

SUMMARY:

We continue to oppose this project and will meet with new neighbors shortly. There are many other issues remaining to be resolved, but given the applicants' contention they are entitled to build a project of this size, it is likely this project just is not going to happen with the applicants willing to make serious and substantial compromise. In the end, this may be a round peg into a square peg situation and the project should be denied as unsuitable for a City of St. Helena home.

Respectfully submitted,

Patty (Herdell) and Hank DiTomaso

Christina Herdell

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1693 Fir Hill Dr

St Helena, Ca 94574

December 19, 2022

Re: City of St. Helena File No: PL 21-044; Application for Demolition Permit and Design Review for 2126 Madrona, St. Helena CA (APN 009-470-010) filed by Lorraine and Joe Berchtold

In response to the December 6, 2022, Planning Commission requesting a recap on the neighborhood meetings. I was only able to attend the second of the two.

At that time, it seemed to be “ask me no questions and I’ll tell you no lies”, there was not a lot of information forthcoming. I came away from the meeting with more questions than answers.

The story poles helped very little, the effort was made, but it still doesn’t show the mass of the structures. The overall size of this project is like trying to put a square peg in a round hole. They keep talking about “their dream home” which they say they are “entitled” to. But when the size and scope of their dream home affects the dream homes of the surrounding neighbors, some of which have been here their entire life, we need to take a second and maybe even a third look.

This project will have a long-lasting effect on our town, and in our opinion ***not*** in a positive way.

There is a list of things that we hope the City Planning Commission will address before even considering this project.

1. Size and scope
2. Water usage domestic and well. Water neutrality? (Can you even get a well permit? Why can nobody answer that?
3. Bedrooms or offices? -still the same amount of bathrooms
4. Sewer or septic?
5. Storm water run-off and drainage
6. Noise pollution (hvac, well pumps, septic, pool, etc.)
7. Loss of historic vineyard
8. Madrona and Fir Hill corner loss of visibility
9. Lack of transparency and notification to the surrounding neighbors even within the 300’ radius
10. CEQA, with the size of the project CEQA study should be required

11. The very large old Historical Oak tree
12. Length of time this project will take and the effect that will have (noise, traffic, dust)

Conclusion

We are not in support of this project as presented.

This is not the right location for a project of this size, it has the potential of doing more harm than good to our neighborhood.

We would like the council, and all involved to get all the facts from more than one source before making any kind of decision.

Respectfully,

Laura Andersen

Frank Rodrigues

October 18, 2022
Planning Commission Meeting

Public Comment
Opposition Letters Submitted

Xinia Gamero

From: Cindy Tzafopoulos
Sent: Monday, October 17, 2022 8:47 AM
To: Xinia Gamero; Maya DeRosa; Aaron Hecock
Subject: FW: [External] October 18 Planning Dept. Meeting

See below

Thank you,

Cindy Tzafopoulos
City Clerk
City of St. Helena
*1572 Railroad Avenue – NEW ADDRESS!
St. Helena, CA 94574

Direct 707-968-2742 | Cell 707-312-1257
Fax 707-963-7748
ctzafopoulos@cityofsthelena.org
www.cityofsthelena.org

*Please note that City Hall is closed to the public and will not answer calls from 12:00 to 1:00 pm for lunch. Please phone individual departments to make an appointment for service.

E-mail correspondence with the City of St. Helena (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

-----Original Message-----
From: Connie Wilson <clw1956@comcast.net>
Sent: Sunday, October 16, 2022 3:09 PM
To: cityclerk <cityclerk@cityofsthelena.org>
Subject: [External] October 18 Planning Dept. Meeting

Dear Planning Department,

Re: 2126 Madrona Avenue

Pursuant to your own admission that this project is “very large”, I wish to voice my objection to this proposed home size at 2126 Madrona Avenue. The plans to replace a simple farmhouse with an obscenely large mansion and compound is very much out of the norm and character of our town and agricultural area. Please reconsider the size, scope and, most importantly, water use of this project.

Thank you.

Connie Wilson

From: Mary Cunningham Agee <mcagee@msn.com>
Sent: Friday, October 14, 2022 9:56 AM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>; Aaron Hecock <ahecock@cityofsthelena.org>
Subject: [External] Letter of support from long time Saint Helena resident regarding Berchtold project
Importance: High

October 14, 2022

Good morning, Maya and Aaron.

Our family has had the joy and privilege of calling Saint Helena our home for almost thirty years. I am writing this letter in support of the Berchtold project which will be coming before the Commission in the very near future.

I have been grateful to Joe and Lorraine for their openness and transparency in voluntarily sharing their plans with me from the outset of this process. Their respect for our neighborhood and concern for all who would be impacted in any way by their plans has been nothing short of admirable. We live in a world today where many only consider what is best for themselves without regard for others. This is not the value system of the Berchtold's as demonstrated by their willingness to adapt to the norms and needs of this special neighborhood.

I hope that this letter of support for their project will be helpful as they have patiently awaited your approval of their plan. If there is anything more I can do to show my full support, please don't hesitate to contact me.

Sincerely yours,

Mary
www.marycunninghamagee.com

From: Mary Cunningham Agee <mcagee@msn.com>
Sent: Monday, October 17, 2022 10:21 AM
To: Aaron Hecock <ahecock@cityofsthelena.org>; Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Rescind support based upon more accurate and current plan for Berchtold Plan
Importance: High

Good morning Maya and Aaron,

I have just returned from walking my puppy on Fir Hill Drive and learning from several neighbors that the plan shown to me by the Berchtold's over a year ago is no longer an accurate representation of the massive structures being submitted for your consideration at tomorrow night's meeting of the Planning Commission.

I am deeply saddened to hear that the drawings I saw many months ago are no longer reflective of the current plan for the former Rossi vineyard. I hold myself accountable for not staying on top of the changes that must have taken place during this design process.

I am disappointed to have to also share that I also didn't receive an email or written Notice of Meeting even though my home is in close proximity to the Berchtold planned residence. I have lived on Fir Hill Drive for almost 30 years and have always tried to be supportive of newcomers while doing my part to protect the character of this unique and beloved place we call home. It is possible the notice may have been sent and been lost in an infamous "junk mail folder" - but it is important for you to know that when I wrote my email letter of support on October 14th, I was not aware of the details of the current plans.

My objections are not personally directed at the Berchtold family as they appear to be a good family who could be a positive addition to our neighborhood. It pains me to have to object to their dream home as I want to be a welcoming neighbor to new families who find Saint Helena as special as we did three decades ago.

I have to rescind my support, however, for any plan that would create a dangerous precedent for our street and town. Not only is the sheer mass or scale (almost 20,000 square feet!) out of character with our neighborhood but a significant amount of historic vineyard land would also be negatively impacted. The Rossi vineyard while not as productive as younger vines, nonetheless, is historic and deserves to be preserved as such.

I apologize for being too trusting and for having assumed that the plans I had seen in drawing format only over a year ago were an accurate portrayal of the plan not under consideration. Had I seen the current massive building plan, I would have felt compelled to state my objections immediately.

I trust that you will find a way to scale back the footprint of the Berchtold design plan so it is more consistent with our neighborhood's norms and vineyard land policies. My hope is that working in cooperation with the Berchtold family everyone can find a compromise that will make it possible for us all to move forward in peace.

Sincerely,

Mary

From: Pat Kenealy <pkenealy1@yahoo.com>
Sent: Monday, October 17, 2022 1:17 PM
To: cityclerk <cityclerk@cityofsthelena.org>
Subject: [External] 2126 Madrona Public Comment to Planning Department

Dear Planning Department

I wish to add our family's voice AGAINST the 2126 Madrona Avenue project as currently proposed.

The lot is a currently a rural one at the corner of two of the most popular walking streets in Saint Helena. We've biked and walked those roads for decades.

The house as proposed is way too big overall for the town, and situated on the absolute worst place on its lot -- right up against the Madrona Ave end of the lot lines -- too close to the street and the neighbors for its size.

I encourage the Planning department to:

1. reduce the size of the main structure
2. reduce the amount of sky views, and hillside views the structures obscure from the Madrona Ave and Fir Hill Drive
3. reduce the water consumption of the project
4. make sure that any design for the project that the Commission approves "fits" in design, scale, and illumination with the rest of Saint Helena inside City Limits.

I have no objection to big houses in general, and no objections to big houses on big, remote lots. On the other hand, this is not even a "McMansion" too close to its neighbors, it is a MegaMansion that lower the quality of life for its abutters and for all the Saint Helenans that enjoy the Madrona / Fir Hill neighborhood

Sincerely,

Pat Kenealy

-----Original Message-----
From: Katie Somple <katiesomple@gmail.com>
Sent: Monday, October 17, 2022 4:17 PM
To: Anil Comelo <AComelo@cityofsthelena.org>; Christopher Warner <Christopher.Warner@cityofsthelena.org>; John Ponte <JPonte@cityofsthelena.org>; Daniel Hale <DHale@cityofsthelena.org>; Autumn Anderson <AAnderson@cityofsthelena.org>; Marika Rothfeld <mrothfeld@cityofsthelena.org>; Rosaura Segura <rsegura@cityofsthelena.org>
Cc: Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: [External] Proposed Madrona at Fir Hill development project

Commissioners,
I urge you to apply any authority you have available via our current laws, restrictions and zoning definitions to SIGNIFICANTLY mitigate (if not completely deny) the size and scope of this proposed development.
For many of the same reasons we now have restrictions on residential footprints on small lots, this project defies the purpose of even having zoning laws if it is allowed to move forward at anywhere close to what is being proposed. Please manage this issue at the planning commission stage (as is your right and charter to do so) rather than kick it up to the city council.
Thank you for your time and consideration. I request this correspondence be entered into the public record on this matter.

As ever, Katie Somple

-----Original Message-----
From: annette firhillranch.com <annette@firhillranch.com>
Sent: Monday, October 17, 2022 4:31 PM
To: Maya DeRosa <MDeRosa@cityofsthelena.org>
Subject: [External] Proposal for 2126 Madrona Ave.

To Maya DeRosa and the Members of thePlanning Commission, I am opposed to the Berchtold's project at 2126 Madrona Ave. as it is presented in the plans going before the Planning Commission on Tuesday evening. I am a resident at 1853 Fir Hill Dr. And my husband and I have owned this property for 48 years. I am concerned about the size and scope of this project for the following reasons.

1. Fir Hill Drive is a one lane PRIVATE road within the city limits. To my knowledge Mr. Berchtold does not have a right away/easement to utilize Fir Hill Drive for his 2 proposed driveways. His address is on Madrona Ave. and all access/egress to his property should be redirected to Madrona Ave. If you are familiar with Fir Hill Dr. , You will notice that all homes and access are on the west side of the road. Mr. Berchtold's property lines do not include the road.
Also his 50 ft. Setback should be from his property line - not the middle of Fir Hill Drive on someone else's property.
2. I am concerned about the water use and drought situation for a home this size and it's 11 toilets. Being on Madrona Ave. means he has city water to his property. Will city water be enough to sustain this home? He intends to water all landscape with a well and I fear the water table will significantly drop and adversely effect the wells of residents on Fir Hill Drive and other neighbors. Most Fir Hill Dr. Homes rely on well water. New landscape should not be allowed until the water situation in our community is solved. I was told that no new wells can be dug nor old wells dug any deeper or improved. Will this law apply here?
3. There is a drainage issue at the bottom of Fir Hill Dr. Where it drains into a city culvert on Madrona Ave. I know we are in a drought but when it does rain heavily - like it did last October (16 inches in 2 days) and even last month, our street was flooded and the culvert overflowing making it difficult to use our road.
I am suggesting a continuance to mitigate the concerns of residents on Fir Hill Dr. I only heard about the proposal on Friday by chance from a neighbor. It seems of the 10 residents on the street only a few were notified about the proposal for Tuesday's Planning Commission meeting where it would be discussed.

Thank you for your consideration of my concerns.

Respectfully,

Annette Smith
1853 Fir Hill Dr.

Sent from my iPad

Frank Rodrigues & Laura Andersen

1693 Fir Hill Drive

St Helena, CA 94574

April 25, 2023

Re: Berchtold Appeal - 2126 Madrona Ave, St Helena

Dear City Council Members,

We appreciate your consideration of our concerns regarding the appeal of the 2126 Madrona Ave project. We are optimistic that the City Council will uphold the Planning Commission's decision to deny this project, as the staff report is recommending as well.

After several meetings with neighbors and planning commission sessions, with input from both the community and commissioners, the applicant was given the opportunity to make revisions, but has chosen not and rather appeal the decision that was made.

Please see below a list of the environmental impact concerns:

Underground construction – As stated in the appeal "nearly 45% of the residence will be located below ground", which is continually left out of the description(s) of this project. It is estimated at 6400 sq feet, the basement is larger than the square footage of 2 tennis courts. It is approximately 60'x100'x10-12' feet deep, equating to 2800 cubic yards of dirt, over 2000 lbs. per yard. A standard dump truck holds 12-14 yards, equating to 220 truckloads of prime farmland soil to be removed from the corner of Madrona and Fir Hill. This does not include any over excavating to get proper compaction needed for the foundation of the basement. Most importantly, there has been no environmental report completed to determine what effect this basement would have on the ground water flow or lack thereof, and the impact of the underground eco system. In addition to the unknow consequences the removal of the soil may have on the designated Heritage Oak tree on the corner of Madrona and Fir Hill.

Sewer – We have asked on multiple occasions if the proposed project will be on septic or sewer, the answer has been vague, the last response was they will be bringing the sewer line up Madrona from Hudson. Again, another environmental impact to the surrounding neighborhood. How long will Madrona be torn up to accommodate this single-family home project?

Water- There has been no determination of what size water main is needed to service a house this size. The project has four times the number of water fixtures (sinks, washers, toilets, etc.) compared to the average 5-bedroom home. The water calculations and usage provided don't add up for a single-family 5-bedroom home. In addition, the proposed well has the potential to affect surrounding properties who are 100% dependent on well water for their homes.

Noise Pollution– After an estimated 3 to 4 years of construction, stated by the applicant, of a 19,025 square foot home, which will cause excessive disruptions to the neighborhood and community, it is still undetermined what the long-term noise pollution will be for a home of this size. It has not been made public what the number of mechanical systems and equipment needed to support the proposed project will require, i.e., HVAC(s), pool equipment, sump pump(s), generator(s), etc. The location of these systems was requested, but unanswered during the planning sessions.

Farmland Removal- With the plan to remove existing agriculture, the proposal does not comply with the city code. Any loss of agriculture land would impact the overall landscape of our town. This is why the rules are set, and most recently being reduced to ensure we preserve the AG within the community.

We would also request any city council member(s) that may have a conflict of interest, would recuse themselves in this appeal and decision-making process.

In closing, if this project is approved to move forward it will change the landscape of our rural community and set a precedent that does not exist in our city limits today.

When the applicant states the percentages of above and below ground of this home, it makes us think of an Iceberg, St Helena is the Titanic, just sailing along not realizing what's ahead, before you know it's too late to change course. It is not just the structure but all that comes along with it. It is forever.

Respectfully,

Frank Rodrigues

Laura Andersen

From: Gina Lewis
To: Public Comment
Subject: FW: [External] 2126 Madrona Avenue St Helena,CA
Date: Tuesday, April 25, 2023 8:29:21 AM

Regina Lewis
1734 ST. ANDREWS COURT
ST. HELENA, CA 94574

April 25, 2023

Sent by email: publiccommment@cityofsthelena.org
Subject: 2126 Madrona Avenue, St. Helena Appeal by Joe and Lorraine Berchtold after the Planning Commission denial

Dear City St. Helena City Council:

I am opposed to the application by the Berchtolds to build a mega-mansion on the valley floor anywhere in St. Helena, but especially the park-like setting of Madrona and Fir Hill Drive. The size and scale of the proposed home is outrageous and exceeds the dimensions for a commercial building, let alone a residence. It also is a travesty to pull out old growth vines to put in a two-unit pool house, pool and bocce court. If the applicants really cared about St. Helena, they would see that their proposal ruins one of the most pristine areas of town and sets a horrible precedence.

I routinely walk my dogs along Madrona and the Fir Hill "loop" and constantly admire the undisturbed beauty the vineyard's openness and views provide. I feel St. Helena's forefathers understood the rareness of such parcels and attempted to install protections so that they were preserved forever. I hope the City Council also understands the unique beauty of that

area and takes action to protect it from this type of overdevelopment. Keep St. Helena rural! Also, we would like to ensure that all citizens of St. Helena are able to enjoy the current open space this parcel provides so we all can enjoy the views of the hillsides. If rows of olive trees are planted, it will prevent us all from the agricultural viewshed we moved here to enjoy. If St. Helena becomes like Napa, there is no reason to live or work here anymore.

Finally, but importantly, Vice Mayor Eric Hall accepted a $4,999.00 donation for his mayoral campaign from the Berchtolds while their application for this project was pending. He should recuse himself from an actual conflict of interest or at least, the appearance of a conflict of interest. Even if he personally feels he can be unbiased .If he votes to overturn the denial, he will be forever branded with the reputation that he takes money for votes. Believe me, the comunittee will remember.

Respectfully,

Regina Lewis

BLOCK&BLOCK
ATTORNEYS

April 25, 2023

By Electronic Mail
Mayor Paul Dohring
Members of the St. Helena City Council
City of St. Helena
1088 College Avenue
St. Helena, CA 94574

Re: Berchtold Appeal
2126 Madrona Avenue (APN 009-470-010)
File No. PL21-044

Dear Mayor Dohring and Councilmembers:

I am writing on behalf of Kathleen, Chris and Patty Herdell, who own property near the proposed Berchtold residence, to urge you to uphold the decision of the Planning Commission and deny approval of design review.

This appeal follows the applicant's refusal to make minor changes to the project as recommended by staff. Instead, the applicant has chosen to embroil the neighborhood in controversy and to foist a decision on this Council which it should not have to make.

The issues, ordinances and policies are succinctly presented in your staff report. Of the four grounds of appeal, (i) one is irrelevant; (ii) another is based on a gross mischaracterization of the Planning Commission's decision; (iii) a third rests on the false notion that the Council must follow "precedent" established by the approval of a house on Pratt Avenue; and (iv) the fourth is premised on a frivolous due process argument.

A. Agriculture

According to the applicant, the Planning Commission misconstrued the word "agriculture" to include only products grown for sale and exclude products grown for personal consumption. Based on that misinterpretation, the applicant says, the Commission erroneously refused to approve the Berchtold residence because it fails to meet the A-20 District development standards, which limit non-agricultural uses to one acre (SHMC 17.20.060(C)).

1109 JEFFERSON STREET, NAPA, CA 94559 · 707.251.9871 · BLOCKANDBLOCKLLP.COM · KB@WINELAWYERS.COM

That is *not* what the Planning Commission decided. It did not reject the project because non-agriculture uses exceed one acre. It rejected the project because it removes half an acre from vineyard on a parcel zoned for agriculture, contrary to the policies of the General Plan.

The applicant does not dispute that his project will reduce the vineyard on his property by one half acre. That fact remains true regardless of how the Planning Commission defined "agriculture." Applicant's argument about the supposed misinterpretation of that term is a diversion.

B. General Plan

Next, the applicant asserts that the Planning Commission misapplied important policies in the General Plan. Policy LU5.1 directs City leaders to "[d]iscourage conversion of existing farmland to non-agricultural uses." Policy LU5.3 calls on you to "[s]trictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land."

The applicant claims that the Planning Commission applied these policies too rigidly, effectively banning residential development on agricultural land and creating inconsistencies within the General Plan and between the General Plan and the Zoning Ordinance. In truth, the Planning Commission merely interpreted and applied the City's General Plan to *this* project as proposed on *this* parcel, which is its job. The Commission did not create a new policy prohibiting the construction of housing in the A-20 zone.

The aim of LU5.1 and LU5.3 is to prevent the loss of agricultural land. The applicant proposes to permanently remove 0.53 acres of vineyard from his property to accommodate what can only be described as a palatial estate. The Planning Commission and the City Council are acting well within their legal authority, and their mandate from City residents, to discourage this unnecessary loss of agriculture and to strictly limit the development of a 19,000 square foot residence in a vineyard.

"Once a general plan is in place, it is the province of elected city officials to examine the specifics of a proposed project to determine whether it would be 'in harmony' with the policies stated in the plan." (*Friends of Lagoon Valley v. City of Vacaville* (2007) 154 Cal.App.4th 807, 822.) A city's interpretation of its own general plan will not be overturned unless "no reasonable person could have reached the same conclusion." (*Stop Syar Expansion v. County of Napa* (2021) 63 Cal.App.5th 444, 461.) The Berchtold challenge falls far short of this standard.

C. Precedent

Third, the applicant makes a false appeal to precedent, claiming that the denial of his 19,000 square foot house is inconsistent with the City's prior approval of a house on Pratt Avenue. As staff correctly points out, local governments are not bound by precedent in making land use decisions. (See *Billings v. Cal. Coastal Commission* (1980) 103 Cal.App.3d 729, 741; *Rathkopf's Law of Zoning and Planning* §§ 60:2, 68:8 (4th ed. 2023 Update).)

Besides, the Pratt Avenue project has no precedential value. The denial of the Berchtold house is based on its removal of active vineyard to accommodate recreational amenities. Pratt Avenue, according to the staff report, was a vacant site with no vegetation and no active agriculture (Staff Report, p. 156 of 473).

D. Due Process

Finally, the applicant objects that the Planning Commission failed to include a draft denial resolution in the agenda packet or to read the findings supporting denial into the record. These omissions supposedly violated the Brown Act and deprived the applicant of due process by preventing him from reviewing or commenting on the findings before they were adopted.

The applicant actually received more process than was due. He participated in three hearings, presented evidence and arguments to support his case, was represented by counsel throughout, and now gets a *de novo* hearing before the City Counsel. The state and federal constitutions do not require any particular form of process, only process sufficient for a party to be heard. (*Lent v. Cal. Coastal Commission* (2021) 62 Cal.App.5th 812, 840.) The City heard this applicant; it just disagreed with what he was saying.

The Brown Act does not entitle the applicant to an advance copy of the resolution denying his project, contrary to his claim. His appeal makes vague references to the Act but does cite any specific provisions that support his position. The Brown Act entitles the applicant (i) to have his matter properly agendized, which it was; (ii) to receive a copy of the agenda packet, which he did; and (iii) to have an opportunity to address the Commission, which was provided to him on several occasions. (Gov't Code §§ 54954.1-54954.3.) There was no Brown Act violation.

E. CEQA Exemption

The staff report is an example of solid staff work; it generally gets everything right. It does make one misstep, however, in claiming that this project qualifies for a categorical

exemption from CEQA. Staff relies on the "small structure" exemption, which exempts the construction of "new, small facilities or structures," including "[o]ne single-family residence or a second dwelling unit in a residential zone." (CEQA Guidelines § 15303(a).)

This project is not in a residential zone. The purposes of the Twenty-Acre Agricultural (A-20) District is to protect and promote the preservation of agricultural land. (SHMC § 17.20.010.) More importantly, the proposed Berchtold residence is not a "small structure."

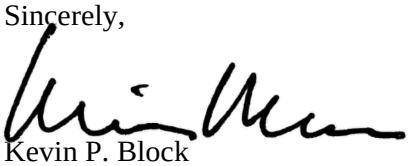
In *Gaviota Coast Conservancy v. Santa Barbara County* (December 21, 2009) 2009 WL 4894456, the court held that the small structure exemption did not apply to a 13,000 square foot house proposed for construction on a 17-acre parcel along the Gaviota Coast. The house was situated near a ridgeline in the coastal hills, was surrounded by agriculturally zoned property, and was four times larger than other single family homes in the area. (Slip op. at 2.)

Noting that CEQA exemptions must be construed narrowly to ensure adequate environmental review, the court held that the small structure exemption was inapplicable and ordered the preparation of a focused EIR. "If the law were otherwise, a single family residence the size of a castle would be exempt from environmental review no matter where it is built or how much it obstructs public views of the skyline." (Slip op. at 4.)

The issue in this case is not visual impact but impact on agriculture. The proposed house is larger than the house in *Gaviota Coast Conservancy* and is located on a much smaller parcel. Like the house in *Gaviota Coast Conservancy*, the Berchtold residence is surrounded by agricultural land and is larger than the 10,000 square foot exemption for commercial structures. (CEQA Guidelines § 15303(c).)

The public interest is not served by expanding the small structure exemption to encompass the Berchtold estate. If this project is to proceed, it must first undergo environmental review.

Sincerely,



Kevin P. Block

Cindy Tzafopoulos

From: Mary Alice Stielau <mastielau@gmail.com>
Sent: Tuesday, April 25, 2023 1:47 PM
To: Public Comment
Subject: [External] Ben Van Zutphen Santa Rosa Project

I hope all of the City Counsel has time to read this brief notice of how Ben Van Zutphen proceeded with his building project in Santa Rosa.

https://www.waterboards.ca.gov/northcoast/board_decisions/adopted_orders/pdf/2015/150824_0060_Meadows_Oakmont_CAO.pdf

Mary Alice Stielau
18 Los Robles Ct, St Helena, CA 94574
Saint Helena, CA

Cindy Tzafopoulos

From: Eric Hall
Sent: Tuesday, April 25, 2023 2:14 PM
To: Cindy Tzafopoulos
Subject: FW: Letter of Support for Berchtold's

This came to us directly…just fyi…

Eric Hall, *Vice Mayor*
City of St. Helena
www.cityofsthelena.org
Mobile/Text: 925-708-2686

St. Helena is Open for Business!
Coming soon…

- Tweed & Vine expanding and reopening in new location on Main St., early March
- Joel Gott's Pizza Station opens in March
- Elyse Walker expanding and reopening in new location on Main St. late Spring
- Houtskool Dumplings opens this summer on Main St.
- Ray Ray's Tacos opening on Main St.
- NO|MA House Café & Collective opening on Main St.
- Orin Swift Cellars tasting room expanding on Main St.
- Boisset's JCB Tasting Lounge opening 2024 on Main St.

From: Jim Gamble <jim@windybayllc.com>
Sent: Monday, April 24, 2023 4:12 PM
To: Paul Dohring <PDohring@cityofsthelena.org>; Eric Hall <EHall@cityofsthelena.org>; Anna Chouteau <AChouteau@cityofsthelena.org>; lhardy@cfk.com; Billy Summers <BSummers@cityofsthelena.org>
Cc: CityCouncil <CityCouncil@cityofsthelena.org>
Subject: [External] Letter of Support for Berchtold's

Dear Mayor Dohring, Vice Mayor Hall and Councilmember's Chouteau, Hardy and Summers -

I am writing in support of Lorraine and Joe Berchtold's application to build a home on Madrone Avenue.

Stephanie and I are neighbors, with a direct view of their proposed new home (about 300 yards away).

In the spirit of transparency, Joe was a good friend while we were both at Pomona College in the early 1980's. However, we've been out of touch for almost 35 years and reconnected recently, but not until after they bought the property on Madrone. Only then did Joe realize we were neighbors.

That said, my long ago friendship with Joe isn't the reason I'm supporting their application.

While the size of the house is large, I'm uncomfortable judging another person's design, especially when building their dream home. Most importantly, they have designed their home to fit into the 1-acre limitation for A-20 and are not asking for a variance.

My concern is the inconsistent interpretation and application of the building rules in the A-20 zoning areas in St. Helena. After listening to the Planning Commission hearings, it seemed applying the 1-acre limit was arbitrary and subjective. Everyone seemed confused if the 1-acre limitation applied or didn't. It should be black and white. If you're in the A-20, you either get 1-acre or you don't. It's too subjective otherwise and puts everyone in a bad spot.

As was the case for the Planning Commission, which looked to LU5.1 and LU5.3 for clarity. Those clauses are ambiguous and open to differing interpretations. As you know, this is a slippery slope. The rationale given for approving the 1-acre development on the Pratt Avenue home was it didn't have a vineyard. Thankfully Lorraine and Joe didn't rip out their vineyard first and then apply for a building permit later. I think it's important to apply the 1-acre building envelope consistently for all A-20 properties. If changes are wanted to the A-20 zoning, they should be debated and included in the General Plan. The lack of clarity puts everyone in a difficult spot.

Bottom line, I would hate to see the City get into another lawsuit. Limiting the Berchtold's to the .45 acre building envelope, as the Planning Commission suggested, would cause significant degradation of their property value. I would much rather see the City's financial resources go towards desperately needed infrastructure improvements and not to fighting another lawsuit.

On a final note, I've walked the Berchtold's vineyard and I told them they are crazy to continue farming that vineyard. Most of those vines are dead, diseased, are non-producing or are at the end of their life. If the Berchtold's redeveloped that vineyard, with similar spacing as other vineyards in the neighborhood (e.g. 3x6 spacing vs. the current 6x9 spacing), they could triple the number of vines on the property and more than triple the amount of fruit they could produce. And by correlation, use a lot more water. God Bless Beth Novak and Spottswoode for taking on the vineyard management responsibilities, and God Bless the Berchtold's for giving Spottswoode the fruit for FREE. With it's current production of ½ ton per acre, it's not a commercially viable vineyard. It is a hobby vineyard. Even if they get it up to the goal of 1-ton per acre, it's still not a commercially viable vineyard.

By investing in these old vines, the applicant is showing they will be strong advocates for agriculture in St. Helena.

If the Berchtold's building permit is denied, it will set a difficult precedent. Practically speaking, the next person that comes along and purchases a property in the A-20 in St. Helena, will likely rip out the vineyard first, and apply for a building permit later. Taking out .53 acres of vines from a diseased, dying and end of life vineyard, as the applicant proposes, is de minimis compared to keeping the remaining 5.25 acres of vines and praying Spottswoode can bring them back to vitality.

Sincerely,

Jim Gamble

From: CN
To: cityclerk
Subject: [External] Letter regarding 2126 Madrona Ave
Date: Tuesday, April 25, 2023 2:52:15 PM

As a thirteen year resident of St. Helena, I walk Fir Hill and Madrone multiple times per week. I see seasons change, the migration of swallows and western bluebirds. I am opposed to the size and scale of the proposed project for 2126 Madrona. The size, square footage, number of bathrooms, height, and multiple dwellings are too large for the city limits. The project is absolutely not water neutral at a time of strained demand on water and infrastructure. The proposed main house with a basement the three times the size of a reasonable house is shocking. I don't disagree with the other dissenters. The labeled pool house will most likely have a full time live in caretaker and the grounds and house maintenance will have staff circling and parking full time. The non existent shoulder of Madrona will be filled with workers from sun up till sun down. The idea that olive trees will be planted to further agricultural requirements is questionable and pulling groundwater from a well to maintain the trees, grounds, and vines is laughable. If this tremendous project is approved, there will be no recourse for the city if resources run dry or neighboring wells are drained. This project will be nothing more than another second house for the wealthy to come and go mimicking large parties for friends. The investment in community is most likely to be zero. The city should not back down because of deep pockets and a lawsuit. This project needs better scale, a down sizing of the property and something more reasonable than proposed. I'm shocked the original house isn't protected as historical.
I want to see this land used wisely. The proposed plans destroy vineyard, do not promote community and will increase traffic while detracting from the rural feel. The proposed size only promotes a private compound where no one os welcome. No to this project.

Respectfully,
Celeste Neeley
Magnolia Ave, SH

Sent from my iPhone

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **NEW BUSINESS**

Subject: **Fiscal Year 2022 Annual Comprehensive Financial Report and Independent Auditor's Report on Internal Control Over Financial Reporting.**

CEQA Determination: **Not a CEQA project**

Prepared By: Mandy Kellogg, Administrative Services Director

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

The City of St. Helena has undergone the fiscal year audit and issued its Annual Comprehensive Financial Report for fiscal year ended June 30, 2022. The City publishes an annual report to fully disclose its financial information, as well as to comply with state and federal requirements and bond covenants.

The financial audit and the preparation of the financial statements takes place over several months, beginning just after the end of the fiscal year and continuing through the time the books are closed and the Comprehensive Annual Financial Report is published. Staff coordinates with the auditor to ensure that the work is completed accurately and timely.

The City contracts for an annual independent audit of its financial statements. In January 2020 the City issued an RFP for professional auditing services upon expiration of the existing contract for auditing services. On April 28, 2020, the City signed a three-year Professional Services Agreement with Brown Armstrong Accountancy Corporation to prepare the City's annual audited financial statements through FY 2022 with an option to extend the contract for an additional three years. The Comprehensive Annual Financial Report will be available on the City of St. Helena's website on April 25, 2023.

DISCUSSION

ANNUAL COMPREHENSIVE FINANCIAL REPORT OVERVIEW

The City of St. Helena's Annual Comprehensive Financial Report consists of three sections:

1. Introductory Section: provides general information on the government's structure and the letter of transmittal.
2. Financial Section, which contains the following:
    - Independent auditor's report
    - Management discussion and analysis (MD&A) - The MD&A provides a simple narrative introduction, overview, and analysis of the basic financial statements.
    - Basic financial statements
    - Fund financial statements
    - Notes to the financial statements
    - Required Supplemental Information
    - Optional Supplementary Information
3. Statistical Section: presents detailed information as a context for understanding information in the financial statements, note disclosures, and required supplementary information.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

In addition to producing the City's Annual Comprehensive Financial Report, it is the responsibility of the independent auditor to provide to the City of St. Helena a report on internal control over financial reporting and a report on compliance with other matters based on the audited financial statements. The Report on Internal Control and Other Matters identifies deficiencies in internal control that the auditor considers to be either material weaknesses and/or significant deficiencies. Additionally, the auditor performed tests of the City's compliance with certain provisions of laws, regulations, contracts, and grant agreements.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis.

A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis.

A significant deficiency is a deficiency, or combination of deficiencies, in internal control less severe than a material weakness, yet important enough to merit attention by those charged with governance.

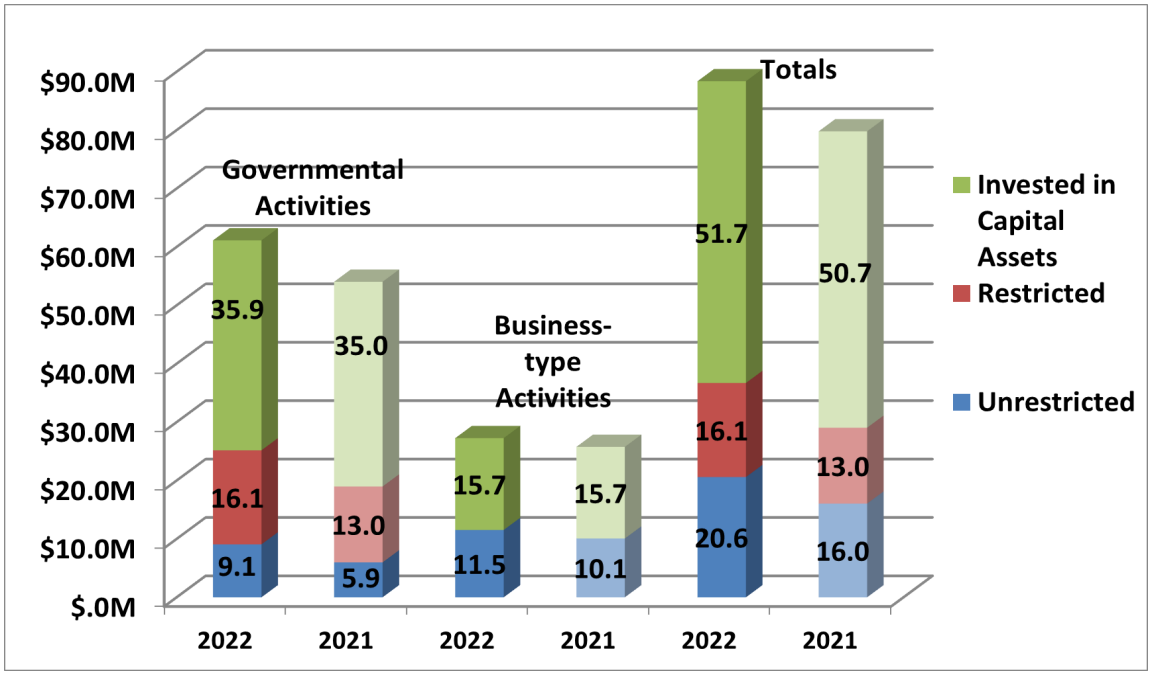
For the FY 2021-22 audit, the Independent Auditor's Report on Internal Control Over Financial Reporting disclosed no material weaknesses, significant deficiencies, or instances of noncompliance.

Overview of Audited Financial Statements

All Funds: City of St. Helena's Net Position

The following chart shows the net position at the end of FY 21/22 compared to FY 20/21.

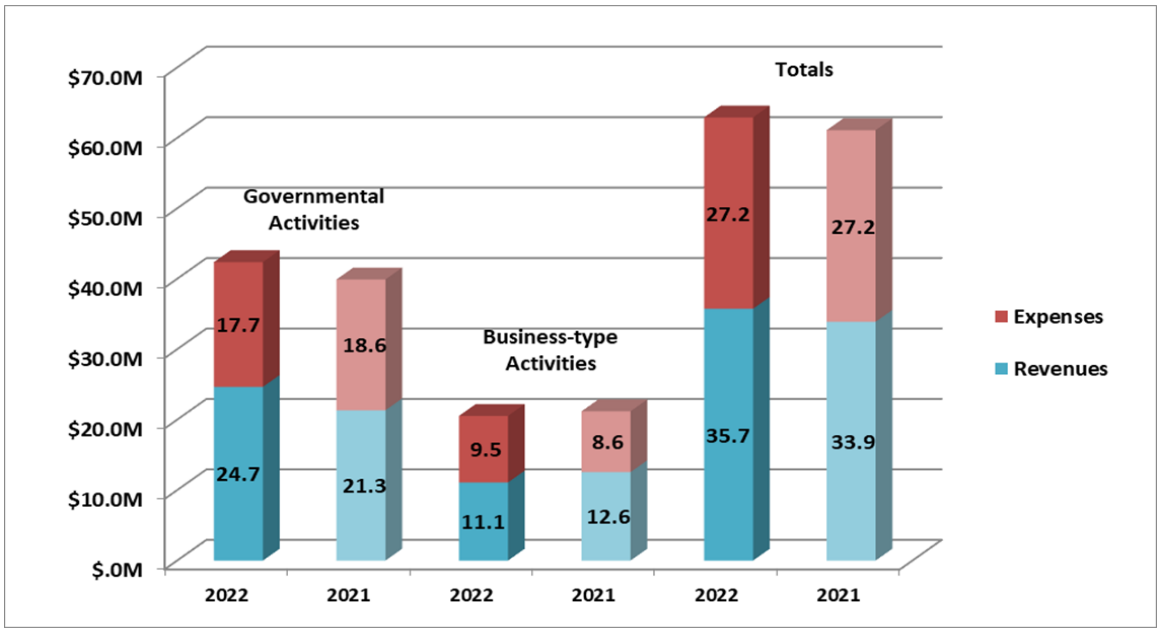
- The net position at the end of FY 21/22 was $88.4 million, an increase of $8.6 million from FY 20/21.
- Business-type activities, which is water and wastewater, increased by $1.5 million and governmental activities also increased by $7.1 million.



All Funds: Changes in the City of St. Helena's Revenues and Expenses

The following chart shows a comparison of all funds of revenues and expenditures from FY 20/21 to FY 21/22.

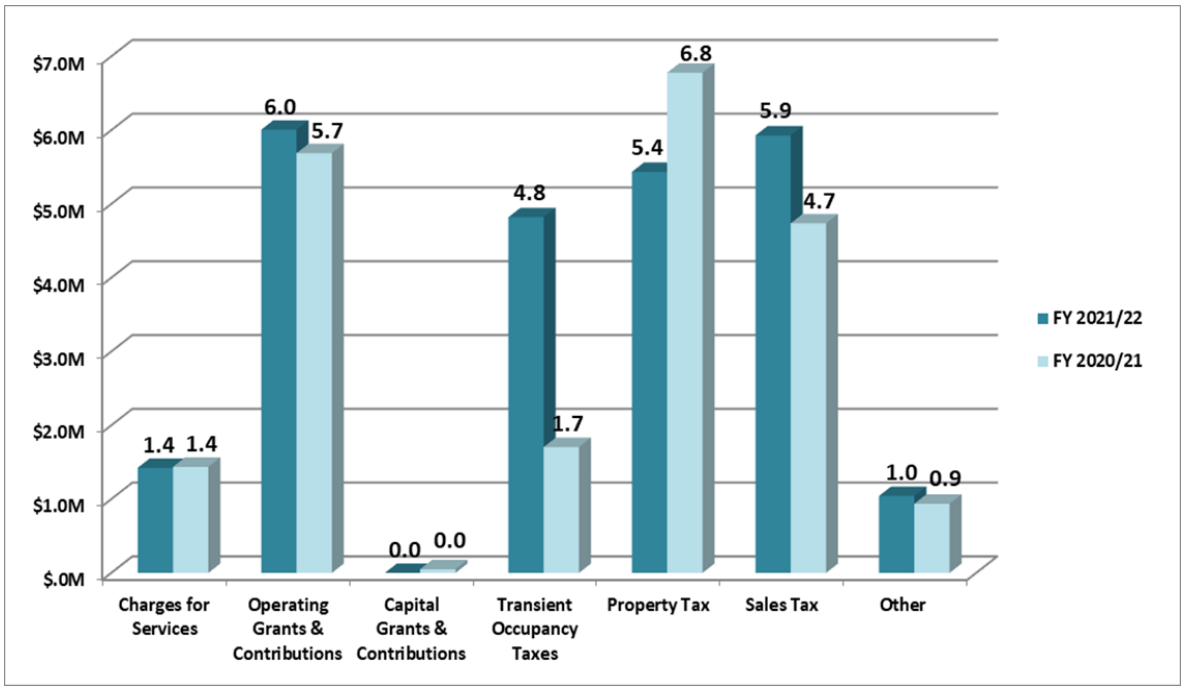
- Revenues increased overall by 5.47% to $35.7 million.
- Expenses decreased overall by 0.14% to $27.2 million.



Governmental Activities: Revenues

The following chart shows a comparison of Governmental Activity revenues from FY 20/21 to FY 21/22.

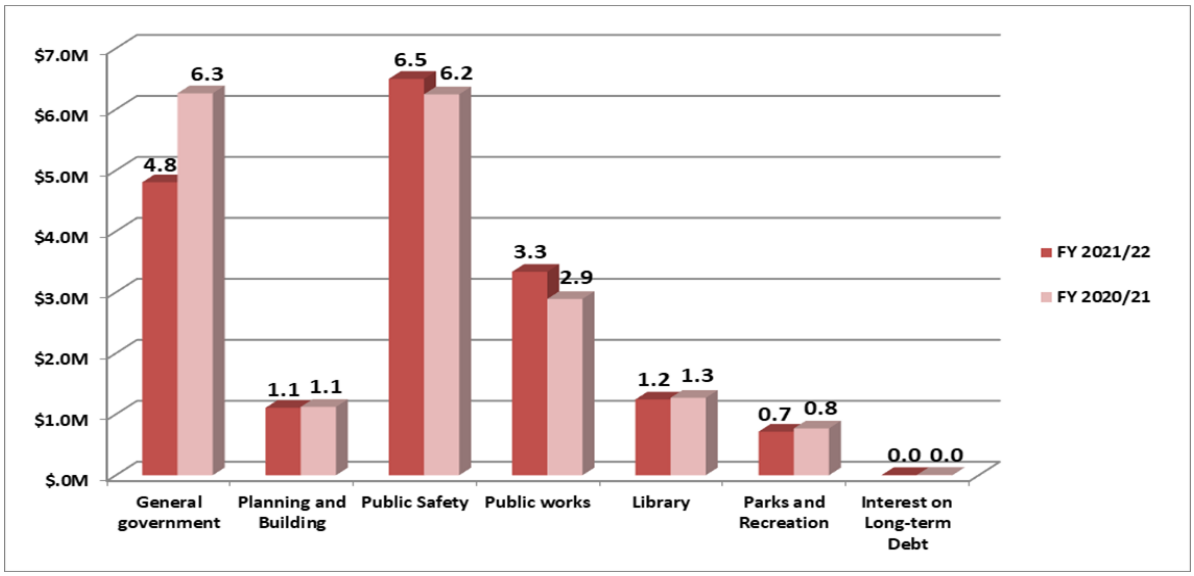
- Overall revenues increased by 15.6% to $24.7 million.
- The most significant increase in Transient Occupancy Tax is related to economic recovery from impacts associated with the COVID-19 that resulted in a significant decline in revenues during FY 2021.
- The decrease in Property Tax is related timing of payments received in the prior year that were recorded as deferred revenue.
- The City continued to see an increase in Sales Tax revenues as a result of ongoing recovery impacts from the pandemic.



Governmental Activities: Expenses

The following chart shows a comparison of Governmental Activity expenses from FY 20/21 to FY 21/22.

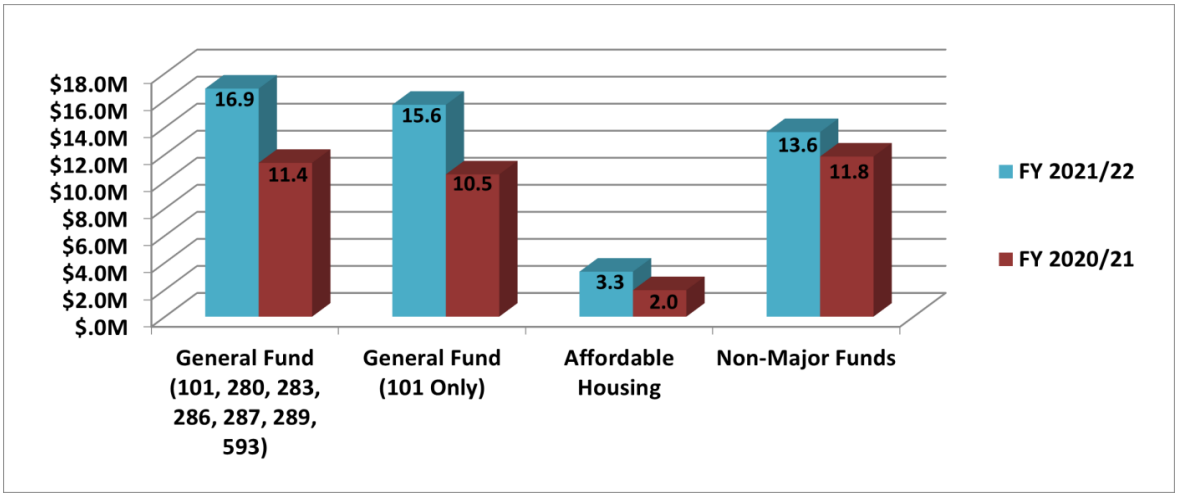
- Overall expenses decreased by 4.62% to $17.7 million.
- The most significant decrease in General Government is related to expenses incurred in FY 20/21 during the LNU Lightning Complex and Glass Fire.
- The increase in Public Safety is due to increased overtime expenses associated with staffing shortages.
- The increase in Public Works is related to filling some vacant positions during FY 2022 and increased maintenance costs.



Governmental Funds

The following chart shows a comparison of the Governmental Fund balances from FY 20/21 to FY 21/22.

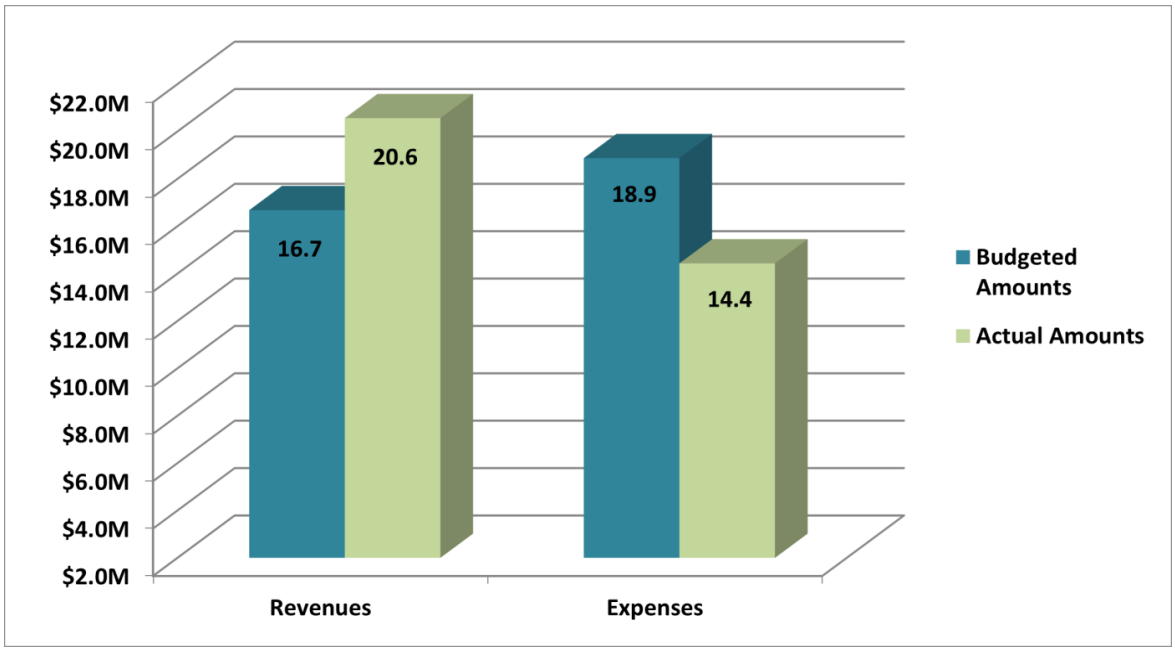
- The General Fund Balance on the left side of the chart and reported on page 17 of the audited financial statements includes Funds 101, 283, 286, 287, 289, and 593. This balance has increased to $16.9 million as of June 30, 2022.
- The General Fund Balance shown in the center of the chart is Fund 101 only. This balance increased to $15.7 million as of June 30, 2022.
- The Affordable Housing Trust Fund was moved to a major fund during FY 20/21 due to the increased activity associated with the CDBG grant-funded acquisition project at 723 Hunt Avenue. This balance increased to $3.3 million as of June 30, 2022.
- The Non-Major Fund Balance increased 15.3% to $13.6 million as of June 30, 2022.



General Fund: Budget vs. Actuals

The following chart shows a comparison of the General Fund budgeted revenues and expenses to actual revenues and expenses for FY 21/22.

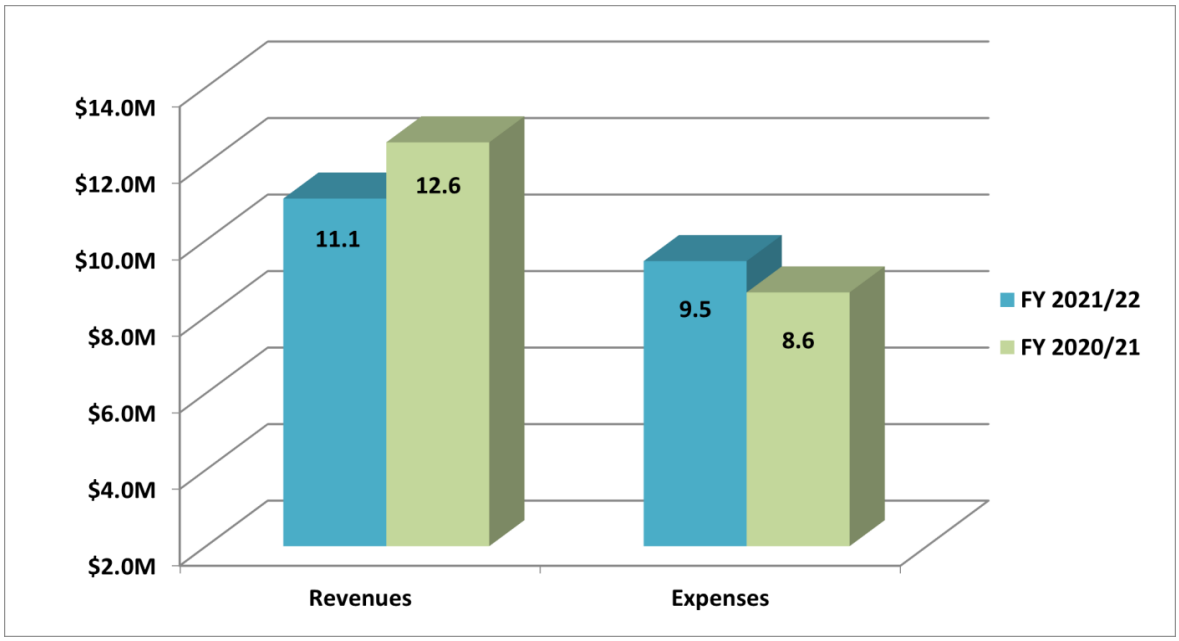
- General Fund Revenues exceeded budgeted amounts by $3.9 million. Budget estimates were conservative and based on a slow recovery from the impacts of the COVID-19 pandemic and shelter-in-place orders which took effect in March 2020. However, actual revenues received showed economic recovery sooner than anticipated. In addition, the City received non-budgeted revenue related reimbursements associated with emergency response.
- General Fund actual expenditures were less than adopted expenditures by $4.4 million. The primary reason for the savings was due to contracts not being expended for projects that continued into the following fiscal year and salary savings related to staffing vacancies.



Business-Type Activities: Revenues and Expenses

The following chart shows a comparison of the business-type activities from FY 20/21 to FY 21/22.

- Revenues decreased by 11.7% to $11.1 million. The decrease was attributed to penalties that were waived during Phase II of the water emergency and water conservation efforts.
- Expenses increased by 9.5% to $9.5 million. The increase was primarily due to contracts for services related to temporary staffing at the Water and Wastewater Treatment Plants.

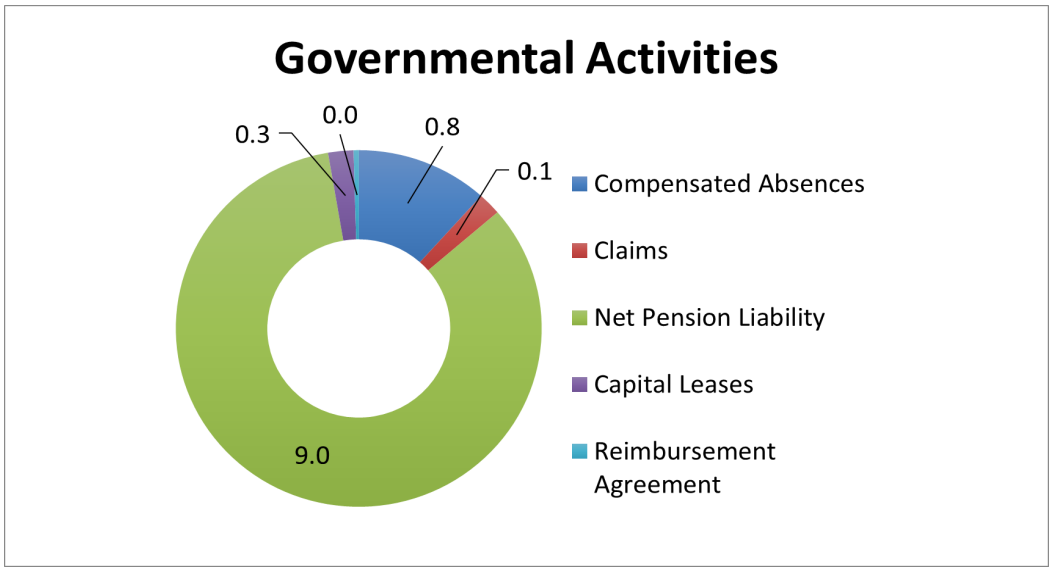


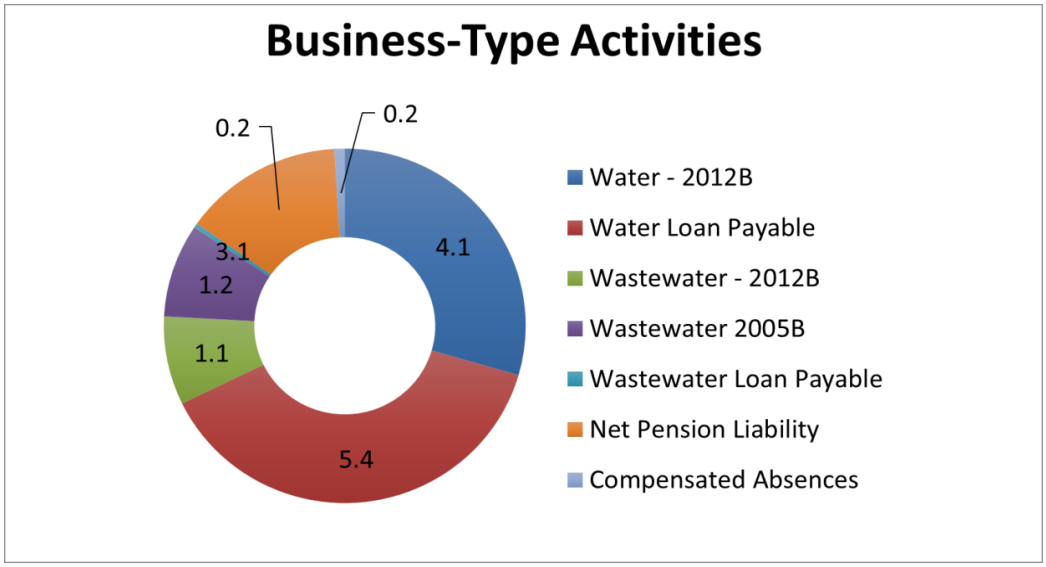
Capital Assets

At the end of fiscal year 2022, the City had invested $62.0 million in a broad range of capital assets. This was a net increase of $5.1 million, which was primarily related Construction in Progress for project S-52 Wastewater Treatment Plant Upgrade.

Debt

At the end of fiscal year 2022 Governmental Activities had $6.8 million in long-term debt liabilities and Business-type Activities had $12.2 million. The overall debt decreased by 24.5% from the prior year. The decline was a result of the regular debt payments that were made during the fiscal year and a reduction in the net pension liabilities.





FISCAL IMPACT
There is no fiscal impact associated with this report.

RECOMMENDED ACTION
Staff recommends the City Council receive accept the Comprehensive Annual Financial Report of the City of St. Helena for Fiscal Year Ended June 30, 2022.



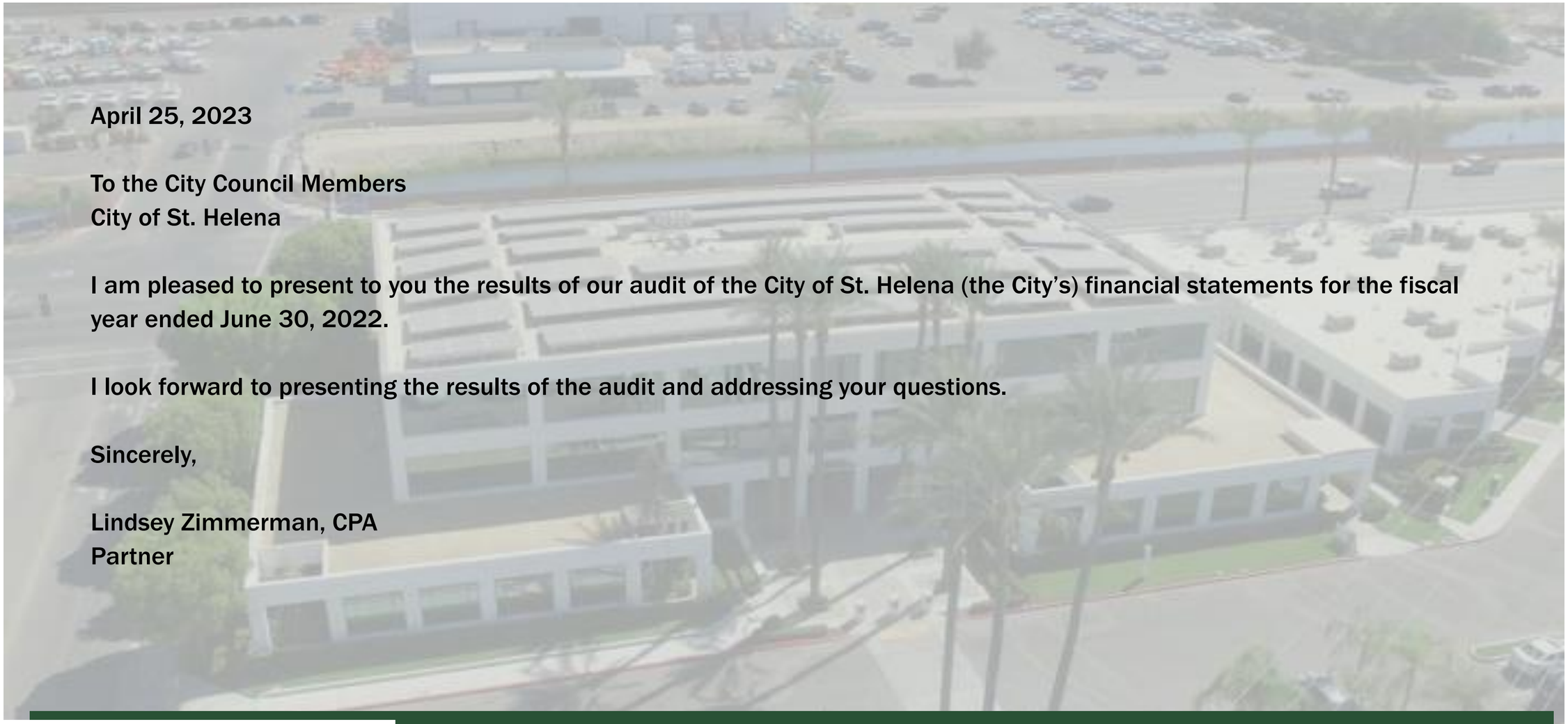
Results of the City of St. Helena Financial Statement Audit for the Fiscal Year Ended June 30, 2022

BROWN ARMSTRONG ACCOUNTANCY CORPORATION

4200 Truxtun Ave., Ste. 300 Bakersfield, CA 93309 | 661.324.4971 | Fax 661.324.4997

www.ba.cpa | Contact: Lindsey Zimmerman, CPA | lzimmerman@ba.cpa

BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS



April 25, 2023

To the City Council Members
City of St. Helena

I am pleased to present to you the results of our audit of the City of St. Helena (the City's) financial statements for the fiscal year ended June 30, 2022.

I look forward to presenting the results of the audit and addressing your questions.

Sincerely,

Lindsey Zimmerman, CPA
Partner

BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS

AGENDA

- Scope of Services Recap 4
- Audit Purpose and Responsibilities 5
- Audit Areas of Focus 8
- Financial Highlights 9
- Results of the Audit 13
  - Audit Opinion and Required Communication

BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS

SCOPE OF SERVICES RECAP

- Audit of the City's financial statements in accordance with US generally accepted auditing standards and government auditing standards (GAS).
- Other communications and reports required by professional standards including:
  - Required Communication
  - Report on Internal Control Over Financial Reporting and on Compliance and Other Matters in Accordance with GAS

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CERTIFIED PUBLIC ACCOUNTANTS

AUDIT PURPOSE

- What is the purpose of the audit?
  - An audit provide an independent, objective assessment of the stewardship of governmental funds
  - The City auditor independently and carefully examines and audit the books, records, accounts, and funds
  - Audits are essential to government accountability to the public

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MANAGEMENT'S RESPONSIBILITY

- Responsible for the financial statements
- Present the financial statements in accordance with accounting principles generally accepted in the USA.
- Adopt proper accounting policies
- Establish and maintain the effectiveness of internal controls over financial reporting and compliance
- Prevent and detect fraud

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AUDITOR'S RESPONSIBILITY

- Perform the audit in accordance with Auditing Standards Generally Accepted in the USA and Government Auditing Standards
- Communicate to Those Charged with Governance
- Assess audit risk of internal controls over financial reporting and compliance
- Determine the fairness of the presentation of the financials as a whole
- Issue opinions and required communication letters

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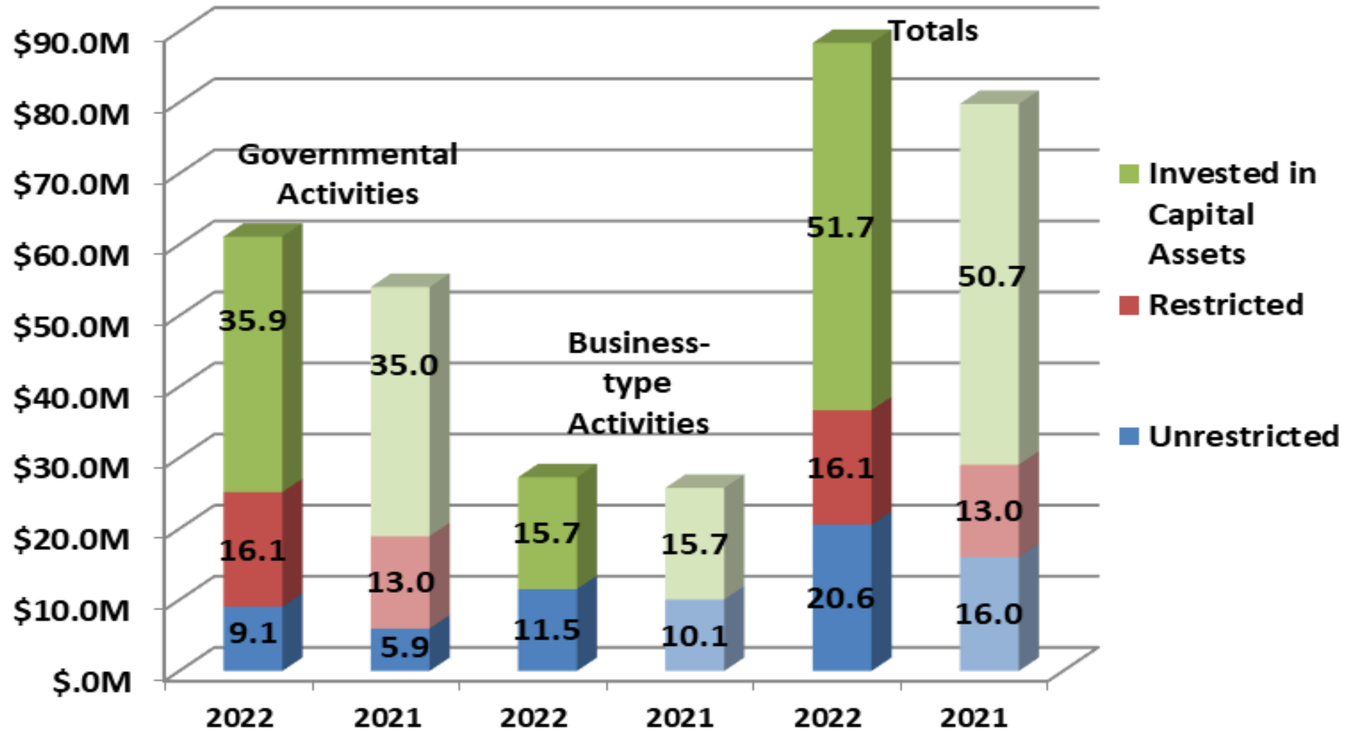
AUDIT AREAS OF FOCUS

Significant Risk Areas	Brown Armstrong's Response
Revenue Recognition	• Test of controls was performed over cash receipts • Other substantive analytics were also performed
Management override of controls	• Journal entries testing • Inquiries performed with individuals involved in the financial reporting process, and ensuring no inappropriate or unusual activity was noted relating to journal entry processing • Performed walkthroughs of significant audit areas to review adequate segregation of duties

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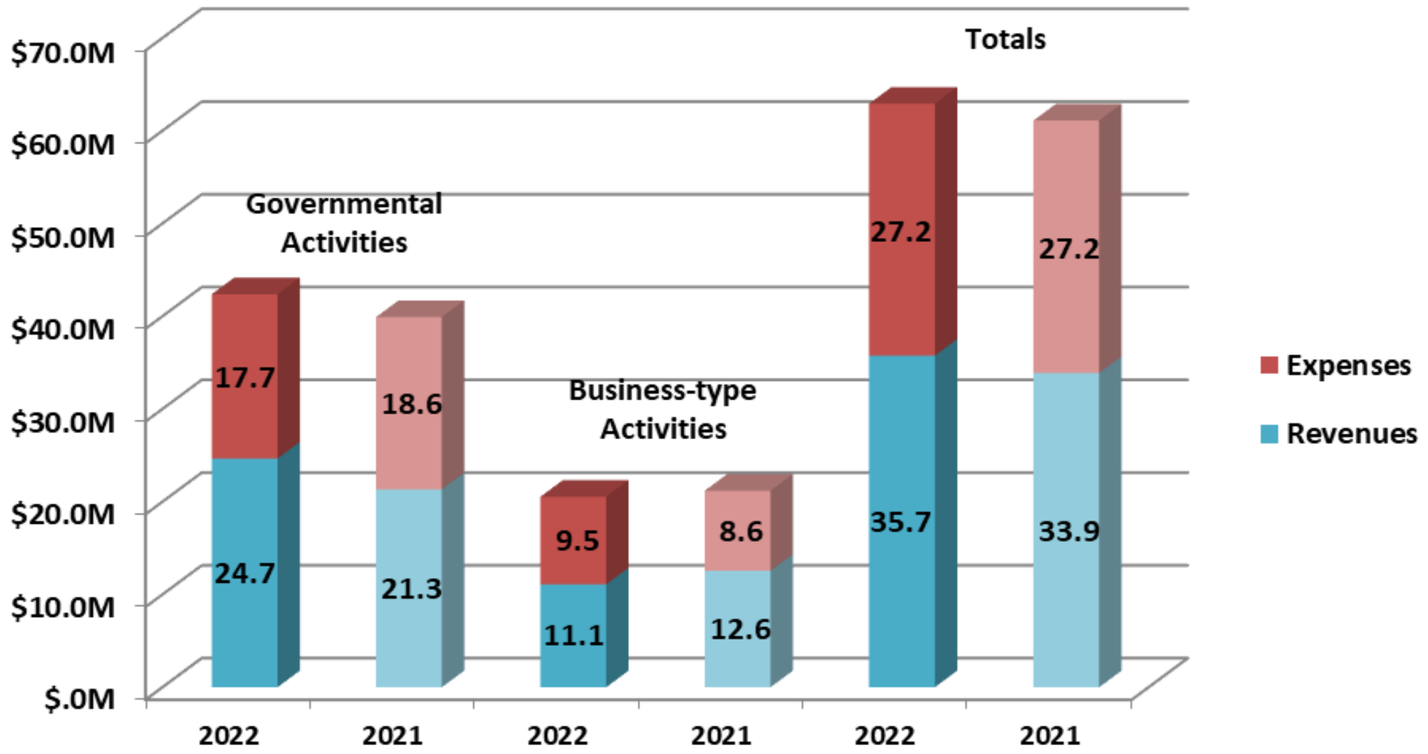
FY 2021-2022
Financial Highlights - All Funds

St. Helena's Net Position



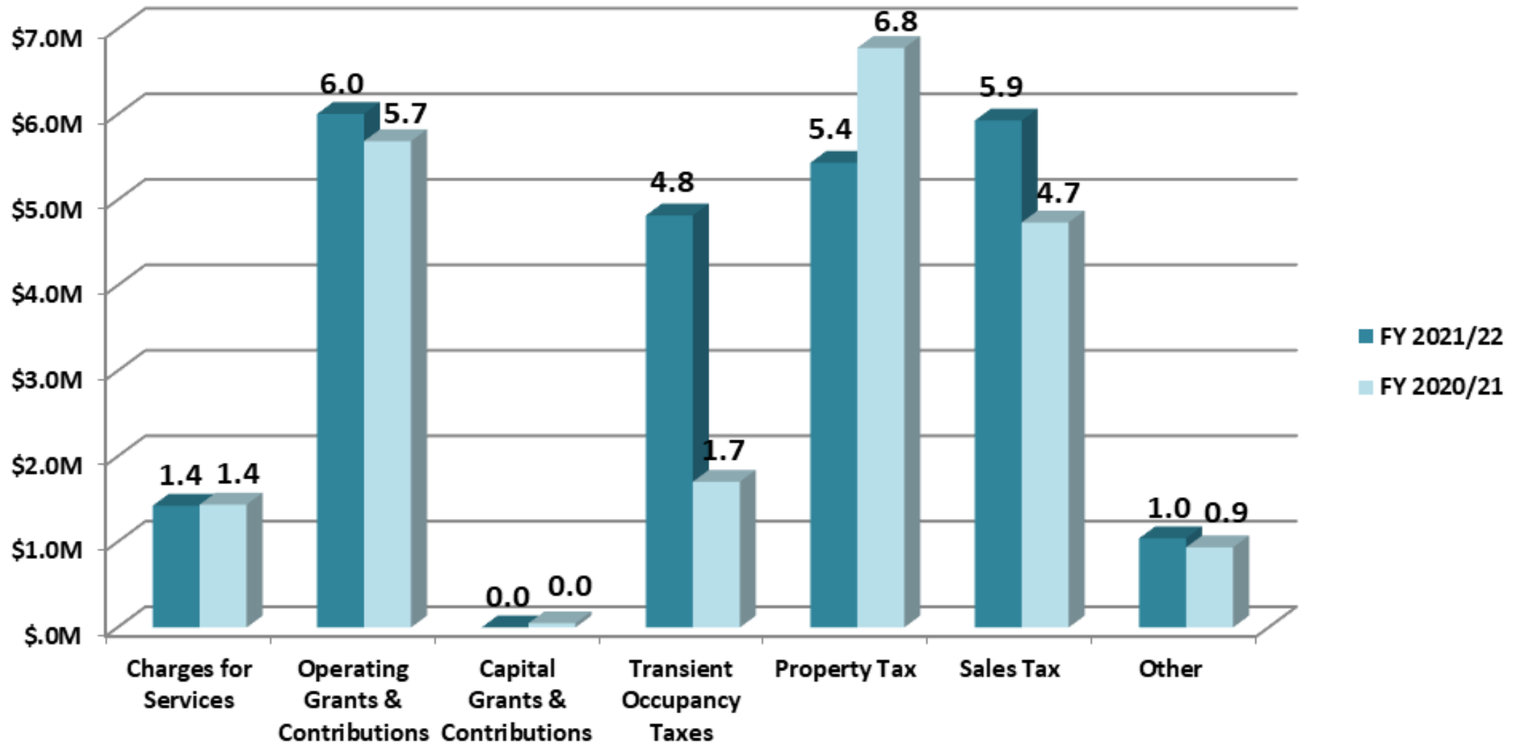
FY 2021-2022
Financial Highlights - All Funds

Changes in the City of St. Helena's Revenues and Expenses



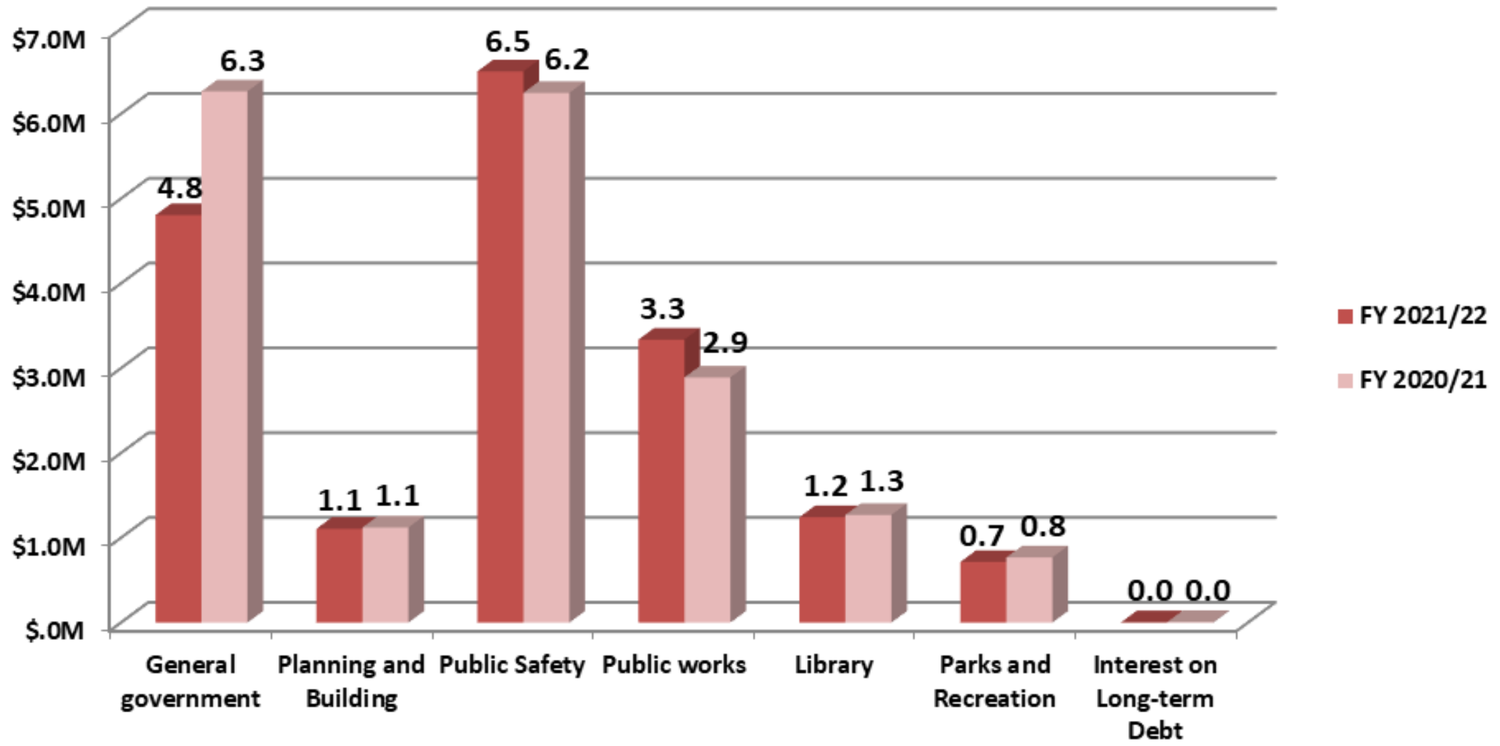
FY 2021-2022
Highlights
Governmental Activities

Revenues



FY 2021-2022
Highlights
Governmental Activities

Expenses



RESULTS OF THE AUDIT

Report	Summary of Opinion/Required Communication
Report on Financial Statements (Opinion)	• Unmodified (Clean)
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*	• No noncompliance noted • No material weaknesses and no significant deficiencies

BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS

RESULTS OF THE AUDIT (Continued)

Report	Summary of Opinion/Required Communication
Required Communication to the City Council in Accordance with Professional Standards (SAS 114)	• New GASB Statement – Nothing of significance •Significant Estimates and Sensitive Disclosures Reviewed •Capital assets and depreciation – useful lives •Allowance for doubtful accounts •Net Pension Liability Estimates •Net OPEB Liability Estimates ✓ Based on actuary assumptions • Difficulties encountered in performing the audit – None • Corrected and Uncorrected Misstatements – None • Disagreements with Management – None • Management representation letter • Other Audit findings or issues – None

BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS

THANK YOU! QUESTIONS?



Lindsey Zimmerman, CPA
Partner

Brown Armstrong Accountancy Corporation
4200 Truxtun Ave., Suite 300
Bakersfield, CA 93309
(661) 324-4971
lzimmerman@ba.cpa

BROWN ARMSTRONG
CERTIFIED PUBLIC ACCOUNTANTS

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **NEW BUSINESS**

Subject: **Fiscal Year (FY) 2022-23 2nd Quarter Finance Report and Consideration of Resolution Approving Mid-Year Budget Adjustments for FY 2022-23.**

CEQA Determination: **Not a CEQA project**

Prepared By: Mandy Kellogg, Administrative Services Director

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

Municipal Code Title 2, §2.24.030 states the Director of Finance shall deliver to the City Manager and to the Council at a regularly scheduled Council Meeting a budget report showing the budget status at the end of the preceding quarter. The Q2 Quarterly report is combined with the mid-year budget report/adjustments.

After conducting a review of the status of the City's budget as of December 31, 2022, this report is presented to provide an overview of revenues and expenses at mid-year as they relate to various funds. The City has traditionally amended its budget during the year as new and updated information becomes available, or at various times during the year to appropriate funds for expenses that were not anticipated at the time the budget was adopted.

Staff has prepared the following for Council:

1. Second Quarter (Q2) staff report for Fiscal Year (FY) 2022-23. This report is a summary of transactions from July 1, 2022 through December 31, 2022
2. Recommended Mid-Year Budget Adjustments
3. Summary of St. Helena CARES Low Income Subsidy and Water Leak Adjustments for Q2 FY 2022-23
4. FY 2022-23 Q2 List of Checks over $50,000 (Attachment 1)

5. FY 2022-23 Q2 Estimated Cash Balances at December 31, 2022 (Attachment 2)
6. FY 2022-23 Q2 Revenue and Expense Summaries - General, Water, and Wastewater Funds (Attachments 3-8)

DISCUSSION

The intent of this report is to highlight the conclusions of the mid-year budget analysis, while focusing on the funds over which the City Council has discretion. The report is broken down into four different Fund Types - General, Water, Wastewater, and Other Funds. The Net Position Tables for the General Fund, Water Fund, and Wastewater Fund include recommended adjustments.

Information presented below reflects transactions posted through December 31, 2022. Additional details for the General Fund, Water Fund, and Wastewater Fund are provided as Attachments 3-8.

GENERAL FUND

General Fund Revenues - 12/31/22 Balances and Recommended Budget Adjustments

General Fund revenue received from July 1, 2022 through December 31, 2022 for Fiscal Year (FY) 2022-23 is $8,040,145 or 46%. Comparatively, at the same time last year FY 2021-22 Q2, total General Fund Revenue collected was $9,740,559 or 59%. The lower amount collected is primarily due to one-time Emergency Relief revenues received in FY 2021-22 related to the Glass Fire. General Fund revenue is divided into the following categories:

1. Property Tax
2. Sales Tax
3. Transient Occupancy Tax (TOT)
4. Other Taxes
5. Charges for Service
6. Fines and Forfeits
7. Licenses and Permits
8. Development Fees
9. Intergovernmental
10. Interest and Rents
11. Miscellaneous

The primary General Fund revenues include Property Tax, Sales Tax, and TOT.

The summary of General Fund revenues (Attachment 3) takes into consideration the adjustments noted in Table 1.

Table 1 - General Fund Revenue Budget Adjustment Recommendations:

Account	Description	Notes	Amount
101-30-10-00-00	Property Tax-Secured	Estimate from County higher than adopted budget	158,078
101-30-11-00-00	ERAF Shift to State	Increase due to actual receipt higher than adopted budget	308,695
101-30-20-00-00	Property Tax-Unsecured	Estimated from County lower than adopted budget	(13,682)
101-32-20-00-00	Homeowner Property Tax	Estimated from County lower than adopted budget	(3,808)
101-30-50-00-00	TOT	Increase due to actual TOT performance in Q1 & Q2	245,000
101-32-05-00-00	In Lieu VLF	Estimate from County higher than adopted budget	82,800
		NET REVENUE INCREASE	***777,083***

General Fund Expenses - 12/31/22 Balances and Recommended Budget Adjustments

General Fund expenses through December 31, 2022 are$7,383,540. Spending is at 46% of the adopted amount for the year with 54% available. Spending for the previous year FY 2021-22 Q2 was at 55% with 45% available. Attachment 4 provides a summary of expenditures by Department through FY 2022-23 Q2. Due to several unanticipated expenses incurred during the first two quarters and anticipated expenses related to staff recommending additional budget adjustments. All budget increase recommendations are presented in Table 2.

Table 2 - General Fund Expense Budget Increase Recommendations:

Account	Description	Adjustment
GENERAL FUND EXPENSES		
101-40-00-21-45	Communications Strategy Contract	24,000
101-42-10-21-30	Campaign Filing Software	5,000
101-42-10-21-45	LaserFiche - Upgrade Assistance	2,000
101-42-10-21-45	Police Department Scanning Services	25,000
101-42-10-21-50	Election Expenses	2,000
101-43-00-21-45	AP Workflow Software	3,000
101-45-00-21-45	Permitting Software Selection	6,700

101-49-00-20-30	Police Department Overtime	180,000
101-49-00-26-30	Police Body Worn Cameras	51,000
101-49-00-26-30	Additional Vehicle Expense	10,000
101-50-00-29-99	Public Works Bucket Truck	160,000
101-50-00-29-99	Public Works Vehicle Replacement (8 Vehicles)	550,000
101-50-00-29-99	Street Paving	500,000
TOTAL GENERAL FUND BUDGET INCREASE		***1,518,700***

Additionally, City Council was presented with several resolutions for approval authorizing budget increases included below:

Table 3 - FY 2022-23 Approved Budget Adjustments/Use of Reserves since July 1, 2022

Council Meeting Date	Item	Amount
09/13/2022	Resolution 2022-83 Approving Staffing Recommendations	74,352
09/13/2022	Resolution 2022-80 Execution of Dudek Contract | HMGP Phase I Defensible Space Grant	40,750
09/13/2022	Resolution 2022-92 Execution of Baker Tilly Contract | Long Range Financial Plan	62,900
12/07/2022	Resolution 2022-113 Murray Building Contract Amendment	150,000
01/10/2023	Resolution 2023-7 Leaf Blower Rebate Program	25,000
01/24/2023	Resolution 2023-10 Napa Valley Vine Trail Contribution	15,403
02/14/2023	Resolution 2023-15 Execution of ULI Agreement	36,000
02/28/2023	Resolution 2023-18 Execution of North Bay Office Furniture Change Order	10,000
03/14/2023	Resolution 2023-21	45,000

Council Meeting Date	Item	Amount
	Execution of Economy Lock & Key Change Order	
04/25/2023	Resolution 2023-__ (Pending) Sulphur Creek Pedestrian Bridge	115,300
04/25/2023	Resolution 2023-__ (Pending) Zoning Code Update	50,000
	TOTAL GENERAL FUND BUDGET INCREASE	***624,705***

Table 4 - General Fund Estimated Net Position 6/30/2023

Ending Fund Balance @ 6/30/2022		15,030,808	Net Position %
Estimated Revenue @ 6/30/2023*	18,168,514		
Estimated Expenses @ 6/30/2023**	(20,793,765)		
Purchase Order Rollovers***	(1,105,309)		
Use of Reserves	(2,625,251)		
Estimated Unassigned Net Position		***11,300,248***	***54%***
WWTP Contingency (Interfund Loan, if needed)	(2,000,000)		
Revised Estimated Unassigned Net Position		***9,300,248***	***45%***

* Total revenue includes mid-year recommended adjustments.

**Total expenses include previously approved budget adjustments and mid-year recommended adjustments.

***Rollover Purchase Orders from FY 2021-22 are expenses that were budgeted and encumbered in FY2021-22 but were not expended by June 30, 2022.

WATER FUND - 12/31/22 Balances and Recommended Budget Adjustments

Water Enterprise revenue received is $3,351,920, or 50% of the estimated total revenues for FY 2022-23 through December 31, 2022. Revenues are higher than anticipated due to conservative revenue estimates in anticipation of continued water conservation efforts. Due to the timing of the bi-monthly billing cycle, this amount does not include charges from November and December 2022 which would account for an additional $906,719. Revenues are coming higher than anticipated, however due to revenue volatility staff is not recommending a budget adjustment. Attachment 5 provides details of Water Fund revenues. The negative amount recorded in 561-3870-0000 CARES subsidy is due to the subsidy amount yet to be transferred from the General Fund.

Water expenditures through December 31, 2022 are $3,219,209. Overall Water Fund spending is at 49% of the adjusted amount for the year with 51% available. The high amount for Non-Departmental is attributed to the PERS Unfunded Liability payments made in Q1. Spending is on track for FY 2022-23. Attachment 6 provides a summary of spending by department for FY 2022-23 Q2 for the Water Fund. While spending for the

Water Fund is on track, staff is recommending the budget adjustments in Table 6 due to unforeseen expenses.

Table 6 - Water Fund Expenditure Budget Increase Recommendations:

Account	Description	Adjustment
WATER FUND EXPENSES		
561-50-34-21-25	Equipment Rental Needs	16,400
561-50-34-21-45	Emergency Repair for Transmitter	27,375
561-50-34-22-15	Supplies for the Water Treatment Plant	9,700
	TOTAL WATER FUND BUDGET INCREASE	**53,475**

Table 7 - FY 2022-23 Approved Budget Adjustments/Use of Reserves since July 1, 2022

Council Meeting Date	Item	Amount
08/09/2022	Resolution 2022-74 OTS - Temporary Operators Water Treatment Plant Amendment #4	765,189
12/13/2022	Resolution 2022-107 Raftelis - Water & Wastewater Rate Study Amendment #1	22,500
12/13/2022	Resolution 2022-108 2nd Installment Payment to Hall Vineland, LLC	100,000
04/11/2023	Resolution 2023-__ (Approved Pending Resolution No.) Raftelis - Water & Wastewater Rate Study Amendment #2	19,500
04/25/2023	Resolution 2023-__ (Pending) OTS - Temporary Operators Water Treatment Plant Amendment #5	490,650
	TOTAL	***1,397,839***

Table 8 - Water Fund Estimated Fund Balance 6/30/2023

Estimated Ending Fund Balance @ 6/30/2022		3,203,345	Fund Balance %
Estimated Revenue @ 6/30/2023	6,625,840		
Estimated Expenses @ 6/30/2023**	(8,077,154)		
Purchase Order Rollovers***	(344,825)		
Use of Fund Balance	(1,451,314)		
Estimated Fund Balance		***1,407,206***	***17%***

**Total expenses include previously approved budget adjustments and mid-year recommended adjustments.

***Rollover Purchase Orders from FY 2021-22 are expenses that were budgeted and encumbered in FY 2021-22, but were not expended by June 30, 2022.

WASTEWATER FUND - 12/31/22 Balances and Recommended Budget Adjustments

Wastewater Fund revenue received is $1,711,349 or 50% of the estimated total revenues for FY 2022-23 through December 31, 2022. As with the Water Fund, due to the timing of the bi-monthly billing cycle, this amount does not include charges from November and December 2022 which would account for an additional $547,500 in revenues bringing the total revenues to $2,258,848, or 67%. Revenues are coming higher than anticipated, however due to revenue volatility staff is not recommending a budget adjustment. Attachment 7 provides details for Wastewater Fund revenues.

Wastewater expenses through December 31, 2022 are $1,187,792. Overall Wastewater spending is at 35% for the fiscal year. The lower amount expended is due to outstanding contracts and timing of invoices. Attachment 8 provides a summary of spending by Department for FY 2022-23 Q2 for the Wastewater Fund.

While spending for the Wastewater Fund is on track, staff is recommending the following budget adjustments due to unforeseen expenses.

Table 9 - Wastewater Fund Expenditure Budget Increase Recommendations:

Account	Description	Adjustment
WASTEWATER FUND EXPENSES		
571-44-00-21-30	Attorney Fees Related to the Wastewater Treatment Plant Upgrade	20,000
571-50-29-26-30	Furnish and Installation of Roll Up Curtain Doors at Wastewater Treatment Plant	25,000
TOTAL WASTEWATER FUND BUDGET INCREASE		**45,000**

Table 10 - FY 2022-23 Approved Budget Adjustments/Use of Reserves since July 1, 2022

Council Meeting Date	Item	Amount
08/09/2022	Resolution 2022-74 OTS - Temporary Operators Wastewater Treatment Plant Amendment #3	248,850
12/13/2022	Resolution 2022-107 Raftelis - Water & Wastewater Rate Study Amendment #1	22,500

Council Meeting Date	Item	Amount
01/10/2023	Resolution 2023-06 Payment of Penalties Related to Violations at the WWTP	147,000
04/11/2023	Resolution 2023-__ (Approved Pending Resolution No.) Raftelis - Water & Wastewater Rate Study Amendment #2	19,500
04/25/2023	Resolution 2023-__ (Pending) OTS - Temporary Operators Wastewater Treatment Plant Amendment #4	220,200
	TOTAL	***658,050***

Table 11 - Wastewater Fund Estimated Net Position 6/30/23

Ending Fund Balance @ 6/30/2022		3,771,200*	Fund Balance %
Estimated Revenue @ 6/30/2023	3,385,563		
Estimated Expenses @ 6/30/2023**	(4,088,613)		
Rollover Purchase Orders***	(228,981)		
Use of Fund Balance	(703,050)		
Estimated Fund Balance		***2,884,169****	***71%***

*Balance includes $1.15 million settlement not yet transferred to the CIP fund. Once transfer is complete the estimated net position is 32%. Additionally, City Council provided direction for use of Wastewater Fund Balance for the completion of CIP S-52 - Wastewater Water Treatment Plant Upgrade. Direction provided was the use of fund balance, but not reducing reserves below 25%. The largest cost driver for the Wastewater operations fund is the use of temporary assistance at the Wastewater Treatment Plant due to staff vacancies, which are under an active recruitment.

**Total expenses include previously approved budget adjustments.
***Rollover Purchase Orders from FY 2021-22 are expenses that were budgeted and encumbered in FY 2021-22 but were not expended by June 30, 2022.

Water and Wastewater Funds - Aging Report

Although this section is not part of the regular quarterly report, the aging report for the utility systems is important to review due to the COVID-19 emergency and Phase II water emergency. Revenues for both the water and wastewater systems are recognized as soon as they are earned as opposed to when they are collected. Therefore, when the bi-monthly utility bill is processed, the revenues are recorded in the financial software system. Over the past two years, staff has seen an increase in the number of past due accounts. It cannot be determined the exact cause; however, it is believed to be due to the ongoing financial hardships created by COVID-19. It is important to note that unpaid water penalties were added to the aging report as of December 31, 2022, resulting in

substantially higher totals. Table 12 provides a summary of the past due amounts compared to the same time the previous year.

Table 12 - Water and Wastewater Aging Report

Year	30-60 days	60-90 days	90-120 days	Over 120 days
12/31/20	193,062	0	73,295	111,765
12/31/21*	814,172	347,822	1,540,523	757,203
12/31/22*	255,904	1,755	140,365	2,216,378

*The amounts reflected in the aging report include unpaid water penalties.

OTHER FUNDS

EXPENSES

Budget increases are being recommend as follows:

Table 13 - Summary of Other Funds Budget Increases:

Account	Department	Notes	Amount
287-47-28-22-15	Parks & Recreation	Harvest Festival Supplies	1,087
		Increased Operating Expenses - TOTAL	***1,087***

St. Helena CARES Low Income Subsidy

The St. Helena CARES Subsidy (CARES) program currently has 115 participants. This is an increase of two participants since the prior report. The subsidy for FY 2022-23 Q2 is $17,369.22. Funds for this program are allocated through the annual budget process. The adopted FY 2022-23 budget programmed $75,000 for CARES.

Leak Adjustment Subsidy

There were no leak subsidies processed for FY 2022-23 Q2.

FY 2022-23 Q2 Checks over $50,000

Per staff recommendations on April 10, 2015, and as adopted by Fiscal Policy P-FI-0016, Attachment 1 provides an account of all check over $50,000 issued in FY 2022-23 Q2.

FISCAL IMPACT

The fiscal impact for the recommended budget adjustments are presented above.

RECOMMENDED ACTION

Staff recommends the City Council receive and file the report and approve a Resolution Approving Mid-Year Budget Adjustments for FY 2022-23.

ATTACHMENTS

Attachment 1 - Checks by Date

Attachment 2 - Estimated Cash Balances at 12.31.22

Attachment 3 - Q2 General Fund Revenue Worksheet Historical by Type
Attachment 4 - Q2 General Fund Expenses
Attachment 5 - Q2 Water Revenues
Attachment 6 - Q2 Water Expenditures
Attachment 7 - Q2 Wastewater Revenues
Attachment 8 - Q2 Wastewater Expenditures
Reso FY22 Mid Year Budget Adjustments

ATTACHMENT 1

Accounts Payable

Checks by Date - Summary by Check Date

User: Mandy
Printed: 2/22/2023 2:40 PM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
116505	REMIF	REMIF	10/10/2022	55,484.96
116506	REMIF	REMIF	10/10/2022	55,484.96
116521	OTS	Operational Technical Services	10/10/2022	444,215.04
			Total for 10/10/2022:	555,184.96
116910	NAP06	NAPA, CITY OF	10/24/2022	134,526.24
			Total for 10/24/2022:	134,526.24
116995	DICKENSO	Dickenson Peatman & Fogarty	10/27/2022	50,000.00
			Total for 10/27/2022:	50,000.00
116998	OTS	Operational Technical Services	10/31/2022	160,645.61
117011	MURRAYBU	Murray Building, Inc.	10/31/2022	230,433.21
117014	THOMPBUI	Thompson Builders Corporation	10/31/2022	268,733.91
117033	HydroSci	HydroScience Engineers	10/31/2022	65,625.64
117057	BBKLAW	Best Best & Krieger, Attorneys at Law	10/31/2022	53,329.37
			Total for 10/31/2022:	778,767.74
117080	RAFTELIS	Raftelis	11/03/2022	63,396.95
117084	THOMPBUI	Thompson Builders Corporation	11/03/2022	2,170,206.77
			Total for 11/3/2022:	2,233,603.72
117137	BBKLAW	Best Best & Krieger, Attorneys at Law	11/29/2022	57,698.72
117139	CHAMBER	Chamber Of Commerce-St. Helena	11/29/2022	55,000.00
117143	NAP06	NAPA, CITY OF	11/29/2022	131,955.36
117194	REMIF	REMIF	11/29/2022	55,724.76
			Total for 11/29/2022:	300,378.84
117204	Argonaut	Argonaut Constructors	12/07/2022	186,128.75
117206	HALLVINE	Hall Vineland, LLC	12/07/2022	100,000.00
117231	MURRAYBU	Murray Building, Inc.	12/07/2022	232,765.72
117238	BBKLAW	Best Best & Krieger, Attorneys at Law	12/07/2022	54,867.43
			Total for 12/7/2022:	573,761.90
117426	NAP06	NAPA, CITY OF	12/22/2022	130,944.48
			Total for 12/22/2022:	130,944.48
117433	OTS	Operational Technical Services	12/30/2022	144,448.81

Check No	Vendor No	Vendor Name	Check Date	Check Amount
			Total for 12/30/2022:	144,448.81
			Report Total (22 checks):	4,901,616.69

General Ledger

Summary Trial Balance

User: Mandy
Printed: 04/20/2023 - 11:56AM
Period: 01 to 06, 2023

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
Fund 101	General Fund					
ASSETS						
Dept 10	Cash					
101-10-15-00-00	Clearing House	0.00	13,861,066.33	10,750,042.15	8,500,253.73	16,110,854.75
	ASSETS Totals:	0.00	13,861,066.33	10,750,042.15	8,500,253.73	16,110,854.75
	Fund 101 Totals:	0.00	13,861,066.33	10,750,042.15	8,500,253.73	16,110,854.75
Fund 209	HOME Grant					
ASSETS						
Dept 10	Cash					
209-10-15-00-00	Clearing House	0.00	29,720.00	6,324.00	3,644.53	32,399.47
	ASSETS Totals:	0.00	29,720.00	6,324.00	3,644.53	32,399.47
	Fund 209 Totals:	0.00	29,720.00	6,324.00	3,644.53	32,399.47
Fund 210	Community Dev Block Grant					
ASSETS						
Dept 10	Cash					
210-10-15-00-00	Clearing House	0.00	-25,738.74	0.00	73,317.21	-99,055.95
	ASSETS Totals:	0.00	-25,738.74	0.00	73,317.21	-99,055.95
	Fund 210 Totals:	0.00	-25,738.74	0.00	73,317.21	-99,055.95
Fund 211	EPA Grant					
ASSETS						
Dept 10						
211-10-15-00-00	Clearing House	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	ASSETS Totals:	0.00	0.00	0.00	0.00	0.00
	Fund 211 Totals:	0.00	0.00	0.00	0.00	0.00
Fund 212	Department of Homeland Secur					
ASSETS						
Dept 10	Cash					
212-10-15-00-00	Clearing House	0.00	326.71	0.00	0.00	326.71
	ASSETS Totals:	0.00	326.71	0.00	0.00	326.71
	Fund 212 Totals:	0.00	326.71	0.00	0.00	326.71
Fund 213	GVS Grant					
ASSETS						
Dept 10						
213-10-15-00-00	Clearing House	0.00	275.11	0.00	0.00	275.11
	ASSETS Totals:	0.00	275.11	0.00	0.00	275.11
	Fund 213 Totals:	0.00	275.11	0.00	0.00	275.11
Fund 216	Public Safety Impact					
ASSETS						
Dept 10	Cash					
216-10-15-00-00	Clearing House	0.00	555,320.74	21,285.64	263.82	576,342.56
	ASSETS Totals:	0.00	555,320.74	21,285.64	263.82	576,342.56
	Fund 216 Totals:	0.00	555,320.74	21,285.64	263.82	576,342.56
Fund 218	Public Library Foundation					
ASSETS						
Dept 10	Cash					
218-10-15-00-00	Clearing House	0.00	1,308.14	0.00	0.00	1,308.14
	ASSETS Totals:	0.00	1,308.14	0.00	0.00	1,308.14
	Fund 218 Totals:	0.00	1,308.14	0.00	0.00	1,308.14
Fund 219	CLSA State Library Grant					

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
ASSETS						
Dept 10	Cash					
219-10-15-00-00	Clearing House	0.00	1,876.05	0.00	0.00	1,876.05
	ASSETS Totals:	0.00	1,876.05	0.00	0.00	1,876.05
	Fund 219 Totals:	0.00	1,876.05	0.00	0.00	1,876.05
Fund 222	Park Bond Act					
ASSETS						
Dept 10	Cash					
222-10-15-00-00	Clearing House	0.00	221.66	0.00	0.00	221.66
	ASSETS Totals:	0.00	221.66	0.00	0.00	221.66
	Fund 222 Totals:	0.00	221.66	0.00	0.00	221.66
Fund 223	Skate Park Lighting Fund					
ASSETS						
Dept 10	Cash					
223-10-15-00-00	Clearing House	0.00	0.60	0.00	0.00	0.60
	ASSETS Totals:	0.00	0.60	0.00	0.00	0.60
	Fund 223 Totals:	0.00	0.60	0.00	0.00	0.60
Fund 224	Public Safety (COPS)					
ASSETS						
Dept 10	Cash					
224-10-15-00-00	Clearing House	0.00	300,951.43	118,616.23	13,412.55	406,155.11
	ASSETS Totals:	0.00	300,951.43	118,616.23	13,412.55	406,155.11
	Fund 224 Totals:	0.00	300,951.43	118,616.23	13,412.55	406,155.11
Fund 225	State Gas Tax 2105					
ASSETS						
Dept 10	Cash					
225-10-15-00-00	Clearing House	0.00	0.00	15,722.70	0.00	15,722.70

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	ASSETS Totals:	0.00	0.00	15,722.70	0.00	15,722.70
	Fund 225 Totals:	0.00	0.00	15,722.70	0.00	15,722.70
Fund 226	State Gas Tax 2106					
ASSETS						
Dept 10	Cash					
226-10-15-00-00	Clearing House	0.00	37,659.18	9,730.48	0.00	47,389.66
	ASSETS Totals:	0.00	37,659.18	9,730.48	0.00	47,389.66
	Fund 226 Totals:	0.00	37,659.18	9,730.48	0.00	47,389.66
Fund 227	State Gas Tax 2107					
ASSETS						
Dept 10	Cash					
227-10-15-00-00	Clearing House	0.00	0.00	21,834.97	5,217.74	16,617.23
	ASSETS Totals:	0.00	0.00	21,834.97	5,217.74	16,617.23
	Fund 227 Totals:	0.00	0.00	21,834.97	5,217.74	16,617.23
Fund 228	State Gas Tax 21075					
ASSETS						
Dept 10	Cash					
228-10-15-00-00	Clearing House	0.00	10,593.14	2,000.00	0.00	12,593.14
	ASSETS Totals:	0.00	10,593.14	2,000.00	0.00	12,593.14
	Fund 228 Totals:	0.00	10,593.14	2,000.00	0.00	12,593.14
Fund 229	State Gas Tax 2103					
ASSETS						
Dept 10	Cash					
229-10-15-00-00	Clearing House	0.00	104,131.91	23,644.24	0.00	127,776.15
	ASSETS Totals:	0.00	104,131.91	23,644.24	0.00	127,776.15
	Fund 229 Totals:	0.00	104,131.91	23,644.24	0.00	127,776.15
Fund 230	RMRA					
ASSETS						

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
Dept 10	Cash					
230-10-15-00-00	Clearing House	0.00	2,418.82	59,379.85	0.00	61,798.67
	ASSETS Totals:	0.00	2,418.82	59,379.85	0.00	61,798.67
	Fund 230 Totals:	0.00	2,418.82	59,379.85	0.00	61,798.67
Fund 235	Measure A					
ASSETS						
Dept 10	Cash					
235-10-15-00-00	Clearing House	0.00	43,300.47	2,252.88	0.00	45,553.35
	ASSETS Totals:	0.00	43,300.47	2,252.88	0.00	45,553.35
	Fund 235 Totals:	0.00	43,300.47	2,252.88	0.00	45,553.35
Fund 237	Emergency Flood Relief					
ASSETS						
Dept 10	Cash					
237-10-15-00-00	Clearing House	0.00	173,938.90	0.00	0.00	173,938.90
	ASSETS Totals:	0.00	173,938.90	0.00	0.00	173,938.90
	Fund 237 Totals:	0.00	173,938.90	0.00	0.00	173,938.90
Fund 238	Training Development Fund					
ASSETS						
Dept 10	Cash					
238-10-15-00-00	Clearing House	0.00	24,348.95	3,896.49	4,432.83	23,812.61
	ASSETS Totals:	0.00	24,348.95	3,896.49	4,432.83	23,812.61
	Fund 238 Totals:	0.00	24,348.95	3,896.49	4,432.83	23,812.61
Fund 240	Measure T					
ASSETS						
Dept 10	Cash					
240-10-15-00-00	Clearing House	0.00	2,776,486.66	757,784.10	0.00	3,534,270.76
	ASSETS Totals:	0.00	2,776,486.66	757,784.10	0.00	3,534,270.76

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	Fund 240 Totals:	0.00	2,776,486.66	757,784.10	0.00	3,534,270.76
Fund 241	Measure T - Class I Trails					
ASSETS						
Dept 10	Cash					
241-10-15-00-00	Clearing House	0.00	285,597.41	0.00	0.00	285,597.41
	ASSETS Totals:	0.00	285,597.41	0.00	0.00	285,597.41
	Fund 241 Totals:	0.00	285,597.41	0.00	0.00	285,597.41
Fund 277	Prop 56 Grant					
ASSETS						
Dept 10	Cash					
277-10-15-00-00	Clearing House	0.00	21,002.20	0.00	0.00	21,002.20
	ASSETS Totals:	0.00	21,002.20	0.00	0.00	21,002.20
	Fund 277 Totals:	0.00	21,002.20	0.00	0.00	21,002.20
Fund 278	BSCC Grant					
ASSETS						
Dept 10						
278-10-15-00-00	Clearing House	0.00	2,583.34	0.00	0.00	2,583.34
	ASSETS Totals:	0.00	2,583.34	0.00	0.00	2,583.34
	Fund 278 Totals:	0.00	2,583.34	0.00	0.00	2,583.34
Fund 279	Asset Forfeit					
ASSETS						
Dept 10	Cash					
279-10-15-00-00	Clearing House	0.00	50,193.23	0.00	428.83	49,764.40
	ASSETS Totals:	0.00	50,193.23	0.00	428.83	49,764.40
	Fund 279 Totals:	0.00	50,193.23	0.00	428.83	49,764.40
Fund 280	Teen Center Recreation Dept					
ASSETS						
Dept 10	Cash					
280-10-15-00-00	Clearing House	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	ASSETS Totals:	0.00	0.00	0.00	0.00	0.00
	Fund 280 Totals:	0.00	0.00	0.00	0.00	0.00
Fund 283	Tree City USA					
ASSETS						
Dept 10	Cash					
283-10-15-00-00	Clearing House	0.00	131,666.36	0.00	0.00	131,666.36
	ASSETS Totals:	0.00	131,666.36	0.00	0.00	131,666.36
	Fund 283 Totals:	0.00	131,666.36	0.00	0.00	131,666.36
Fund 286	Bocce Ball					
ASSETS						
Dept 10	Cash					
286-10-15-00-00	Clearing House	0.00	63,884.81	2,661.74	14,531.36	52,015.19
	ASSETS Totals:	0.00	63,884.81	2,661.74	14,531.36	52,015.19
	Fund 286 Totals:	0.00	63,884.81	2,661.74	14,531.36	52,015.19
Fund 287	Harvest Festival					
ASSETS						
Dept 10	Cash					
287-10-15-00-00	Clearing House	0.00	9,953.38	150.00	16,086.94	-5,983.56
	ASSETS Totals:	0.00	9,953.38	150.00	16,086.94	-5,983.56
	Fund 287 Totals:	0.00	9,953.38	150.00	16,086.94	-5,983.56
Fund 288	Fourth of July					
ASSETS						
Dept 10	Cash					
288-10-15-00-00	Clearing House	0.00	23,202.09	0.00	14,328.83	8,873.26
	ASSETS Totals:	0.00	23,202.09	0.00	14,328.83	8,873.26
	Fund 288 Totals:	0.00	23,202.09	0.00	14,328.83	8,873.26

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
Fund 289	Recreation Program					
ASSETS						
Dept 10	Cash					
289-10-15-00-00	Clearing House	0.00	36,049.74	0.00	2,216.08	33,833.66
	ASSETS Totals:	0.00	36,049.74	0.00	2,216.08	33,833.66
	Fund 289 Totals:	0.00	36,049.74	0.00	2,216.08	33,833.66
Fund 290	Tourism Improvement District					
ASSETS						
Dept 10	Cash					
290-10-15-00-00	Clearing House	0.00	190,480.38	371,161.71	249,833.64	311,808.45
	ASSETS Totals:	0.00	190,480.38	371,161.71	249,833.64	311,808.45
	Fund 290 Totals:	0.00	190,480.38	371,161.71	249,833.64	311,808.45
Fund 291	SB-1186 State Fees					
ASSETS						
Dept 10	Cash					
291-10-15-00-00	Clearing House	0.00	23,264.95	2,799.00	308.00	25,755.95
	ASSETS Totals:	0.00	23,264.95	2,799.00	308.00	25,755.95
	Fund 291 Totals:	0.00	23,264.95	2,799.00	308.00	25,755.95
Fund 295	N.O.A.A.					
ASSETS						
Dept 10	Cash					
295-10-15-00-00	Clearing House	0.00	2,704.20	0.00	0.00	2,704.20
	ASSETS Totals:	0.00	2,704.20	0.00	0.00	2,704.20
	Fund 295 Totals:	0.00	2,704.20	0.00	0.00	2,704.20
Fund 329	Stabo Trust					
ASSETS						
Dept 10	Cash					
329-10-15-00-00	Clearing House	0.00	37,240.93	0.00	0.00	37,240.93

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	ASSETS Totals:	0.00	37,240.93	0.00	0.00	37,240.93
	Fund 329 Totals:	0.00	37,240.93	0.00	0.00	37,240.93
Fund 375	Murray Ex Trust					
ASSETS						
Dept 10	Cash					
375-10-15-00-00	Clearing House	0.00	17,950.19	1,125.00	0.00	19,075.19
	ASSETS Totals:	0.00	17,950.19	1,125.00	0.00	19,075.19
	Fund 375 Totals:	0.00	17,950.19	1,125.00	0.00	19,075.19
Fund 380	Friends and Foundation					
ASSETS						
Dept 10	Cash					
380-10-15-00-00	Clearing House	0.00	57,657.60	70,000.00	65,778.69	61,878.91
	ASSETS Totals:	0.00	57,657.60	70,000.00	65,778.69	61,878.91
	Fund 380 Totals:	0.00	57,657.60	70,000.00	65,778.69	61,878.91
Fund 381	Ryan Library Trust					
ASSETS						
Dept 10	Cash					
381-10-15-00-00	Clearing House	0.00	-3,490.03	214.48	0.00	-3,275.55
	ASSETS Totals:	0.00	-3,490.03	214.48	0.00	-3,275.55
	Fund 381 Totals:	0.00	-3,490.03	214.48	0.00	-3,275.55
Fund 382	Martin Estate Trust					
ASSETS						
Dept 10	Cash					
382-10-15-00-00	Clearing House	0.00	3,952.55	210.33	0.00	4,162.88
	ASSETS Totals:	0.00	3,952.55	210.33	0.00	4,162.88
	Fund 382 Totals:	0.00	3,952.55	210.33	0.00	4,162.88
Fund 384	Tweed Trust					
ASSETS						

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
Dept 10	Cash					
384-10-15-00-00	Clearing House	0.00	802,710.18	0.00	25,355.96	777,354.22
	ASSETS Totals:	0.00	802,710.18	0.00	25,355.96	777,354.22
	Fund 384 Totals:	0.00	802,710.18	0.00	25,355.96	777,354.22
Fund 420	1996 GO Bonds					
ASSETS						
Dept 10	Cash					
420-10-15-00-00	Clearing House	0.00	12,360.78	479.13	0.00	12,839.91
	ASSETS Totals:	0.00	12,360.78	479.13	0.00	12,839.91
	Fund 420 Totals:	0.00	12,360.78	479.13	0.00	12,839.91
Fund 443	So St Helena Drainage Assessmt					
ASSETS						
Dept 10	Cash					
443-10-15-00-00	Clearing House	0.00	30,052.46	0.00	0.00	30,052.46
	ASSETS Totals:	0.00	30,052.46	0.00	0.00	30,052.46
	Fund 443 Totals:	0.00	30,052.46	0.00	0.00	30,052.46
Fund 561	Water Enterprise					
ASSETS						
Dept 10	Cash					
561-10-15-00-00	Clearing House	0.00	9,414,648.10	3,341,242.98	3,738,951.55	9,016,939.53
	ASSETS Totals:	0.00	9,414,648.10	3,341,242.98	3,738,951.55	9,016,939.53
	Fund 561 Totals:	0.00	9,414,648.10	3,341,242.98	3,738,951.55	9,016,939.53
Fund 562	1977 Water Bond					
ASSETS						
Dept 10	Cash					
562-10-15-00-00	Clearing House	0.00	60,229.55	0.00	0.00	60,229.55
	ASSETS Totals:	0.00	60,229.55	0.00	0.00	60,229.55

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	Fund 562 Totals:	0.00	60,229.55	0.00	0.00	60,229.55
Fund 571	Sewer Enterprise					
ASSETS						
Dept 10	Cash					
571-10-15-00-00	Clearing House	0.00	4,013,078.58	1,809,986.26	1,440,593.34	4,382,471.50
	ASSETS Totals:	0.00	4,013,078.58	1,809,986.26	1,440,593.34	4,382,471.50
	Fund 571 Totals:	0.00	4,013,078.58	1,809,986.26	1,440,593.34	4,382,471.50
Fund 572	Wastewater Bond					
ASSETS						
Dept 10	Cash					
572-10-15-00-00	Clearing House	0.00	25,418.37	0.00	0.00	25,418.37
	ASSETS Totals:	0.00	25,418.37	0.00	0.00	25,418.37
	Fund 572 Totals:	0.00	25,418.37	0.00	0.00	25,418.37
Fund 581	Insurance Benefit Fund					
ASSETS						
Dept 10	Cash					
581-10-15-00-00	Clearing House	0.00	92,798.25	0.00	9,059.52	83,738.73
	ASSETS Totals:	0.00	92,798.25	0.00	9,059.52	83,738.73
	Fund 581 Totals:	0.00	92,798.25	0.00	9,059.52	83,738.73
Fund 582	Internal Service Garage Fund					
ASSETS						
Dept 10	Cash					
582-10-15-00-00	Clearing House	0.00	-18,381.93	0.00	148,021.64	-166,403.57
	ASSETS Totals:	0.00	-18,381.93	0.00	148,021.64	-166,403.57
	Fund 582 Totals:	0.00	-18,381.93	0.00	148,021.64	-166,403.57
Fund 592	Equipment Replacement Fund					
ASSETS						
Dept 10	Cash					
592-10-15-00-00	Clearing House	0.00	268,925.38	0.00	47,576.77	221,348.61

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	ASSETS Totals:	0.00	268,925.38	0.00	47,576.77	221,348.61
	Fund 592 Totals:	0.00	268,925.38	0.00	47,576.77	221,348.61
Fund 593	Fire Equipment Replacement					
ASSETS						
Dept 10	Cash					
593-10-15-00-00	Clearing House	0.00	148,438.34	5,388.69	0.00	153,827.03
	ASSETS Totals:	0.00	148,438.34	5,388.69	0.00	153,827.03
	Fund 593 Totals:	0.00	148,438.34	5,388.69	0.00	153,827.03
Fund 700	Flood Control Capital					
ASSETS						
Dept 10						
700-10-15-00-00	Clearing House	0.00	193,221.70	237,148.00	0.00	430,369.70
	ASSETS Totals:	0.00	193,221.70	237,148.00	0.00	430,369.70
	Fund 700 Totals:	0.00	193,221.70	237,148.00	0.00	430,369.70
Fund 713	Civic Impact					
ASSETS						
Dept 10	Cash					
713-10-15-00-00	Clearing House	0.00	761,863.86	54,887.04	1,408.59	815,342.31
	ASSETS Totals:	0.00	761,863.86	54,887.04	1,408.59	815,342.31
	Fund 713 Totals:	0.00	761,863.86	54,887.04	1,408.59	815,342.31
Fund 733	Capital Project Planning					
ASSETS						
Dept 10	Cash					
733-10-15-00-00	Clearing House	0.00	444,611.07	0.00	104,775.94	339,835.13
	ASSETS Totals:	0.00	444,611.07	0.00	104,775.94	339,835.13
	Fund 733 Totals:	0.00	444,611.07	0.00	104,775.94	339,835.13

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
Fund 734	Park Impact					
ASSETS						
Dept 10	Cash					
734-10-15-00-00	Clearing House	0.00	1,087,884.79	193,208.47	0.00	1,281,093.26
	ASSETS Totals:	0.00	1,087,884.79	193,208.47	0.00	1,281,093.26
	Fund 734 Totals:	0.00	1,087,884.79	193,208.47	0.00	1,281,093.26
Fund 740	Traffic Mitigation Impact					
ASSETS						
Dept 10	Cash					
740-10-15-00-00	Clearing House	0.00	2,758,849.67	52,151.92	263.86	2,810,737.73
	ASSETS Totals:	0.00	2,758,849.67	52,151.92	263.86	2,810,737.73
	Fund 740 Totals:	0.00	2,758,849.67	52,151.92	263.86	2,810,737.73
Fund 741	Street Capital Improvement					
ASSETS						
Dept 10	Cash					
741-10-15-00-00	Clearing House	0.00	557,345.51	20,422.85	298,909.12	278,859.24
	ASSETS Totals:	0.00	557,345.51	20,422.85	298,909.12	278,859.24
	Fund 741 Totals:	0.00	557,345.51	20,422.85	298,909.12	278,859.24
Fund 742	Storm Drain Improvement					
ASSETS						
Dept 10	Cash					
742-10-15-00-00	Clearing House	0.00	713,849.47	21,738.48	263.85	735,324.10
	ASSETS Totals:	0.00	713,849.47	21,738.48	263.85	735,324.10
	Fund 742 Totals:	0.00	713,849.47	21,738.48	263.85	735,324.10
Fund 743	TDA Grant					
ASSETS						
Dept 10						
743-10-15-00-00	Clearing House	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	ASSETS Totals:	0.00	0.00	0.00	0.00	0.00
	Fund 743 Totals:	0.00	0.00	0.00	0.00	0.00
Fund 744	Housing Impact					
ASSETS						
Dept 10	Cash					
744-10-15-00-00	Clearing House	0.00	0.00	0.00	0.00	0.00
	ASSETS Totals:	0.00	0.00	0.00	0.00	0.00
	Fund 744 Totals:	0.00	0.00	0.00	0.00	0.00
Fund 745	Parking In-Lieu					
ASSETS						
Dept 10	Cash					
745-10-15-00-00	Clearing House	0.00	653,014.32	0.00	0.00	653,014.32
	ASSETS Totals:	0.00	653,014.32	0.00	0.00	653,014.32
	Fund 745 Totals:	0.00	653,014.32	0.00	0.00	653,014.32
Fund 751	Affordable Housing					
ASSETS						
Dept 10	Cash					
751-10-15-00-00	Clearing House	0.00	370,464.28	167,895.98	49,013.39	489,346.87
	ASSETS Totals:	0.00	370,464.28	167,895.98	49,013.39	489,346.87
	Fund 751 Totals:	0.00	370,464.28	167,895.98	49,013.39	489,346.87
Fund 752						
ASSETS						
Dept 10						
752-10-15-00-00	Clearing House	0.00	587,872.57	196,112.74	423.47	783,561.84
	ASSETS Totals:	0.00	587,872.57	196,112.74	423.47	783,561.84
	Fund 752 Totals:	0.00	587,872.57	196,112.74	423.47	783,561.84
Fund 763	Water Capital Project					
ASSETS						

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
Dept 10	Cash					
763-10-15-00-00	Clearing House	0.00	-1,347,422.42	2,235.08	42,564.76	-1,387,752.10
	ASSETS Totals:	0.00	-1,347,422.42	2,235.08	42,564.76	-1,387,752.10
	Fund 763 Totals:	0.00	-1,347,422.42	2,235.08	42,564.76	-1,387,752.10
Fund 764	Water Impact					
ASSETS						
Dept 10	Cash					
764-10-15-00-00	Clearing House	0.00	383,665.58	29,024.35	263.83	412,426.10
	ASSETS Totals:	0.00	383,665.58	29,024.35	263.83	412,426.10
	Fund 764 Totals:	0.00	383,665.58	29,024.35	263.83	412,426.10
Fund 773	Sewer Capital					
ASSETS						
Dept 10	Cash					
773-10-15-00-00	Clearing House	0.00	-2,613,973.18	0.00	3,507,521.99	-6,121,495.17
	ASSETS Totals:	0.00	-2,613,973.18	0.00	3,507,521.99	-6,121,495.17
	Fund 773 Totals:	0.00	-2,613,973.18	0.00	3,507,521.99	-6,121,495.17
Fund 774	Sewer Impact					
ASSETS						
Dept 10	Cash					
774-10-15-00-00	Clearing House	0.00	658,773.78	8,365.76	263.83	666,875.71
	ASSETS Totals:	0.00	658,773.78	8,365.76	263.83	666,875.71
	Fund 774 Totals:	0.00	658,773.78	8,365.76	263.83	666,875.71
Fund 890	General Fixed Assets					
ASSETS						
Dept 10	Cash					
890-10-15-00-00	Clearing House	0.00	0.00	0.00	0.00	0.00
	ASSETS Totals:	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Budget Amount	Beginning Balance	Debit This Period	Credit This Period	Ending Balance
	Fund 890 Totals:	0.00	0.00	0.00	0.00	0.00
Fund 898	General Long Term Debt					
ASSETS						
Dept 10	Cash					
898-10-15-00-00	Clearing House	0.00	0.00	0.00	0.00	0.00
	ASSETS Totals:	0.00	0.00	0.00	0.00	0.00
	Fund 898 Totals:	0.00	0.00	0.00	0.00	0.00
Fund 999	Clearing Account					
ASSETS						
Dept 10	Cash					
999-10-15-00-00	Clearing House	0.00	-38,912,397.87	18,369,437.06	18,371,274.59	-38,914,235.40
	ASSETS Totals:	0.00	-38,912,397.87	18,369,437.06	18,371,274.59	-38,914,235.40
	Fund 999 Totals:	0.00	-38,912,397.87	18,369,437.06	18,371,274.59	-38,914,235.40
	Report Totals:	0.00	0.58	36,750,560.78	36,750,560.78	0.58

ATTACHMENT 3

General Fund Revenues

Account	Description	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Adjusted 2022	Unaudited 2022	Adopted 2023	Adjusted 2023	Q2 FY 2023	% Collected Q2 2023
Property Taxes											
101-30-10-00-00	Property Tax-Secured	3,616,167	3,940,490	4,109,646	4,491,375	4,398,942	4,557,240	4,574,900	4,732,978	2,588,268	
101-30-11-00-00	ERAF Shift to State	200,292	342,386	309,857	465,733	443,774	496,468	230,000	538,695	538,695	
101-30-20-00-00	Property Tax-Unsecured	121,534	125,292	127,427	22,927	161,261	145,360	167,711	154,029	135,814	
101-30-30-00-00	Prior Year Property Tax	1,160	1,035	964	4,323	1,588	9,361	1,642	1,642	-	
101-30-90-00-00	Real Property Transfer Tax	82,829	83,805	67,964	171,689	88,000	154,175	110,000	110,000	55,275	
101-32-05-00-00	In Lieu VLF	681,160	726,626	776,392	810,122	777,628	841,911	808,733	891,533	-	
101-32-20-00-00	Homeowner Property Tax	15,352	15,555	15,260	12,492	17,739	14,983	18,342	14,534	-	
Property Taxes		**4,718,495**	**5,235,189**	**5,407,511**	**5,978,661**	**5,888,932**	**6,219,497**	**5,911,328**	**6,443,411**	**3,318,052**	**51%**
Sales Tax											
101-30-40-00-00	Retail Sales/Use Tax	2,950,480	3,159,579	2,822,979	2,945,506	3,058,400	3,620,282	3,822,848	3,822,848	1,160,952	
101-30-42-00-00	Public Safety Sales Tax	71,117	61,687	66,742	69,493	71,800	76,783	80,300	80,300	14,831	
101-30-43-00-00	Sales Tax In Lieu	-	-	-	-	-	-	-	-	-	
101-30-44-00-00	Measure D	1,726,923	1,743,519	1,650,599	1,723,186	1,799,000	2,232,251	2,315,000	2,315,000	890,279	
Sales Tax		**4,748,520**	**4,964,784**	**4,540,321**	**4,738,185**	**4,929,200**	**5,929,316**	**6,218,148**	**6,218,148**	**2,066,062**	**33%**
Transient Occupancy Taxes											
101-30-50-00-00	Transient Occupancy Tax	2,841,607	3,296,741	2,470,808	1,558,565	3,566,991	4,432,707	3,428,611	3,673,611	1,893,646	
101-30-51-00-00	Transient Tax Penalty	21,973	64,084	11,154	15,689	9,036	10,463	9,036	9,036	3,027	
Transient Occupancy Taxes		**2,863,580**	**3,360,825**	**2,481,962**	**1,574,254**	**3,576,027**	**4,443,170**	**3,437,647**	**3,682,647**	**1,896,673**	**52%**
Other Taxes											
101-30-60-00-00	Franchise Tax	215,346	209,872	215,623	210,659	212,930	278,659	335,468	335,468	28,982	
Other Taxes		**215,346**	**209,872**	**215,623**	**210,659**	**212,930**	**278,659**	**335,468**	**335,468**	**28,982**	**9%**
Charges for Service											
101-30-61-00-00	Comcast PEG Access Fees	23,133	22,698	22,528	21,994	22,500	23,195	22,500	22,500	5,796	
101-30-75-00-00	Fire Inspection Fees	605	1,100	-	1,375	-	-	-	-	-	
101-31-21-00-00	Building Inspection Fees	-	-	-	-	-	-	-	-	-	
101-31-22-00-00	Building Admin Fees	-	-	-	-	-	-	-	-	-	
101-31-23-00-00	Other Fire Fees	8	2,850	-	2,850	-	5,350	-	-	-	
101-33-10-00-00	Planning Fees	(5,703)	-	-	-	-	-	-	-	-	
101-33-30-00-00	Sales Of Maps/Publications	163	210	59	108	150	11	150	150	-	
101-33-50-00-00	Police Services	24,457	33,439	19,168	7,002	30,000	53,212	30,000	30,000	10,193	
101-33-60-00-00	Administrative Fees	7,515	-	-	-	-	75	-	-	-	
101-33-70-00-00	Planning Fees	16,508	(53,936)	-	6,000	-	-	-	-	-	
101-33-80-00-00	Engineering Fees	7,710	1,800	675	-	-	75	-	-	-	
Charges for Service		**74,395**	**8,161**	**42,430**	**39,329**	**52,650**	**81,917**	**52,650**	**52,650**	**15,989**	**30%**
Fines and Forfeits											
101-31-40-00-00	Vehicle Code Fines	29,160	28,136	22,446	24,974	27,583	68,562	28,000	28,000	1,841	
101-31-50-00-00	Other Police Fines	40,613	36,260	24,821	8,917	28,279	26,483	25,000	25,000	12,771	
101-31-55-00-00	A/R Late Penalty	4,427	3,959	215	144	500	276	500	500	665	
101-33-63-00-00	Civil Penalties	106,778	149,264	92,700	-	45,000	-	45,000	45,000	-	
101-34-20-00-00	Library Fines & Fees	6,032	4,087	86	-	-	-	-	-	-	
Fines and Forfeits		**187,010**	**221,705**	**140,267**	**34,035**	**101,362**	**95,321**	**98,500**	**98,500**	**15,276**	**16%**
Licenses and Permits											
101-30-70-00-00	Application & Permit Fees	10,915	5,475	4,250	3,375	5,500	1,375	2,000	2,000	2,975	
101-30-80-00-00	Business License	152,551	156,715	155,021	149,069	154,896	112,534	100,000	100,000	87,568	
101-30-81-00-00	Business License Penalty	756	1,555	798	619	1,332	129	1,000	1,000	18	
101-31-20-00-00	Building Permits	492,301	482,404	552,044	587,287	450,281	504,179	500,000	500,000	274,518	
101-33-15-00-00	Short Term Rental Permit	31,500	15,750	31,500	20,250	27,500	33,750	35,000	35,000	2,250	
101-33-74-00-00	Planning App & Permit Fees	235,830	180,329	85,429	111,100	75,000	78,838	75,000	75,000	105,800	
101-33-84-00-00	Public Works App & Permit Fees	38,500	39,300	41,175	54,300	37,132	58,350	38,000	38,000	26,150	
101-33-86-00-00	Well Permit Fee	1,300	2,600	2,600	-	1,300	1,300	1,300	1,300	-	
Licenses and Permits		**963,653**	**884,127**	**872,817**	**926,000**	**752,941**	**790,456**	**752,300**	**752,300**	**499,279**	**66%**
Development Fees											
101-33-81-00-00	Public Works Land & Dev Fees	20,325	25,600	19,360	20,800	20,325	13,600	10,000	10,000	4,800	
Development Fees		**20,325**	**25,600**	**19,360**	**20,800**	**20,325**	**13,600**	**10,000**	**10,000**	**4,800**	**48%**
Intergovernmental											
101-32-10-00-00	Motor Vehicle In-Lieu	(3,176)	2,937	-	-	3,255	-	-	-	-	
101-32-70-00-00	County Fire Contract	48,855	48,855	48,855	48,855	48,855	48,855	48,855	48,855	48,855	
101-32-80-00-00	Emergency Relief	301,210	269,490	120,930	952,591	-	652,059	-	-	18,661	
101-34-61-49-00	Contrib from Gov - Police	-	9,221	8,484	-	20,000	8,660	-	-	-	
101-34-71-00-00	Reimb State Mandated Costs	7,965	4,538	1,647	5,489	2,040	-	5,000	5,000	2,240	
101-34-73-00-00	Other State Revenue	7	18	1,355	13	-	-	-	-	-	
101-34-75-00-00	Restitution	9,775	181,227	200	26	-	-	-	-	-	
101-36-80-00-00	Library Abatement	4,842	3,877	3,302	5,522	3,746	3,652	3,750	3,750	3,851	
101-38-70-00-00	Allocation from Other Agency	-	1,948	-	-	-	-	-	-	-	
Intergovernmental		**369,478**	**522,112**	**184,773**	**1,012,496**	**77,896**	**713,226**	**57,605**	**57,605**	**73,608**	**128%**

General Fund Revenues

Account	Description	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Adjusted 2022	Unaudited 2022	Adopted 2023	Adjusted 2023	Q2 FY 2023	% Collected Q2 2023
Interest and Rents											
101-31-70-00-00	Investment Earnings	(41,299)	262,296	215,290	(97,343)	70,000	(329,259)	50,000	50,000	-	
101-34-76-00-00	Cash Overage/Shortage	(0)	22	61	-	-	90	-	-	(31)	
101-31-75-00-00	Interest Income	4,834	(93)	-	-	-	133	-	-	-	
101-36-10-00-00	Rental Income	214,450	153,805	89,101	79,904	73,868	97,272	13,260	13,260	47,960	
101-36-12-00-00	Rec Programs Facility Rental		865	-	-	-	-	-	-	-	
101-36-11-00-00	Tennis Court Rentals	1,425	1,225	750	-	1,425	225	500	500	-	
Interest and Rents		**179,410**	**418,120**	**305,202**	**(17,438)**	**145,293**	**(231,539)**	**63,760**	**63,760**	**47,929**	**75%**
Miscellaneous											
101-33-20-00-00	Legal Cost Recovery	10,683	32,726	-	-	10,000	-	-	-	-	
101-33-21-00-00	Storm Drain Cost Recovery	-	-	-	-	-	-	-	-	-	
101-33-40-00-00	Other Filing/Certification Fee	163	-	200	-	165		-	-	-	
101-34-22-00-00	Library Copies	3,277	2,946	1,585	-	3,030	1,504	1,000	1,000	1,095	
101-34-23-00-00	Library Lost Material	313	617	500	-	500	382	300	300	190	
101-34-24-00-00	Library Room Rental	110	305	150	-	354		-	-	38	
101-34-31-00-00	Donations	-	-	300	-	-	1,000	-	-	-	
101-34-31-48-00	Donations - Fire Department	-	-	-	4,000	-	-	-	-	4,100	
101-34-31-49-00	Donations - Police Department	-	-	-	1,500	-	-	-	-	-	
101-34-51-00-00	Sale of Capital Assets	18,137	1,155	3,795	633	-	6,687	-	-	-	
101-34-60-00-00	Contributions from non-govt	87,500	-	-	-	-	-	-	-	-	
101-34-61-00-00	Contributions from Government	-	-	-	1,058,502	729,864	729,864	105,010	105,010	-	
101-34-61-46-00	Contributions from Gov - Library	5,883	-	2,000	500	-	1,000	-	-	-	
101-34-70-00-00	Other Revenue	25,166	123,934	41,033	39,123	55,000	99,540	55,000	55,000	306	
101-34-70-22-47	Other Revenue - Jingle	-	-	4,389	-	-	-	-	-	-	
101-34-70-47-00	Other Revenue - Recreation	-	-	-	123,996	120,000	186,522	120,000	120,000	67,768	
101-34-70-47-01	Other Revenue	-	-	-	-	20,000	-	-	-	-	
101-34-74-00-00	Insurance Refund	-	-	1,244	-	-	-	-	-	-	
101-39-98-00-00	Operating Transfers In	3,574	15,319	5,367	834,123	1,972	4,486	172,715	172,715	-	
Miscellaneous		**174,805**	**182,495**	**60,562**	**2,062,376**	**940,885**	**1,030,985**	**454,025**	**454,025**	**73,496**	**16%**
TOTALS		**14,515,018**	**16,032,990**	**14,270,828**	**16,579,356**	**16,698,441**	**19,364,608**	**17,391,431**	**18,168,514**	**8,040,145**	**44%**

ATTACHMENT 4

General Ledger
Quarterly Budget Report
GF Expenses

User: Mandy
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Period 01 - 06
Fiscal Year 2023

Description	Adopted Budget	Encumbered	Adjusted Budget	YTD Spent	Available Budget	% of Budget Available
Non Departmental	3,896,516.00	1,388,201.15	5,497,915.37	1,571,821.74	2,537,892.48	46.16
Council	392,708.00	38,435.74	421,143.74	139,020.50	243,687.50	57.86
Administration	924,603.00	160,753.69	1,040,737.77	298,633.45	581,350.63	55.86
Finance	1,081,673.00	290,102.89	1,242,910.58	266,454.69	686,353.00	55.22
Attorney	386,000.00	0.00	386,000.00	140,373.35	245,626.65	63.63
PlanningBuilding	1,112,778.00	92,453.24	1,249,200.99	544,285.18	612,462.57	49.03
Library	934,708.00	60,998.21	954,708.00	375,319.76	518,390.03	54.30
Parks & Recreation	901,774.00	0.00	881,774.00	271,077.61	610,696.39	69.26
Fire	2,063,312.00	5,131.01	2,068,443.01	1,149,101.45	914,210.55	44.20
Police	3,639,929.32	0.00	3,639,929.32	1,688,651.55	1,951,277.77	53.61
Public Works	3,316,359.00	240,841.31	3,564,719.36	938,800.36	2,385,077.69	66.91
Grand Total	**18,650,360.32**	**2,276,917.24**	**20,947,482.14**	**7,383,539.64**	**11,287,025.26**	**0.5388**

General Ledger
Quarterly Budget Report
Water Revenues

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Period 01 - 06
Fiscal Year 2023

Account Number	Description	Adopted Budget	Budget Adjustments	Adjusted Budget	YTD Received	Uncollected
561	Water Enterprise					
561-38-10-00-00	Water Revenue	-1,500.00	0.00	-1,500.00	-422.10	-1,077.90
561-38-10-00-01	Residential-Inside CL	-3,170,034.00	0.00	-3,170,034.00	-1,626,360.27	-1,543,673.73
561-38-10-00-50	Residential-Outside CL	-304,462.00	0.00	-304,462.00	-139,406.62	-165,055.38
561-38-10-01-00	Multi-Dwelling-Inside CL	-708,392.00	0.00	-708,392.00	-368,758.03	-339,633.97
561-38-10-01-50	Multi Dwelling-Outside CL	-4,882.00	0.00	-4,882.00	-2,191.52	-2,690.48
561-38-10-10-00	General Commercial-Inside CL	-2,150,624.00	0.00	-2,150,624.00	-1,149,260.59	-1,001,363.41
561-38-10-17-00	Landscape Meter	-160,385.00	0.00	-160,385.00	-89,350.91	-71,034.09
561-38-10-99-10	Fire Service-Inside CL	-51,497.00	0.00	-51,497.00	-25,212.85	-26,284.15
561-38-10-99-20	Fire Service-Outside CL	-12,161.00	0.00	-12,161.00	-5,546.10	-6,614.90
561-38-10-99-50	Finance Charges	-18,000.00	0.00	-18,000.00	0.00	-18,000.00
10	SB2 Planning Grant	-6,581,937.00	0.00	-6,581,937.00	-3,406,508.99	-3,175,428.01
561-38-60-00-00	Water Meter Install Fee	-5,500.00	0.00	-5,500.00	-2,578.75	-2,921.25
60	Water Meter Install Fee	-5,500.00	0.00	-5,500.00	-2,578.75	-2,921.25
561-31-70-00-00	Investment Earnings	-54,753.00	0.00	-54,753.00	0.00	-54,753.00
561-34-70-00-00	Other Revenue	-8,500.00	0.00	-8,500.00	-816.00	-7,684.00
561-38-70-00-00	CARE Subsidy	27,000.00	0.00	27,000.00	14,690.92	12,309.08
70	CARE Subsidy	-36,253.00	0.00	-36,253.00	13,874.92	-50,127.92
561-34-71-00-00	Water Emergency Penalties	0.00	0.00	0.00	43,493.21	-43,493.21
71	Water Emergency Penalties	0.00	0.00	0.00	43,493.21	-43,493.21
561-33-80-00-00	Engineering Fees	-1,000.00	0.00	-1,000.00	0.00	-1,000.00
80	Engineering Fees	-1,000.00	0.00	-1,000.00	0.00	-1,000.00
561-33-83-00-00	Raw Water Permit Fees	-1,000.00	0.00	-1,000.00	-300.00	-700.00
83	Raw Water Permit	-1,000.00	0.00	-1,000.00	-300.00	-700.00

Account Number	Description	Adopted Budget	Budget Adjustments	Adjusted Budget	YTD Received	Uncollected
	Fees					
561-33-85-00-00	Water Conservation Fines	0.00	0.00	0.00	100.00	-100.00
85	Water Conservation Fines	0.00	0.00	0.00	100.00	-100.00
561-33-87-00-00	Backflow Testing & Insp Fees	-150.00	0.00	-150.00	0.00	-150.00
87	Backflow Testing & Insp Fees	-150.00	0.00	-150.00	0.00	-150.00
Grand Total		**-6,625,840.00**	**0.00**	**-6,625,840.00**	**-3,351,919.61**	**-3,273,920.39**

General Ledger
Quarterly Budget Report
Water Expenditures

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Period 01 - 06
Fiscal Year 2023

Description	Adopted Budget	Encumbered	Adjusted Budget	YTD Spent	Available Budget	% of Budget Available
Non Departmental	1,210,312.00	43,000.00	1,253,312.00	753,608.28	456,703.72	36.44
Council	21,927.00	0.00	21,927.00	7,711.81	14,215.19	64.83
Administration	299,603.00	7,516.99	305,241.84	105,754.63	191,970.22	62.89
Finance	593,299.00	89,681.80	703,826.18	212,881.41	401,262.97	57.01
Attorney	159,500.00	0.00	159,500.00	57,165.83	102,334.17	64.16
Public Works	4,341,199.00	582,260.05	5,569,632.13	2,082,086.95	2,905,285.13	52.16
Grand Total	**6,625,840.00**	**722,458.84**	**8,013,439.15**	**3,219,208.91**	**4,071,771.40**	**0.5081**

General Ledger
Quarterly Budget Report
WW Revenues

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Period 01 - 06
Fiscal Year 2023

Account Number	Description	Adopted Budget	Adjusted Budget	YTD Received	Uncollected
571-31-70-00-00	Investment Earnings	-50,392.00	-50,392.00	0.00	-50,392.00
31	SEWER ENTER. INVESTMENT EARNIN	-50,392.00	-50,392.00	0.00	-50,392.00
571-34-70-00-00	Other Revenue	-9,600.00	-9,600.00	-9,600.00	0.00
571-34-80-00-00	Annexation Fees	-2,600.00	-2,600.00	0.00	-2,600.00
34	SEWER ENTER. OTHER REVENUE	-12,200.00	-12,200.00	-9,600.00	-2,600.00
571-35-00-00-00	Residential	-1,503,230.00	-1,503,230.00	-762,927.86	-740,302.14
571-35-00-01-00	Multiple Dwelling	-267,757.00	-267,757.00	-119,544.36	-148,212.64
571-35-00-03-00	Laundromat	-17,485.00	-17,485.00	-8,658.78	-8,826.22
571-35-00-10-00	General Commercial	-1,213,885.00	-1,213,885.00	-634,261.16	-579,623.84
571-35-00-11-00	Restaurants	-106,155.00	-106,155.00	-53,770.50	-52,384.50
571-35-00-12-00	Service Station	-3,216.00	-3,216.00	-1,230.13	-1,985.87
571-35-00-14-00	Motels-No Food Service	-141,570.00	-141,570.00	-87,129.88	-54,440.12
571-35-00-15-00	Supermarkets	-13,581.00	-13,581.00	-6,564.84	-7,016.16
571-35-00-18-00	Mixed Retial-Plus Food Service	-17,370.00	-17,370.00	-8,775.60	-8,594.40
571-35-00-20-00	Industrial	-22,276.00	-22,276.00	-13,513.75	-8,762.25
571-35-00-30-00	Libraries & Schools	-23,689.00	-23,689.00	-14,526.54	-9,162.46
571-35-00-60-60	Car Wash	-2,057.00	-2,057.00	-1,007.46	-1,049.54
35	SEWER ENTER. SEWER-RESIDENTIAL	-3,332,271.00	-3,332,271.00	-1,711,910.86	-1,620,360.14
571-38-10-99-50	Finance Charges	-9,500.00	-9,500.00	0.00	-9,500.00
571-38-65-00-00	Sewer Connection Fee	-1,300.00	-1,300.00	0.00	-1,300.00
571-38-70-00-00	CARE Subsidy	20,100.00	20,100.00	10,162.05	9,937.95
38	Dept	9,300.00	9,300.00	10,162.05	-862.05
571	Sewer Enterprise	-3,385,563.00	-3,385,563.00	-1,711,348.81	-1,674,214.19
Grand Total		-3,385,563.00	-3,385,563.00	-1,711,348.81	-1,674,214.19

General Ledger
Quarterly Budget Report
Wastewater Expenditures

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Period 01 - 06
Fiscal Year 2023

Description	Adopted Budget	Encumbered	Adjusted	YTD Spent	Available Budget	% of Budget Available
Non Departmental	495,689.00	43,000.00	538,689.00	178,577.44	317,111.56	58.87
Council	21,927.00	0.00	21,927.00	7,711.59	14,215.41	64.83
Administration	202,115.00	5,322.47	206,028.89	74,807.00	125,899.42	61.11
Finance	456,929.00	77,370.79	564,937.54	190,668.80	296,897.95	52.55
Attorney	26,500.00	0.00	26,500.00	17,545.63	8,954.37	33.79
Public Works	2,182,403.00	276,446.42	2,898,525.87	718,481.04	1,903,598.41	65.67
Grand Total	**3,385,563.00**	**402,139.68**	**4,256,608.30**	**1,187,791.50**	**2,666,677.12**	**0.6265**

CITY OF ST. HELENA

RESOLUTION NO. 2023-

RESOLUTION APPROVING FY 2022-22 MID-YEAR BUDGET ADJUSTMENTS TO THE GENERAL FUND, WATER FUND, WASTEWATER FUND AND HARVEST FESTIVAL FUND.

A. The City has traditionally amended its budget during the year as new and updated information becomes available; and

B. It is necessary to increase revenue and expense projections for the General Fund, Water Fund, Wastewater Fund, and Harvest Festival Fund.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

1. Adoption of this resolution is not subject to CEQA; and

2. Authorizes budget adjustments to the following:

General Fund Revenues

Account	Description	Adjustment
General Fund Revenues		
101-30-10-00-00	Property Tax - Secured	158,078
101-30-11-00-00	ERAF Shift to State	308,695
101-30-20-00-00	Property Tax - Unsecured	(13,682)
101-32-20-00-00	Homeowner Property Tax	(3,808)
101-30-50-00-00	TOT	245,000
101-32-05-00-00	In Lieu VLF	82,800
Total General Fund Revenue Increase		**777,083**

General Fund Expense

Account	Description	Adjustment
General Fund Expenses		
101-40-00-21-45	Communications Strategy Contract	24,000
101-42-10-21-30	Campaign Filing Software	5,000
101-42-10-21-45	LaserFiche - Upgrade Assistance	2,000
101-42-10-21-45	Police Department Scanning Services	25,000
101-42-10-21-50	Election Expenses	2,000
101-43-00-21-45	AP Workflow Software	3,000
101-45-00-21-45	Permitting Software Selection	6,700
101-49-00-20-30	Police Department Overtime	180,000
101-49-00-26-30	Police Body Worn Cameras	51,000
101-49-00-26-30	Additional Vehicle Expense	10,000
101-50-00-29-99	Public Works Bucket Truck	160,000
101-50-00-29-99	Public Works Vehicle Replacement (8 Vehicles)	550,000
101-50-00-29-99	Street Paving	500,000
Total General Fund Budget Increase		**1,578,700**

Water Fund Expenditures

Account	Description	Adjustment
Water Fund Expenditures		
561-50-34-21-25	Equipment Rental Needs	16,400
561-50-34-21-45	Emergency Repair for Transmitter	27,375
561-50-34-22-15	Supplies for the Water Treatment Plant	9,700
Total Water Fund Budget Increase		**53,475**

Wastewater Fund Expenditures

Account	Description	Adjustment
Wastewater Fund Expenditures		
571-44-00-21-30	Attorney Fees Related to the Wastewater Treatment Plant Upgrade	20,000
571-50-29-26-30	Furnish and Installation of Roll Up Curtain Doors at Wastewater Treatment Plant	25,000
Total Wastewater Fund Budget Increase		**45,000**

Other Fund Expenses

Account	Description	Adjustment
Wastewater Fund Expenditures		
287-47-28-22-15	Harvest Festival Supplies	1,087
Total Harvest Festival Fund Budget Increase		**1,087**

Approved at a Regular Meeting of the St. Helena City Council on April 25, 2023 by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Lester Hardy: _____

Council Member Billy Summers: _____

APPROVED: ATTEST:

_____ _____

Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk

FY 2022-23 Mid Year Budget Review

April 25, 2023

City Council Meeting

By: Mandy Kellogg, Administrative Services Director

Finance Division

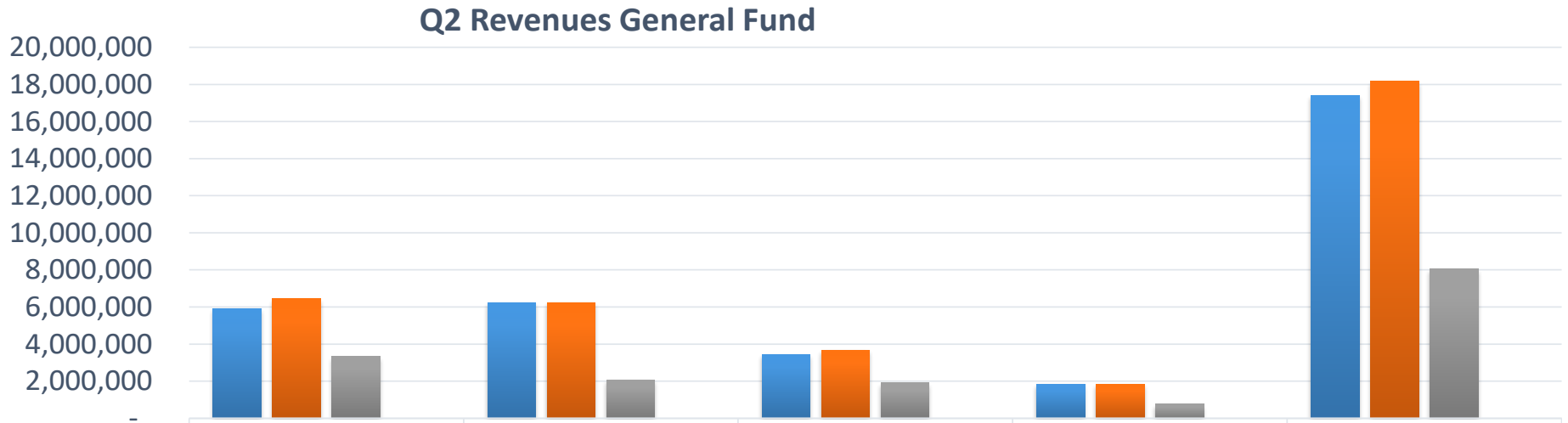
Fiscal Year 2022
Revenues versus Expenses

Audited Revenues & Expenses	Amount
Actual Revenues	20,561,585
Actual Expenses and Transfers Out	15,071,875
Revenues Over Expenditures	**5,489,710**

Fiscal Year 2023
Projected Revenues versus Expenses

Adjusted Budget	Amount
Projected Revenues	18,168,514
Authorized Expenses	20,380,374
Use of Fund Balance	**2,211,860**

Overview of Revenues - General Fund

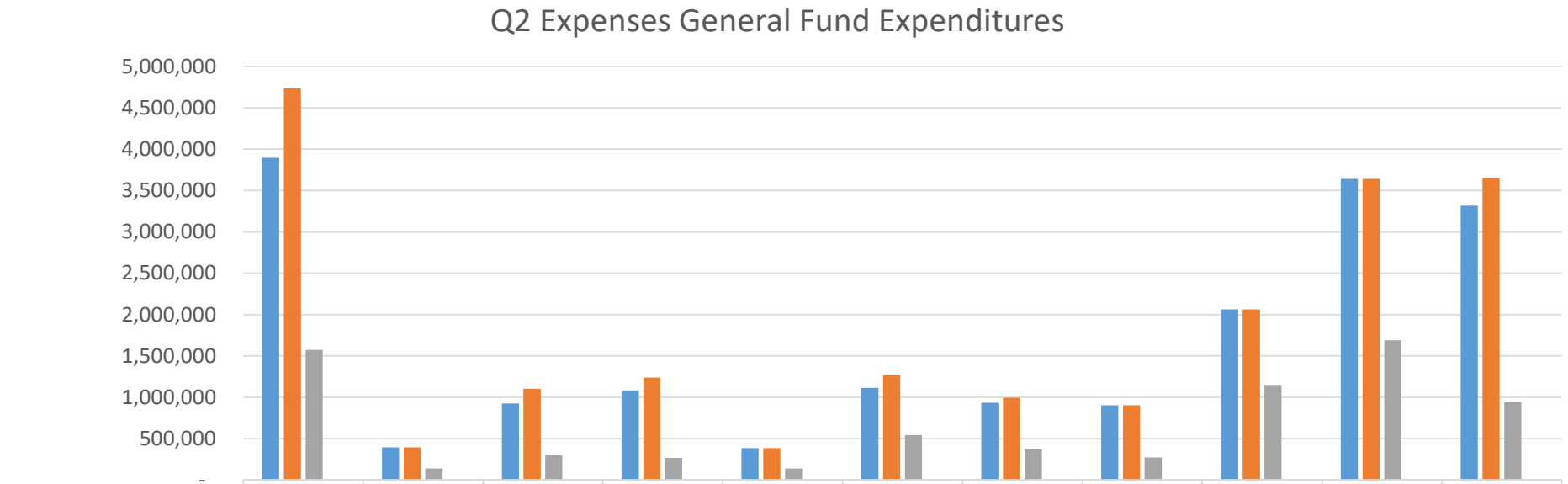


	Property Tax	Sales Tax	TOT	Other	TOTALS
Adopted	5,911,328	6,218,148	3,437,647	1,824,308	17,391,431
Adjusted	6,443,411	6,218,148	3,682,647	1,824,308	18,168,514
Q2 Collected	3,318,052	2,066,062	1,896,673	759,359	8,040,145
% of Budget Collected	51%	33%	52%	49%	44%

General Fund
Revenue Increase Recommendations

General Fund Revenues		
Account	**Description**	**Adjustment**
101-30-10-00-00	Property Tax - Secured	158,078
101-30-11-00-00	ERAF Shift to State	306,695
101-30-20-00-00	Property Tax - Unsecured	(13,682)
101-32-20-00-00	Homeowner Property Tax	(3,808)
101-30-50-00-00	Transient Occupancy Tax	245,000
101-32-05-00-00	In Lieu VLF	82,800
Total General Fund Revenue Increase		**777,083**

Overview of Expenses - General Fund



	Non Dept.	Council	Admin	Finance	Attorney	Planning & Building	Library	Parks & Recreation	Fire	Police	Public Works
Adopted	3,896,516	392,708	924,603	1,081,673	386,000	1,112,778	934,708	901,774	2,063,312	3,639,929	3,316,359
Adjusted	4,733,543	394,038	1,103,025	1,238,476	386,000	1,272,316	995,706	901,774	2,063,312	3,639,929	3,652,255
YTD Spent	1,571,822	139,021	298,633	266,455	140,373	544,285	375,320	271,078	1,149,101	1,688,652	938,800
% of Budget Available	46%	58%	56%	55%	64%	49%	54%	69%	44%	54%	67%

General Fund – Expense Increase Recommendations

General Fund Expenses		
Account	**Description**	**Adjustment**
101-40-00-21-45	Communications Strategy Contract	24,000
101-42-10-21-30	Campaign Filing Software	5,000
101-42-10-21-45	Laserfische – Upgrade Assistance	2,000
101-42-10-21-45	Police Department Scanning Services	25,000
101-42-10-21-50	Election Expenses	2,000
101-43-00-21-45	AP Workflow Software	3,000
101-45-00-21-45	Permitting Software Selection	6,700
101-49-00-20-30	Police Department Overtime	180,000
101-49-00-26-30	Police Body Worn Cameras	51,000
101-49-00-26-30	Additional Vehicle Expense	10,000
101-50-00-29-99	Public Works Bucket Truck	160,000
101-50-00-29-99	Public Works Vehicle Replacement (8 Vehicles)	550,000
101-50-00-29-99	Street Paving	500,000
Total General Fund Budget Increase		**1,518,700**

Overview of Vehicle Needs

Year	Replacement cost	Replacement Vehicle	Mileage
1993	$ 90,000.00	F450-Dump	Surplused 2022
1996	$ 90,000.00	F450-Dump	Surplused 2022
2003	$ 40,000.00	Hybrid escape	Surplused 2022
2008	$ 65,000.00	EV (Tesla)	163,526
2008	$ 90,000.00	F450-Dump	52,895
2008	$ 55,000.00	F-250 4x4	94,724
2010	$ 65,000.00	EV (Tesla)	Vehicle totaled
2010	$ 55,000.00	F250 4x4	130,478

Overview of Expenses - General Fund

FY 2022-23 Approved Budget Adjustments/Use of Reserves

CC Meeting Date	Item	Amount
9/13/22	Resolution 2022-83 | Approving Staffing Recommendations	74,352
9/13/22	Resolution 2022-80 | Execution of Dudek Contract | HMGP Phase I Defensible Space Grant	40,750
9/13/22	Resolution 2022-92 | Execution of Baker Tilly Contract | Long Range Financial Plan	62,900
12/7/22	Resolution 2022-113 | Murray Building Contract Amendment	150,000
1/10/23	Resolution 2023-7 | Leaf Blower Rebate Program	25,000
1/24/23	Resolution 2023-10 | Napa Valley Vine Trail Contribution	15,403
2/14/23	Resolution 2023-15 | Execution of ULI Agreement	36,000
2/28/23	Resolution 2023-18 | Execution of North Bay Office Furniture Change Order	10,000
3/14/23	Resolution 2023-21 | Execution of Economy Lock & Key Change Order	45,000
4/25/23	Resolution 2023-__ (Pending)| Sulphur Creek Pedestrian Bridge	115,300
4/25/23	Resolution 2023-__ (Pending) | Zoning Code Update	50,000
	TOTAL	**624,705**

General Fund Estimated Net Position

		Net Position	Net Position %
Ending Fund Balance @ 6/30/22		15,030,808	
Estimated Revenue @ 6/30/23	18,168,514		
Estimated Expenses @ 6/30/23	(20,793,765)		
Purchase Order Rollovers	(1,105,309)		
Use of Reserves	(2,625,251)		
Estimated Unassigned Net Position		**11,300,248**	**54%**
WWTP Contingency (Interfund Loan, if needed)	(2,000,000)		
Revised Estimated Unassigned Net Position		**9,300,248**	**45%**

Water Fund



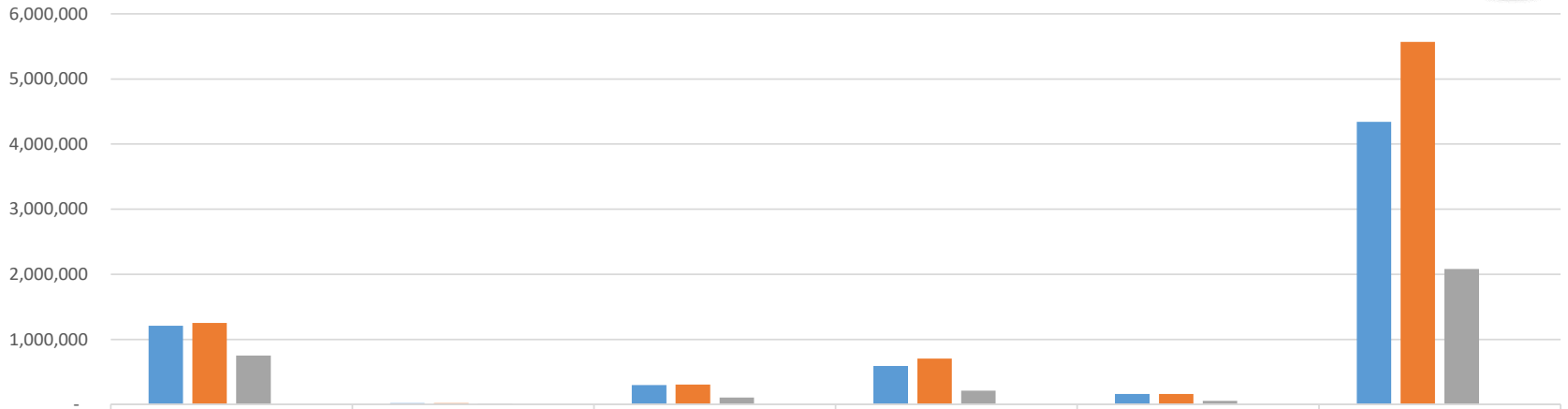
Water Fund – Revenue

Water Fund	2022/23 Adopted	2022/23 Adjusted	2022/23 Q2	% Collected
Revenues	$6,625,840	$6,625,840	$3,351,920	50%

Adjusted – Including November/December 2022 Billing

Water Fund	2022/23 Adopted	2022/23 Adjusted	2022/23 Q2	% Collected
Revenues	$6,625,840	$6,625,840	$4,258,639	64%

Water Fund - Expenses



	Non Dept.	Council	Admin	Finance	Attorney	Public Works
Adopted	1,210,312	21,927	299,603	593,299	159,500	4,341,199
Adjusted	1,253,312	21,927	305,242	703,826	159,500	5,569,632
YTD Spent	753,608	7,712	105,755	212,881	57,166	2,082,087
% of Budget Available	36%	65%	63%	57%	64%	52%

* Total expenses include rollover Purchase Orders from FY 2021-22

Water Fund
Budget Increase Recommendations

Water Fund Expenditures		
Account	**Description**	**Adjustment**
561-50-34-21-25	Equipment Rental Needs	16,400
561-50-34-21-45	Emergency Repair for Transmitter	27,375
561-50-34-22-15	Supplies for Water Treatment Plant	9,700
Total Water Fund Budget Increase		**53,475**

Overview of Expenditures – Water Fund

FY 2022-23 Approved Budget Adjustments/Use of Reserves

CC Meeting Date	Item	Amount
8/9/22	Resolution 2022-74 | OTS - Temporary Operators Water Treatment Plant Amendment #4	765,189
12/13/22	Resolution 2022-107 | Raftelis - Water & Wastewater Rate Study Amendment #1	22,500
12/13/22	Resolution 2022-108 | 2nd Installment Payment to Hall Vineland, LLC	100,000
4/11/23	Resolution 2023-__ (Approved Pending Resolution No.) | Raftelis - Water & Wastewater Rate Study Amendment #2	19,500
4/25/23	Resolution 2023-__ (Pending) | OTS - Temporary Operators Water Treatment Plant Amendment #5	490,650
	TOTAL	**1,397,839**

Water Fund Estimated Fund Balance

			Net Position %
Ending Fund Balance @ 6/30/22		3,203,345	
Estimated Revenue @ 6/30/23	6,625,840		
Estimated Expenses @ 6/30/23	(8,077,154)		
Purchase Order Rollovers	(344,825)		
Use of Fund Balance	(1,451,314)		
Estimated Fund Balance		**1,407,206**	**17%**

Wastewater Fund

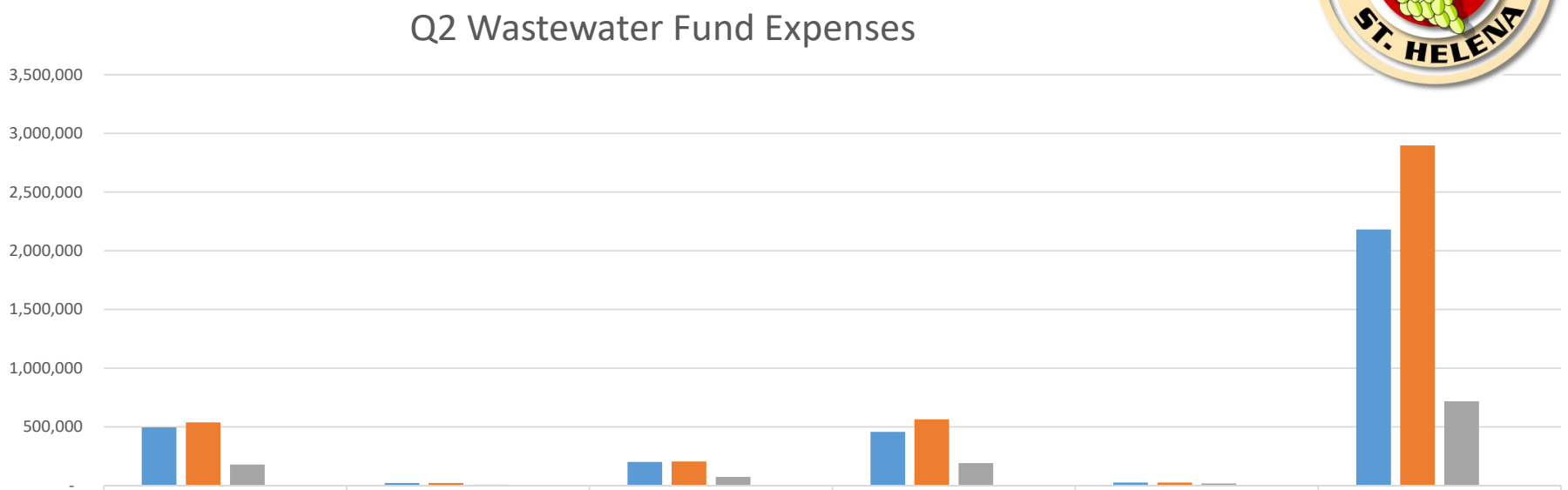
Wastewater Fund – Revenue

Water Fund	2022/23 Adopted	2022/23 Adjusted	2022/23 Q2	% Collected
Revenues	$3,385,563	$3,385,563	$1,711,349	50%

Adjusted – Including November/December 2022 Billing

Water Fund	2022/23 Adopted	2022/23 Adjusted	2022/23 Q2	% Collected
Revenues	$3,385,563	$3,385,563	$2,258,848	67%

Wastewater Fund - Expenses



	Non Dept.	Council	Admin	Finance	Attorney	Public Works
Adopted	495,689	21,927	202,115	456,929	26,500	2,182,403
Adjusted	538,689	21,927	206,029	564,938	26,500	2,898,526
YTD Spent	178,577	7,712	74,807	190,669	17,546	718,481
% of Budget Available	59%	65%	61%	53%	34%	66%

Adopted Adjusted YTD Spent % of Budget Available

** Total expenses include rollover Purchase Orders from FY 2022/23*

Wastewater Fund
Budget Increase Recommendations

Wastewater Fund Expenditures		
Account	**Description**	**Adjustment**
571-44-00-21-30	Attorney Fees Related to the Wastewater Treatment Plant Upgrade	20,000
571-50-29-26-30	Furnish and Installation of Roll Up Curtain Doors At WWTP	25,000
Total Wastewater Fund Budget Increase		**45,000**

Overview of Expenditures – Wastewater Fund

FY 2022-23 Approved Budget Adjustments/Use of Reserves

CC Meeting Date	Item	Amount
8/9/22	Resolution 2022-74 | OTS - Temporary Operators Wastewater Treatment Plant Amendment #3	248,850
12/13/22	Resolution 2022-107 Raftelis - Water & Wastewater Rate Study Amendment #1	22,500
1/10/23	Resolution 2023-06 | Payment of Penalties Related to Violations at the WWTP	147,000
4/11/23	Resolution 2023-__ (Approved Pending Resolution No.) | Raftelis - Water & Wastewater Rate Study Amendment #2	19,500
4/25/23	Resolution 2023-__ (Pending) | OTS - Temporary Operators Wastewater Treatment Plant Amendment #4	220,200
	TOTAL	**658,050**

Water Fund Estimated Fund Balance

			Net Position %
Ending Fund Balance @ 6/30/22		3,771,200*	
Estimated Revenue @ 6/30/23	3,385,563		
Estimated Expenses @ 6/30/23	(4,088,613)		
Purchase Order Rollovers	(228,981)		
Transfer out to Capital	(228,981)		
Use of Fund Balance	(703,050)		
Estimated Fund Balance		**2,884,169***	**71%**

Water/Wastewater Receivable

Year	30-60 days	60-90 days	90-120 days	Over 120 days
12/31/22*	255,904	1,755	140,365	2,216,378

**The amounts reflected in the again report include unpaid water penalties*

Other Funds Budget Adjustments - Expenses

Harvest Festival Fund Expenditures		
Account	**Description**	**Adjustment**
287-47-28-22-15	Harvest Festival Supplies	1,087
Total Harvest Festival Fund Budget Increase		**1,087**

CARES/Leak Adjustments



St. Helena Low Income Subsidy Program (CARES) – FY 2022/23 Q2

- 115 participants
- $17,369

Water Leak Adjustments – FY 2021/22 Q2

- There were no leak subsidies processed for FY 2022-23 Q2.

Council Action

- Receive and File FY 2022-23 Q2
- Adopt a Resolution Approving Recommended Budget Adjustments

Report to the City Council
Regular City Council - 25 Apr 2023

Agenda Section: **NEW BUSINESS**

Subject: **Consideration and proposed approval of a resolution appointing applicants to the Active Transportation & Sustainability Committee, Planning Commission, Library Board of Trustees, and Measure H Oversight Committee**

CEQA Determination: **Not a CEQA project**

Prepared By: Cindy Tzafopoulos, City Clerk

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

The City Clerk advertised a recruitment seeking applicants from the community to fill vacant Board, Committee and Commission terms of office. The Boards, Committees, and Commissions that have vacancies include the Active Transportation & Sustainability Committee, Planning Commission, Library Board of Trustees, and the newly formed Measure H Oversight Committee.

DISCUSSION

The recruitment was advertised seeking applicants from the community to fill vacant Board, Committee and Commission terms of office. The City received a total of 18 applications.

Per City Council Rules of Procedure appointments shall be made by interview and the Mayor shall nominate applicants with the appointments subject to approval by the majority of Council. The City Council will convene an applicant interview special City Council meeting on April 25, 2023 at 5:00 pm.

The following lists the vacancies, expiring terms, and names of applicants.

Planning Commission

One Planning Commissioner vacancy with the term of office expiring June 30, 2024.

Five applications were received from Walter Nirenberg, Chris Fowler, Chad Krsek, Hector Lopez and Sandra Archibald McCorkle.

Active Transportation & Sustainability Committee

Two Active Transportation & Sustainability Committee Alternate vacancies expiring June 30, 2024.

Three applications were received from Amy Beaudine, Anthony Micheli and Emil Tudorache.

Library Board of Trustees

One Library Board of Trustee vacancy with the term of office expiring June 30, 2024.

Five applications were received from Deborah Claymon Boeschen, Donald Loveless, Gillian Casey, Arlene Corsetti and Pamela Krell.

Measure H Oversight Committee

The committee will consist of five members with the Council to appoint the chair and vice-chair. It is expected that the Measure H Oversight Committee will meet two times per year until the expenditure of the bond proceeds is complete at which a final report will be issued and the committee disbanded.

Five applications were received from Chris Warner, Jeffrey Green, Richard Corsetti, Jay Kouba, and Mario Trinchero.

Should Council decide not to appoint someone from the current applicants, staff would re-advertise for the position to fill the vacancy.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

Staff recommends adopting a resolution appointing applicants to the following committees:

- Appoint two applicants to the Active Transportation Sustainability Committee
- Appoint one applicant to the Library Board of Trustees
- Appoint one applicant to the Planning Commission
- Appoint five applicants to the Measure H Oversight Committee

ATTACHMENTS

Measure H Oversight .Christopher Warner
Measure H Oversight .Jeffrey Green
Measure H Oversight .Jeffrey Green 2
Measure H Oversight.Jay Kouba
Measure H Oversight.Mario Trinchero
Measure H Oversight.Richard Corsetti
Planning Commission. Chris Fowler
Planning Commission.Chad Krsek
Planning Commission.Hector F. Lopez
Planning Commission.Sandra Archibald McCorkle
Planning Commission.Walter Nirenberg
ATSC.Amy Beaudine
ATSC.Anthony Micheli
ATSC.Emil Tudorache
Library Board.Deborah Claymon Boeschen
Library Board.Dr. Donald Loveless
Library Board.Gillian Casey
Library Board.Pamela Krell
Library Board.Pamela Krell Bio

City of St. Helena

CA-23-001

COMMISSION/COMMITTEE APPLICATION

Received Date: February 6, 2023
Application Type: Measure H Oversight Committee

NAME:	Christopher Warner
ADDRESS:	1434 Grayson Ave, St Helena, CA 94574, USA, Saint Helena, CA, CA, 94574
PHONE:	14153099572
EMAIL ADDRESS:	chrisjwarner52@gmail.com
LENGTH OF RESIDENCY:	6 years
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	Provide collaborative and competent advisory oversight of Measure H bond financing and compliance, as well as consider public, community, taxpayer and ratepayer input and comments and recommendations
EDUCATIONAL BACKGROUND:	Member, State Bar of California, 1988- present; J.D. The Ohio State College of Law, 1977; Special study, Energy and Natural Resources Law, University of Denver College of Law, 1976- 1977; BA Cum Laude, Denison University, 1974; International study, Wroxton College, United Kingdom, 1972- 1973
OTHER RELEVANT EXPERIENCE:	St. Helena Planning Commission, 2022- present; St. Helena Parks and Recreation Commission, 2021- 2022; Board member, Napa Communities Firewise Foundation, 2021- present; Co-leader, St. Helena Fire Safe Council, 2021- present; Measure H Indpendent Committee, 2022; Commissioner, Bay Conservation and Development Commission, 1996- 2000; Board of Directors, Sleepy Hollow Fire Protection District, Marin County, 2016- 2017; Director and President, Sleepy Hollow Homes Association, Marin County, 2000- 2004
COMMUNITY INVOLVEMENT:	See above
REFERENCE 1:	Mayor Paul Dohring Address: Phone Number(s): Email:
REFERENCE 2:	Council member Anna Choteau Address: Phone Number(s): Email:
REFERENCE 3:	Council member Lester Hardy Address: Phone Number(s): Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

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No; Measure H Committee has not yet met

What is your understanding of the role and responsibility of this Commission?

Citizen advisory oversight of financial and other compliance and performance criteria as authorized by City of St. Helena in approving and implementing Measure H

What would be your goal(s) as a Commissioner?

Open, transparent, competent, knowledgeable, unbiased advisory oversight of Measure H compliance and financial performance as authorized by City of St. Helena in creating Measure H and Measure H Oversight Committee

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

See above - St. Helena Planning Commission; St. Helena Parks and Recreation Commission

Is there anything else you would like us to consider when reviewing your application?

During my legal career, I have extensive experience advising and overseeing major bond and debt financing, issuances and performance by major corporations.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Christopher J. Warner | February 6, 2023

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City of St. Helena

CA-23-005

COMMISSION/COMMITTEE APPLICATION

Received Date: February 20, 2023
Application Type: Measure H Oversight Committee

NAME:	Jeffrey Green
ADDRESS:	2000 Howell Mountain Road, St Helena, CA, 94574
PHONE:	707-244-5075
ALTERNATIVE PHONE:	415-364-6488
EMAIL ADDRESS:	jgreen@stifel.com
LENGTH OF RESIDENCY:	9yrs
EMPLOYER:	Stifel
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I want to give back to my community and help in the financial future of St Helena.
EDUCATIONAL BACKGROUND:	Bachelor of Science, Department of Psychology, University of California at Berkeley, 1977
OTHER RELEVANT EXPERIENCE:	I have spent the last 30 years in public finance, assisting in structuring bond pricing, analysis and credit work.
COMMUNITY INVOLVEMENT:	Janie and I have been supportive of many organizations in our city and county, mostly through financial support.
REFERENCE 1:	Name: Tracy and Jim Sweeney Address:1407 Kearney Street, St Helena Phone Number(s):707-287-8651 and 707-738-4942 Email: tracy.sweeney@tweglobal.com
REFERENCE 2:	Name:Christine and Georg Salzner Address:2285 Palmer Drive, St Helena Phone Number(s):707-225-2876 Email: Georg.Salzner@gmail.com
REFERENCE 3:	Name:Karen Dantzler and Eric Lilavois Address:1895 Madrone Avenue, St Helena Phone Number(s):917-744-9481 and 917-295-2364 Email:kdantzler@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

n/a

What is your understanding of the role and responsibility of this Commission?

To ensure that the work and spending of the bond proceeds are in accordance with the bond indenture.

What would be your goal(s) as a Commissioner?

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My goal, other than above, is to make sure that St Helena can continue to access the capital markets and does not lose it's high credit rating due to mismanagement of Measure H proceeds.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

no

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Jeffrey Green

February 21, 2023

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To the City Council of the city of St Helena,

My name is Jeffery Green and I live in St Helena and I am interested in participating and serving on the Measure H Oversight Committee. I have read that the Citizen Oversight is a requirement in the bond documents.

I am currently a Managing Director at Stifel Financial and was previously a partner at Stone & Youngberg, a municipal bond finance company. I have been in the municipal bond business for 30 years primarily constructing and managing municipal bond portfolios. In this capacity I regularly have to read through bond documents to ascertain their credit worthiness.

I want to ensure that St Helena maintains its excellent credit rating and access to the capital markets in the subsequent, and necessary, borrowings. I think the Citizen Oversight Requirement is important as a part and partner with the City Council and taxpayers to see how we are proceeding on our plans and bond proceeds.

I do not have an expertise in construction per se, but I do know how to read the indenture and bond documents. For instance, I did a quick check on where we are now and what is public.

In November of 2022 the City accessed the capital markets with an initial borrowing of $5,255,000, of the voter approved Measure H bond measure of $19,150,000. The Official Statement of this first borrowing, of three planned, subsequent borrowings, reads as follows:

The Bonds will be the first of three anticipated series of general obligation bonds issued pursuant to the authority received at the Bond Election. The City is currently undertaking preliminary design and engineering work with respect to the improvements to be constructed with the proceeds of the Bonds. Work on the project is expected to begin in early 2023 and be completed within a year.

Six months have passed since we borrowed that money and I can't find anything on our website that discusses where we are on the preliminary design and engineering or have we already begun to work on the project?

If we have begun this process the information should be shared with the Council and the public. This is what I expect the Citizen Oversight Committee is designed to report. I'm happy to do this or anything else the council would like to see from this committee.

Best,

Jeffrey Green

City of St. Helena

CA-23-009

COMMISSION/COMMITTEE APPLICATION

Received Date: March 28, 2023
Application Type: Measure H Oversight Committee

NAME:	Jay Kouba
ADDRESS:	1523 MADRONA AVE, SAINT HELENA, CA, 94574
PHONE:	6302724765
ALTERNATIVE PHONE:	6302724765
EMAIL ADDRESS:	jaykkouba@gmail.com
LENGTH OF RESIDENCY:	6 years
EMPLOYER:	Operating Partner, True North Venture Partners
EMPLOYMENT STATUS:	Part-time
REASON FOR APPLYING:	Efficient use of voter approved funding for water related projects is critical to Saint Helena's future of Saint Helena. I believe that I have the skills and interest to provide effective oversight to the set of projects that will be undertaken. I am currently on the Napa County Civil Grant Jury and want to further my engagement with meaningful community development efforts
EDUCATIONAL BACKGROUND:	MBA, University of Chicago, 1991 Post-doctoral, University of California, Berkeley, 1979 MS, PhD, Chemistry, Harvard University, 1978 BS, Chemistry, Stanford University, 1974
OTHER RELEVANT EXPERIENCE:	Extensive oversight of large scale capital projects and experience in budgeting, control and financing in my business career.
COMMUNITY INVOLVEMENT:	Current member of the Napa County Grand Jury
REFERENCE 1:	Name: Susan Davis Address: 2020 Birch Avenue, St Helena Phone Number(s): (707) 6966082 Email: lebazaar1@gmail.com
REFERENCE 2:	Name: Mike Wallace Address: 2985 Brookwood Dr., Napa Phone Number(s): (707) 224-1833 Email: mikewallacee@yahoo.com
REFERENCE 3:	Name: Dan Woodward Address: 4240 Dry Creek Rd, Napa, Phone Number(s): (909) 524-1996 Email: dan.napahome@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

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No

What is your understanding of the role and responsibility of this Commission?

I assume that the oversight committee will monitor the process and execution of the bond financing, project prioritization and selection, timeline, contracting and project execution of Measure H and report our findings to the City Council

What would be your goal(s) as a Commissioner?

My goal would be to fully understand the process of executing Measure H, provide advice and guidance based on my experience and to report fairly and objectively to the City Council

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Jay Kenneth Kouba

March 28, 2023

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JAY KOUBA

- **Creative Strategic Thinking**. Challenged convention in a $20+ billion global chemicals and polymers enterprise creating options for growth through biotechnology, plastics recycle and sports apparel retailing. Focused industrial biotech start-up on high margin chemical markets years before the venture community shifted their focus from fuels to chemicals.
- **Translation of Science to Business**. Shifted marketing strategy for an R&D services firm from a focus on technology organizations to the competitive pressures facing the businesses. Based on science and executability, restructured plant biotech program leading to field trials in 3 years. Built clean-tech start-up from zero and sold the business to a major chemical company. Founder of two financed industrial biotech companies
- **Organizational Change Leadership**. Led a large organization through a 40% downsizing and simultaneously improved the morale, productivity, accountability and reputation of the organization.
- **Disciplined Decision Processes**. Implemented stage gate project management and portfolio decision processes. Developed measurement systems for strategic alignment, financial reward and portfolio balance.
- **Business Breadth and Leadership.** P&L responsibility for growing business with revenues of $500 million. CEO of public biotech company. Public and private board experience. Extensive network of Cleantech entrepreneurs and venture investors.

EDUCATION

MBA, University of Chicago, 1991
Post-doctoral, University of California, Berkeley, 1979
MS, PhD, Chemistry, Harvard University, 1978
BS, Chemistry, Stanford University, 1974

EXPERIENCE

SYNATA BIO **2015 to present**
Synata Bio is a private company in Warrenville, IL focused on the biological conversion of synthesis gas to valuable chemical products. The company was created and funded by True North Venture Partners following the acquisition of the assets of Coskata, Inc
Director, TNVP Operating Partner

HYCONIX, INC **2014 to present**
Hyconix is a private company in Warrenville, IL based on the discoveries of Dr. Roy Periana at the Scripps Research Institute. The company is funded by True North Venture Partners and is in development and scale-up.

Director, TNVP Operating Partner

TRELYS, INC. **2012 to 2021**

Trelys is a private company in San Francisco, California focused on biological approaches to transforming low cost methane into high value products for agriculture.

Founder, Director, CEO

SILURIA TECHNOLOGIES **2012 to 2013**

Siluria was a private company in San Francisco, California which developed a commercially viable technology for the oxidative coupling of methane to ethylene. The company raised more than $200 million in financing and as a division of a international engineering firm is pursuing commercialization options in chemicals and fuels.

Interim CEO and Director from October 2012 to February 2013

GLYCE, INC. **2011 to 2015**

Glyce was a private company in Chicago, Illinois focused on enhancing the performance of commodity polymers using amino acids. Targeted performance enhancements include bio-content, strength, dyeability and biodegradability. The company has secured seed financing but failed to acquire development funding and was dissolved.

Founder, Director, CEO

FIRST GREEN PARTNERS **2011 to 2014**

First Green Partners is a venture investment company founded by Doug Cameron and Tom Erickson. In December 2011, First Green Partners established a joint venture with Warburg Pincus with committed capital of $355 million. The firm is focused on investing in and building successful start-ups in renewable and fossil carbon.

Director

METABOLIX **2006 to 2013**

Metabolix is a public company (MBLX) in Cambridge, Massachusetts commercializing PHA bio-polymers produced by fermentation of corn sugar or grown in crops. In addition the company is commercializing technology for the biological production of high value chemical products

Interim CEO from May 2007 to April 2008

Chairman, Board of Directors, Member Audit & Governance Committees

VIRENT **2006 to 2013**

Virent is a private venture-backed company in Madison, Wisconsin focused on producing liquid fuels and chemicals from bio-based feedstocks using catalysts and chemical processing. The company has a development partnership with Shell and equity ownership by Shell, Cargill and Honda. A demonstration unit has been constructed at their facility in Madison.

Chairman, Board of Directors

TETRAVITAE BIOSCIENCE **2007 to 2011**

TetraVitae is a private venture-backed company in Chicago, Illinois focused fermentation technology for industrial chemicals. Developed strategy based on a family of chemical products and deployment through ethanol plant retrofits. Raised $10 million in financing and build a highly productive lean organization from nothing. The company was acquired by Eastman Chemical In October 2011.

CEO from 2008 to 2011

Vice Chairman, Board of Directors from 2007 to 2011

SYMYX TECHNOLOGY **2006 to 2007**

Symyx was a public company in Santa Clara, California and the premier provider of hardware, software and services for high through-put discovery and optimization of catalytic chemical transformations.

Vice President, Collaborations Marketing

INNOVENE **2004 to 2005**

Innovene (a subsidiary of BP PLC) was one of the world's largest petrochemical and refining companies with revenues of $22 billion, 24 manufacturing sites in eight countries and 8300 employees. In April 2004, BP announced its plan to spin-off Innovene in a multi-billion dollar IPO. In December 2005, BP sold Innovene for $9.0 billion to Ineos in the largest leveraged transaction in Europe to date.

Senior Vice President, Strategy, Marketing and Technology

Responsible for…

- *Corporate, product line, investment, marketing and growth strategies.*
- *Development and launch of the Innovene brand.*
- *Execution of growth strategies based on the coordination of marketing and technology*
- *P&L for technology licensing and catalyst sales (>$100 million revenue)*

BP PETROCHEMICALS **1999 to 2004**

A global, petrochemical company with $16 billion in revenue and 15,000 employees, in 35 major locations. Part of BP PLC, a $250 billion global integrated oil company.

Vice President of Marketing, Sales and Logistics *(2003 – 2004)*

Responsible for….

- *Transforming chemicals businesses from a sales orientation to a marketing orientation*
- *Implementation of cost-to-serve price management system.*
- *e-Business implementation*

Vice President of Chemical Technology *(1999 – 2003)*
Responsible for….

- *Technology strategy and technology capability within the chemical business and more broadly within BP Plc*
- *BP Petrochemicals global technology development program,$230 million budget and 1,200 employees*
- *Organizational change: 70% leadership turnover, 40% downsizing of staff, closure of three facilities, project and portfolio management, performance measurement.*

AMOCO CHEMICAL COMPANY **1993 to 1998**
A $6 billion unit of Amoco Corporation with 10,000+ employees globally.

Manager of Research, Chemical Intermediates *(1996 – 1998)*
Direct responsibility for 230 employees and $42 million budget

- *Created commercial alignment, project accountability, management capability.*

Global Business Manager, Purified Terephthalic Acid *(1994 – 1996)*
Leadership responsibility for $500 million revenue global business.

- *Coordinated strategic, operational and pricing decisions across Europe, Asia, Americas.*
- *Corporate approval of two major capital projects ($700 million).*
- *Initiated transformational technology development project (project X).*

Director of Strategic Planning *(1993 – 1994)*
Strategic planning support for business units across Amoco Chemical Company. Enabled strategic execution through capability evaluation and development.

AMOCO TECHNOLOGY COMPANY **1992 to 1993**
A venture unit within Amoco Corporation

Director of Special Projects
Conducted valuation of high technology businesses in microlasers and biotechnology. Offered alternatives for disposal including partnerships, sale, IPO.

AMOCO CHEMICAL COMPANY **1980 to 1992**

Sales Account Manager, Purified Terephthalic Acid *(1991 – 1992)*
Steward of long term relationships with major North American customers. Ongoing business of $150 million per year growing at 5%. Negotiated settlement of $100 million contract dispute.

Business Manager, Purified Terephthalic Acid*, (1988 – 1991)*
Created polyester value chain market analysis. Achieved corporate approval of three major investments.

Business Development Representative *(1985 – 1988)*
Commercialized new small volume product. Conducted acquisition evaluation of OPP film based on economic, strategic and market analyses.

Research Chemist *(1980 – 1985)*
Successfully developed novel process for 1,4-butanediol.

PURDUE UNIVERSITY **1979 to 1980**
Assistant Professor of Chemistry

City of St. Helena

CA-23-010

COMMISSION/COMMITTEE APPLICATION

Received Date: March 31, 2023
Application Type: Measure H Oversight Committee

NAME:	Mario Trinchero
ADDRESS:	222 Pope St, St. Helena, CA, 94574
PHONE:	7073023107
EMAIL ADDRESS:	mtrinchero@tfewines.com
LENGTH OF RESIDENCY:	3 years
EMPLOYER:	Trinchero Family Estates
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	Suggested by City Manager and City Clerk after service on Water and Wastewater Rate Study Advisory Committee
EDUCATIONAL BACKGROUND:	BS - Mechanical Engineering 2014 Cal Poly San Luis Obispo, Cum Laude Saint Helena High School 2003
OTHER RELEVANT EXPERIENCE:	2022 Water and Wastewater Rate Study Advisory Committee Chair 8 years Facility Engineer
COMMUNITY INVOLVEMENT:	Roger Trinchero Family Foundation - Board Member
REFERENCE 1:	Name: Tye Taylor Address: PO Box 248, St. Helena, CA 94574 Phone Number(s): (707) 302-3081 Email: ttaylor@tfewines.com
REFERENCE 2:	Name: Roger Trinchero Address: PO Box 248, St. Helena, CA 94574 Phone Number(s): (707) 963-5928 Email: rtrinchero@tfewines.com
REFERENCE 3:	Name: Gino Trinchero Address: 2929 White Sulfur Springs Rd, St. Helena, CA 94574 Phone Number(s): (707) 227-2439 Email: gtrinchero09@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

Citizen oversight of funds secured for certain projects

What would be your goal(s) as a Commissioner?

Bring an understanding of infrastructure projects, design, and execution to the oversight committee to help bridge understanding gaps.

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Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

2022 Water and Wastewater Rate Study Advisory Committee Chair- ~10 months

Is there anything else you would like us to consider when reviewing your application?

While I have only lived within the City limits for 3 years, my family has lived in the immediate area since 1947. My roots run deep here and I intend to raise my own family here.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Mario Trinchero

March 31, 2023

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City of St. Helena

CA-23-012

COMMISSION/COMMITTEE APPLICATION

Received Date: April 10, 2023
Application Type: Measure H Oversight Committee

NAME:	Richard Corsetti
ADDRESS:	1401 Spring Street, St. Helena, CA, 94574
PHONE:	707.963.8526
EMAIL ADDRESS:	richcorsetti@outlook.com
LENGTH OF RESIDENCY:	10 years
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	I feel like it is important to have citizen involvement in overseeing how government funds are spent, especially on capital improvements. As a construction insurance broker I worked with many clients who performed public works projects
EDUCATIONAL BACKGROUND:	Bachelors Degree Business Administration Loyola Marymount University, 1971 My entire professional career from 1971 to 2016 was in the insurance industry. The last thirty years I specialized as an insurance broker for medium to larger construction companies.
COMMUNITY INVOLVEMENT:	Our company was engaged in support for communities such as going to New Orleans after Hurricane Katrina
REFERENCE 1:	Name: Doug Bowring, Gallagher Construction Services Address: Phone Number(s):415.288.1632 Email:
REFERENCE 2:	Name: Brian Cooper, Gallagher Construction Services Address: Phone Number(s): 415.288.1620 Email:
REFERENCE 3:	Name: Susan Hecker, Gallagher Construction Services Address: Phone Number(s):415.288.1627 Email:

GENERAL QUESTIONS:

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

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☐ I AGREE

CITY HALL, 1572 RAILROAD AVENUE
OFFICE OF THE CITY CLERK
ST. HELENA, CA 94574
(707) 968-2742
www.cityofsthelena.org

APPLICATION FOR APPOINTMENT

Note: Your application will be copied for the City Council and made available to the press and public.

Board/Committee/Commission to which you are applying:
Measure H Committee

Name: Richard Corsetti

Home Address:
1401 Spring Street, St. Helena, CA 94574

Mailing Address: same

Occupation: retired

Business Address: none

Telephone: Home 707-963-8526 Cell 415-515-0680 Business none

E-mail: richcorsetti@outlook.com

- Please indicate if above numbers can be made available to the public upon request: **Yes** or **No** yes

Resident of St. Helena? **Yes** or **No** Yes, how long have you lived in St. Helena? 10 years

Current occupation (within last 12 months) retired

Business interests in last 12 months: development of a single family home.

Previous Committee/Commission Experience:
None

Education/Experience: A resume may be attached containing this and any other information that would be helpful in evaluating your application.
Bachelors Degree Business Administration from Loyola Marymount University, 1971.
My entire professional career from 1971 to 2016 was in the insurance industry. The last thirty years I specialized as an insurance broker for medium to large construction companies.

Professional and/or community service activities:
Our company was engaged in support for communities such as going to New Orleans to provide help after Hurricane Katrina.

Local government related experience: None

Please explain your reasons for wishing to serve on this committee/commission and how you feel that you may contribute
I feel it is important to have citizen involvement in overseeing how government funds are spent especially on capital improvement projects. As a construction insurance broker, I worked with many clients who performed public work projects.

Names, addresses, and phone numbers of three individuals familiar with your background:
Doug Bowring/ Gallagher Construction Services SF/ 415-288-1632
Brian Cooper/ Gallagher Construction Services SF/ 415-288-1620
Susan Hecker/ Gallagher Construction Services SF/ 415-288-1627

Appointments to this position may require you to file a Conflict of Interest Disclosure Statement, which is of public record.

Richard Corsetti — Signature of Applicant
04/06/2023 — Date

If you have any questions regarding the appointment procedure, please telephone the City Clerk at (707) 968-2742.

Please return the completed application to:
City of St. Helena
City Clerk
1572 Railroad Avenue
St. Helena, CA, 94574

City of St. Helena

CA-23-014

COMMISSION/COMMITTEE APPLICATION

Received Date: April 17, 2023
Application Type: Planning Commission

NAME:	Chris Fowler
ADDRESS:	1336 Magnolia Ave., St. Helena, CA, 94574
PHONE:	5303865655
EMAIL ADDRESS:	Chris@AlansSaintHelena.com
LENGTH OF RESIDENCY:	4.5 years
EMPLOYER:	Self - Picture Framer & Realtor
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	Please see attached statement.
EDUCATIONAL BACKGROUND:	St. Helena public schools, attended Humboldt State & Chico State Universities from 1997-2001
OTHER RELEVANT EXPERIENCE:	Have been involved in buying and selling of residential and commercial real estate since 2007 and have a broad understanding of zoning and building codes and issues. I have owned and operated small businesses and understand what goes into business-municipality relationships.
COMMUNITY INVOLVEMENT:	Town of Truckee Parking Working Committee 2021 Hometown Harvest Festival Pet Pawrade Judge Board of Directors - Napa Valley State Parks Association
REFERENCE 1:	Name: Autumn Anderson Address: 950 Crane Ave Phone Number(s): 707.363.9692 Email: Autumn@NewFrontierWines.com
REFERENCE 2:	Name: Pam Smithers Address: 1819 Vallejo St. Phone Number(s): 707.696.0530 Email: psmithrs@comcast.net
REFERENCE 3:	Name: Jake Scheideman Address: 1829 Adams St. Phone Number(s): 707.483.3852 Email: Jake@JScheideman.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Watch all Planning Commission and City Council meetings.

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What is your understanding of the role and responsibility of this Commission?

To make decisions and recommendations for various residential and commercial projects within the city. To provide input and recommendations to the City Council at times. And currently, finalizing the City Zoning Code update.

What would be your goal(s) as a Commissioner?

To help this city, and the community at large,

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No.

Is there anything else you would like us to consider when reviewing your application?

I am an amazingly fair, open, honest person who can see and understand different sides and opinions on issues, even if I may disagree. I am not afraid to change course if sound and reasonable arguments are voiced. People seek me out to provide opinions and suggestions for, oftentimes complex issues; personal, real estate related, etc. I also believe that I can more or less hit the ground running if appointed as I keep up with all Council and PC meetings.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Christopher Fowler | April 18, 2023

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April 18, 2023

Dear Council Members and Community,

I grew up in St. Helena, and was gone for about 20 years. My wife (Jessica), kids, and I moved back in July 2018. We gave ourselves a couple years to get reacquainted with St. Helena, and the community at large, before we started to get involved with community involvement, to see how the ebb and flow worked, what the various dynamics were that weren't observable as a visitor, and observe what was working and what needed addressing and attention. I've now applied to the PC twice before, in December 2020 and May 2022, along with many other very well qualified candidates. And here I am…again…throwing my hat into the ring.

Living in Truckee, while not necessarily involved directly with Town politics and policy, I served on a handful of Town groups and committees. I co-founded an extremely successful, high-end German auto repair business and I have helped guide clients and friends through the waters of residential and commercial real estate purchases since 2007. Friends and clients seek my advice because they know that I am a fair, open, and balanced person that can see the forest *and* the trees.

There are a lot of similarities between Truckee and St. Helena. There are things that both places do well, and things both don't do so well. I believe I have a unique and long-term insight of things that Truckee did well, and directions that they continue to move, that can work well within the city of St. Helena.

There are so many wonderful things to love about this city and how it can move forward, and there are a lot of things that need to be addressed. And while I know that the Planning Commission is only one piece to the puzzle, it is still, nonetheless, a very important piece to that puzzle. I love this town and would very much love the opportunity to help steer it along.

I believe being part of the Planning Commission is a worthy cause.

Sincerely,
Chris Fowler

City of St. Helena

CA-23-015

COMMISSION/COMMITTEE APPLICATION

Received Date: April 19, 2023
Application Type: Planning Commission

NAME:	Chad Krsek
ADDRESS:	1843 Spring Mountain Court, St. Helena, CA, 94574
PHONE:	415-613-2260
EMAIL ADDRESS:	chad.krsek@gmail.com
LENGTH OF RESIDENCY:	2 years, 8 months
EMPLOYER:	LinkedIn - Software Engineer
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	Community participation is an important part of our government and society, so I'd like to contribute to the community of St. Helena by serving on the Planning Commision. I grew up largely in St. Helena, attending both R.L.S. and St. Helena High School. My wife, Caitlin Stuart, also grew up in St. Helena. Although we moved away for many years, to Seattle and then San Francisco, we've retained deep ties to this community. We've kept in touch with many friends here, and we both have extended family who have lived here for a long time. Several years ago we moved back to St. Helena and are now raising our own kids as they attend the Primary and Elementary schools. Beyond our long time friends, we've been lucky to become friends with many other great families who are raising our own kids here, including some who've also moved here recently. Because of this deep history and connection, I care for the wellbeing of the community. I'd like to see the town grow in a sustainable, equitable way, where people from all backgrounds and economic means can thrive. I'd like there to be a successful business community that serves both locals and tourists, and importantly, I'd like the town to maintain its unique character and continue to be a great place for families. We are living in a challenging moment, especially concerning climate change and the increasing wealth gap. Although those challenges directly impact St. Helena, many of the causes are outside of our direct control. But, I believe we can still make a positive impact on them locally, within our community. My hope is to do that by joining the St. Helena Planning Commission.
EDUCATIONAL BACKGROUND:	St. Helena High School - Graduated in 1997 Sonoma State University - B.S. in Computer Science, minor in Mathematics - Awarded in 2003
OTHER RELEVANT EXPERIENCE:	In my career as a Software Engineer over the past twenty years, I've been in management and team lead roles, in both small and large organizations. I've

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	learned to collaborate with, and build consensus across groups of stakeholders with diverse interests and perspectives. Problem solving, attention to detail, and the ability to learn continuously are skills I utilize daily. I believe that experience is transferable and can be applied to the Planning Commission.
COMMUNITY INVOLVEMENT:	I'm currently in the process of joining the St. Helena Odd Fellows Lodge. Previously I participated in a pro-bono project through the Taproot Foundation where I set up a donor database for an emergency shelter program in Hayward, CA.
REFERENCE 1:	Joanne Blicker - St. Helena Resident and generally awesome person 1243 Stockton Street 707-738-2954 joanneblicker@icloud.com
REFERENCE 2:	Matthew Heil - St. Helena Resident and former Planning Commission member 1050 Adams Street, Suite B 707-244-3942 matthew.heil@ml.com
REFERENCE 3:	Ahren Trumble - St. Helena Small Business Owner 1380 Main Street, #101 707-738-8787 ahrentrumble@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Not in person, but I have watched some previously recorded meetings online.

What is your understanding of the role and responsibility of this Commission?

The role is to serve the community by evaluating construction, development, land use, and zoning proposals to ensure that relevant regulations, codes, etc., are applied fairly and transparently, with the guidance of city staff and the General Plan.

What would be your goal(s) as a Commissioner?

I'd like to serve the community as a whole and those who bring business to the Planning Commision by ensuring that relevant rules, zoning codes, guidelines, etc., are fairly and transparently applied.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

If there is any information that I did not provide that would be useful, please let me know. I'm happy to submit further information in writing or meet in person. Thanks for your consideration.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

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☒ I AGREE

Chad Krsek April 19, 2023

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City of St. Helena

CA-23-016

COMMISSION/COMMITTEE APPLICATION

Received Date: April 20, 2023
Application Type: Planning Commission

NAME:	Hector F. Lopez
ADDRESS:	1007 Charter Oak Avenue, Saint Helena, CA, 94574
PHONE:	(925) 200-0372 Work Cell
ALTERNATIVE PHONE:	(707) 718-6725
EMAIL ADDRESS:	hlopez@ctcnc.org
LENGTH OF RESIDENCY:	Born and raised in St. Helena 54 years!
EMPLOYER:	California Training Committee For Northern California
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I want to give back to the town I was born and raised in. Make St. Helena a better place with the correct amount and proper amount of growth and remodeling.
EDUCATIONAL BACKGROUND:	Completed the Carpenters Union Apprenticeship 4 year program and became a Journeyman Union Carpenter in 2003, BA from UC Berkeley in Ethnic Studies 1997, A.A. in Carpentry from American River College in 2009, A.A. in English from Santa Rosa College 1993. Penn State courses in Construction Management 2012 to 2023 given at the Las Vegas Carpenters Union International Training Center
OTHER RELEVANT EXPERIENCE:	Custom Home builder with the Carpenters Union for 10 years in Marin County. Work completed mostly in Belvedere and Tiburon. Some work at Pacific Heights in S.F.
COMMUNITY INVOLVEMENT:	I work and travel through 46 counties of Northern California mentoring and guiding our 5,500 apprentices on Union job sites and when in classes at the Fairfield Training Center.
REFERENCE 1:	Name: Eric Hall Address: Phone Number(s):(925)708-2686 Email:ehall@cityofsthelena.org
REFERENCE 2:	Name: Sean Wilson Address: 1025A Dowdell Ln Phone Number(s): (707) 963-6404 Email: sean@oktiresh.com
REFERENCE 3:	Name: Matt Cia Address: 1120 June Lane Phone Number(s):(707) 312-1741 Email: mattc@ogletreecorp.com

GENERAL QUESTIONS:

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Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

To review and advise according to guidelines on new construction and remodeling projects to be built in St. Helena

What would be your goal(s) as a Commissioner?

To properly guide all those applying for new construction or remodeling projects in building according to the regulations set by the city.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

I have 25 years of building experience and have been mentoring our Union Apprentices throughout Northern California for 15 years. I pride myself in building correctly and properly to construction standards and believe in quality over quantity for a lasting project. I hope to serve the committee to the best of my experience and ability. I am aware nothing is every easy. But that is how construction always is and its about getting things done right.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Hector Fernando Lopez Diaz De Leon | April 20, 2023

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City of St. Helena

CA-23-017

COMMISSION/COMMITTEE APPLICATION

Received Date: April 20, 2023
Application Type: Planning Commission

NAME:	Sandra Archibald McCorkle
ADDRESS:	1178 Meadowcreek Circle, St. Helena, CA, 94574
PHONE:	7078048263
EMAIL ADDRESS:	sandra.archibald@gmail.com
LENGTH OF RESIDENCY:	Homeowner 23 years; full-time resident 4 years
EMPLOYER:	University of Washington, School of Public Policy and Governance, Dean and Professor Emerita
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	I am interested in serving the City of St. Helena in a meaningful way.
EDUCATIONAL BACKGROUND:	UC Berkeley, BA 1967; Master of Public Administration UC Berkeley, 1971; PhD in agricultural and resource economics UC Davis, 1984 with focus on environmental and resource economics; statistics and operations research
OTHER RELEVANT EXPERIENCE:	I have a decade of professional experience with the Univeristy of California, a large public institution, in planning and budgeting. In addition, I spent 35 years as a teacher and administrator in Schools of Public Administration and Policy at Stanford University, the University of Minnesota and the University of Washington. My research focused on economic development at the regional and local levels. I spent time working in Washington DC with the Environmental Protection Agency focusing on regulatory issues. My administrative experience included oversight of large capital projects. Personally, I have built my own home and remodeled my home in St. Helena. I am familiar with and understand municipal ordinances and codes. I am well versed in developing and reviewing analytical modeling and technical reports.
COMMUNITY INVOLVEMENT:	I have served on many boards and commissions at the national, state and local levels.
REFERENCE 1:	Name: Valerie Presten Address: Mariposa Ave, St. Helena, CA 94574 Phone Number(s): 707.480.2000 Email: presten@comcast.net
REFERENCE 2:	Name: Kellie Duckhorn Address: 355 Cold Spring, Angwin, CA 94558 Phone Number(s): 707.529.6110 Email: kduckhorn@baldaccivineyards.com
REFERENCE 3:	Name: Mary Cunningham Agee Address: 1733 FirHill, St. Helena, CA 94574 Phone Number(s): 707.339.0161 Email: mcagee@msn.com

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GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

The Planning Commission reviews and acts on matters related to the planning and development of the city. It advises the City Council as well. The PC implements the General Plan and specific plans of the City reviewing and acting on development applications on a case by case basis.

What would be your goal(s) as a Commissioner?

My goals include assisting the City in implementing the General Plan and related specific plans to foster economic development focusing on the quality of life and the environment. I would strive to promote meaningful dialogue with the community and promote public service values and ethics while assuring adherence to city ordinances and codes.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

I am a good listener, respect all opinions and strive to be a team player.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Sandra Archibald McCorkle | April 20, 2023

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City of St. Helena

CA-23-011

COMMISSION/COMMITTEE APPLICATION

Received Date: April 6, 2023
Application Type: Planning Commission

NAME:	walter nirenberg
ADDRESS:	1896 pacific ave, apt 702, SAN FRANCISCO, CA, 94109
PHONE:	14152983013
EMAIL ADDRESS:	nirenbergw@gmail.com
LENGTH OF RESIDENCY:	12 years
EMPLOYER:	EPAM, Inc. (NYSE: EPAM) Head of Open Banking & Payments Practice
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I have a long term vision for the City and would like to participate in shaping St Helena's future. I recently served on the Water and Waste Water Commission and got a taste for how the City operates and was so impressed with how the hard working staff are stressed to the breaking point and want to put my four decades of management to work for the City.
EDUCATIONAL BACKGROUND:	I hold a BA from Clark University, in Worcester MA in the field of economics and sociology. I was sponsored by Citibank to attend the Columbia University Executive Marketing Program and the NYU Marketing Certificate program.
OTHER RELEVANT EXPERIENCE:	I have spent over four decades in ever more senior roles in the Banking and Payments industry. Today I am a practice leader for EPAM, an S&P500 software engineering firm.
COMMUNITY INVOLVEMENT:	Together with my wife, Dory Culver, we are actively involved and/or supporters of the UpValley Family Center, The Boys and Girls Club of St Helena, St Helena Fire Department, 826 Valencia Organization in San Francisco. We are also a guardian family for a recent immigrant from Guatemala, helping him achieve citizenship and a place in his community in the East Bay.
REFERENCE 1:	Name: Polly Ogden Address: Phone Number(s): Email: polly@pollyogden.com
REFERENCE 2:	Name: Elaine Honig Address: Phone Number(s): Email: elaine@studio4forty.com
REFERENCE 3:	Name: Bob Havens Address: Phone Number(s): Email: bobhavens@comcast.net

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GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

While I don't have the specifics of this Commission, I generally understand the nature of a City Planning Commission.

City Planning Commission is a governmental body that plays a key role in shaping the development of a city. Their role involves overseeing the planning, zoning, and development of a city's land and infrastructure. Some specific responsibilities of a City Planning Commission may include:

Developing and implementing the city's master plan which is a comprehensive document that outlines the vision and goals for a city's development. The City Planning Commission is typically responsible for creating this plan and ensuring that it is followed.

Zoning and land use regulations: The Commission is responsible for developing and enforcing zoning and land use regulations that dictate how land can be used within the city. This can include everything from designating areas for residential or commercial development to setting building height limits.

Reviewing and approving development proposals: When a developer submits a proposal for a new building or development project, the Commission will review the proposal to ensure that it complies with the city's master plan and zoning regulations.

Public engagement: The Commission often holds public meetings and hearings to gather input from residents and other stakeholders on development proposals and other planning issues.

Overall, the City Planning Commission plays a critical role in ensuring that a city grows and develops in a sustainable and equitable way.

What would be your goal(s) as a Commissioner?

1. Understand how this Commission works today.
2. Analyze gaps between the current and planned operations.
3. Get to know the key City stakeholders and assess and address thier concerns and gain their support and input.
4. Absolute transparency!

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Water and Waste Water Rate Committee from 2022 - 2023.

Is there anything else you would like us to consider when reviewing your application?

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I think the City staff and the Supervisors have a big challenge ahead of them and I want to be part of the solution, not sitting on the sidelines.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Walter Nirenberg | April 6, 2023

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WALTER NIRENBERG **415.298.3013**
1896 Pacific Ave, SF CA 94109 walter@nirenberg.biz

Enterprise Digital Transformation - New Business & General Management

Multi-Vertical: SMB, Consumer; Digital Commerce, Payments, POS, and Data Analytics

HIGH VALUE EXPERIENCE

EPAM, INC, San Francisco, CA (2020 – Present)
Head of Open Banking & Payments Practice, The Americas

- Hyper growth, revenue focused, farm existing clients and add new logos
- Payments Practice Head: Consumer, SMB, Large Enterprise, Fintechs, Card Networks, Processing, eCommerce, Open Banking, Data Monetization, POS

***PLASTIQ, INC, San Francisco, CA (2019 – 2020)**
Head of Supplier Enablement Business Development

- Responsible for new line of business enhancing SMB cash flow in the supply chain
- Identify and engage channel partners for Supply Chain Enablement

CLOVER/FISERV (FKA: First Data), San Francisco, CA (2015 - 2019)
Vice President, Channel Strategy & Business Development

- Responsible for sourcing and initiating partnerships that enhance Clover's value
- Regional Group Leader, focusing on technology enterprise clients & Fintechs
- Drive commerce and payment partnerships leveraging all First Data assets
- Manage all phases of business development with strategic commerce influencers

MASTERCARD WORLDWIDE, Inc., San Francisco, CA (2005 – 2013; 9 years)
Vice President, Business Development – MC Advisors, Data Analytics Team Lead
Vice President, New Business Development – Large Issuer Prospects

- Created transaction data monetization partnership framework
- Developed profitable and scalable partnerships to expand and enhance sales channels
- Launched global business development partnership model in the US, Brazil, UK/EU
- Managed new business and account management, representing all MasterCard issuer and acquirer products to Wachovia, Wells Fargo, National City and FNBO
- Led team of VP and Director level professionals

VISA, USA - New York, NY/San Francisco, CA (1996 – 2000, 5 years)
Vice President - Commercial Payment Products, US, and Multinational Sales

- Developed and implemented multinational commercial payments consortium
- Managed multinational sales team in six global regions targeting Global Fortune 500
- Built alliances with e-Commerce, ERP, and travel industry leaders

Vice President - Business Development - Co-Branding

- Sold new business generating over 5 million new cardholder accounts
- Established co-branded card programs with Mercedes Benz, Harley Davidson, Barnes & Noble, Compaq Computers and more than 50 other high-profile partnerships

WALTER NIRENBERG SAN FRANCISCO, CA 94109

EDUCATION

New York University - New York, NY, Direct Marketing Program
Columbia University - New York, NY, Executive Program in Marketing Management
Clark University - Worcester, MA, Bachelor of Arts

ADDITIONAL RELEVANT EXPERIENCE

Citicorp - New York City and Los Angeles, Vice President

Healthcare Billing and Information Business: Managed sales and marketing strategy for $250mm healthcare payments business.

Diners Club Commercial Payment Card: Sold commercial payment cards, $415mm volume, 45k new accounts. Fortune 500.

Global Electronic Markets/Global Report: Sold on-line, financial information service to Fortune 500; increased sales 300%.

TECH MAHINDRA AMERICAS, INC. San Francisco – FinTech Services

Vice President, New Business Development

- Digital transformation, IT Services firm; $4b division of The Mahindra Group
- Financial Services Practice Leader, focusing on Digital Commerce and Payments

*TRANZLOGIC INC., San Francisco/Los Angeles - SMB Data Insights

Advisor/Senior Vice President, Sales, and Business Development

- Start-up Company – Transforming Merchant transaction data into business insights.
- Manage all aspects of direct/partner sales – subscription revenue model

*PARADATA SYSTEMS, San Francisco - Payment Gateway

Senior Vice President, Sales, and Marketing - Sold to Global Payments in 2005

- Managed sales, marketing, and business development.
- Increased sales by 75% through direct clients and channel partnerships.

*YAGA, Inc., San Francisco - Digital & Micro-Payments Gateway

Senior Vice President, Global Sales Manager - Sold Company to BitPass in 2003.

- Managed sales, marketing & business development; Directed 15 professionals US/UK.

KORN/FERRY International, San Francisco - Executive Search

Principal Partner - Financial Services Practice C-Level Executive Search

- Generated $1million net new revenue, co-leadership role in Payments Industry practice.

EDS, Dallas & New York, Credit Card Processing, MD Business Development

- Closed card processing deals, contract value of $250 million in the first 5 months.
- Sold top 50 commercial banks boardroom level, commercial and small business cards.

Dun & Bradstreet/Moody's Investors Service - New York - Investor Data Services

- Led research, development and sales, first electronic database of fixed income ratings.
- Launched new service to 15 global information partners.

*** Early-Stage/Start-up Company Experience**

CITY HALL, 1572 RAILROAD AVENUE
OFFICE OF THE CITY CLERK
ST. HELENA, CA 94574
(707) 968-2742
www.cityofsthelena.org

APPLICATION FOR APPOINTMENT

Note: Your application will be copied for the City Council and made available to the press and public.

Board/Committee/Commission to which you are applying:
Active Transportation and Sustainability

Name: Amy Beaudine

Home Address:
1321 Community Drive

Mailing Address: _____

Occupation: Mother, Writer, Educator

Business Address: _____

Telephone: Home _____ Cell (917) 774-1960 Business _____

E-mail: amy.beaudine@gmail.com

- Please indicate if above numbers can be made available to the public upon request: **Yes** or **No**

Resident of St. Helena? **Yes** or **No** Yes, how long have you lived in St. Helena? 8 1/2 yrs

Current occupation (within last 12 months) Wine Sales, Server

Business interests in last 12 months: N/A

Previous Committee/Commission Experience:
N/A

Education/Experience: A resume may be attached containing this and any other information that would be helpful in evaluating your application.

It's a hard knock life, you learn best by trying, here I am trying.

Professional and/or community service activities:

This would be my first!

Local government related experience: Candidate for city council

Please explain your reasons for wishing to serve on this committee/commission and how you feel that you may contribute

I would love to be involved with making our city a leader in sustainability practices. I'd like to start a recycling center.

Names, addresses, and phone numbers of three individuals familiar with your background:

Gen Dunlap (707) 339-7604 St Helena
Alexandria Shallat (415) 269-1343 St Helena
Jana Wick (707) 486-8271 Angwin

Appointments to this position may require you to file a Conflict of Interest Disclosure Statement, which is of public record.

Signature of Applicant

12-1-22
Date

If you have any questions regarding the appointment procedure, please telephone the City Clerk at (707) 968-2742.

Please return the completed application to:
City of St. Helena
City Clerk
1572 Railroad Avenue
St. Helena, CA, 94574

City of St. Helena

CA-23-013

COMMISSION/COMMITTEE APPLICATION

Received Date: April 17, 2023
Application Type: Active Transportation and Sustainability Committee

NAME:	anthony Micheli
ADDRESS:	1125 Crinella Court, Saint Helena, California, 94574
PHONE:	707-486-3832
EMAIL ADDRESS:	anthonymmicheli@yahoo.com
LENGTH OF RESIDENCY:	72 years
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	Want to help
EDUCATIONAL BACKGROUND:	(High School, College, Professional, Vocational, or other Schools Attended. Please include Major or Field of Study, Dates attended, Degree and date of Degree)
OTHER RELEVANT EXPERIENCE:	Retired General contractor
COMMUNITY INVOLVEMENT:	Sons and Daughters of America
REFERENCE 1:	Name: Tom Belt Address:Hill View Phone Number(s):707-963-5662 Email:
REFERENCE 2:	Name:Ron Cia Address:1349 Sylvaner Ave Phone Number(s):707-953-0626 Email:
REFERENCE 3:	Name:Beverly Kinney Address:691 Pratt Phone Number(s):707-963-3808 Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

no

What is your understanding of the role and responsibility of this Commission?

create better traffic flow , better transportation options

What would be your goal(s) as a Commissioner?

See if I can help

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

no

Is there anything else you would like us to consider when reviewing your application?

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no

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Anthony Micheli

April 17, 2023

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CA-23-008

City of St. Helena

COMMISSION/COMMITTEE APPLICATION

Received Date: March 23, 2023

Application Type: Active Transportation and Sustainability Committee

NAME:	Emil Tudorache
ADDRESS:	1670 Sylvaner Ave, Saint Helena, California, 94574
PHONE:	17753387161
EMAIL ADDRESS:	EMILTU@GMAIL.COM
LENGTH OF RESIDENCY:	7 months
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	Be an active member of my community and help.
EDUCATIONAL BACKGROUND:	(High School, College, Professional, Vocational, or other Schools Attended. Please include Major or Field of Study, Dates attended, Degree and date of Degree)
OTHER RELEVANT EXPERIENCE:	MS in Engineering and Naval Architecture
REFERENCE 1:	Name: Address: Phone Number(s): Email:
REFERENCE 2:	Name: Address: Phone Number(s): Email:
REFERENCE 3:	Name: Address: Phone Number(s): Email:

GENERAL QUESTIONS:

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☐ I AGREE

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City of St. Helena

CA-23-002

COMMISSION/COMMITTEE APPLICATION

Received Date: February 11, 2023
Application Type: Library Board of Trustees

NAME:	Deborah Claymon Boeschen
ADDRESS:	1903 VINEYARD AVE, Saint Helena, CA, 94574
PHONE:	14155160070
EMAIL ADDRESS:	deborahclaymon@gmail.com
EMPLOYER:	Self-employed
EMPLOYMENT STATUS:	Other
REASON FOR APPLYING:	I am a journalist, educator and writer and value the library as an information resource and community connector for this town. My family has benefitted greatly from the library and would like to help support its sustaining impact on St. Helena.
EDUCATIONAL BACKGROUND:	Northwestern University, MA English, doctoral fellow and instructor Stanford University, BA English, Humanities Honors program, Golden Medal thesis awardee at graduation. Yale Writers Workshop, June 2019 Member, Left Margin Lit, co-working space for writers, Berkeley, CA
OTHER RELEVANT EXPERIENCE:	Newspaper reporter/Senior Editor, Magazines, 10 years in Bay Area Media consultant, 10+ years High School teacher, 1993-94 Dedicated school volunteer from pre-school through high school
COMMUNITY INVOLVEMENT:	Chair, Scholarship Committee, Napa Valley Community Foundation, 20018-present AVID Tutor, RLS Middle School, currently in 8th grade classroom Farmer's Market to Food Bank coordinator, St. Helena Food Pantry (4 seasons) Co-President, Stanford Club of Napa Valley Clinic OLE, weekly clinic volunteer, 2020-2022 JSPA Board, Justin-Siena High School (2019-2021)
REFERENCE 1:	Name: Loraine Stuart Address: Phone Number(s): Email: loraineastuart@gmail.com
REFERENCE 2:	Name: Ellen Drayton Address: Napa Valley Community Foundation Phone Number(s): 707.254.9565 x 14 Email: ellend@napavalleycf.org
REFERENCE 3:	Name: Elle Harrington Address:

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Phone Number(s): 707-315-1722
Email: elleharrington@me.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

I have not.

What is your understanding of the role and responsibility of this Commission?

Oversight, guidance and support for the successful direction of the library as a vibrant community resource.

What would be your goal(s) as a Commissioner?

To provide the viewpoint of a citizen, writer and educator in helping guide the future success of the library.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Deborah Claymon Boeschen — February 11, 2023

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City of St. Helena

CA-23-006

COMMISSION/COMMITTEE APPLICATION

Received Date: March 23, 2023
Application Type: Library Board of Trustees

NAME:	Dr. Donald Loveless
ADDRESS:	291 Lariat St., Pope Valley, CA, 94567
PHONE:	7079659272
EMAIL ADDRESS:	don_loveless@yahoo.com
LENGTH OF RESIDENCY:	Live in Pope Valley, used librar for 35 yrs.
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	On-going interest in the St. Helena Library
EDUCATIONAL BACKGROUND:	(High School, College, Professional, Vocational, or other Schools Attended. Please include Major or Field of Study, Dates attended, Degree and date of Degree)Columbia U.College, Biology, Education, B.A. 1964, Rutgers University, Curr & Admin. M.Ed. 1969, U of San Francisco, Curriculum Design, Ed.D. 2005.
OTHER RELEVANT EXPERIENCE:	30 years classroom teaching
COMMUNITY INVOLVEMENT:	Community Services, Boys and Girls Club, 4-H
REFERENCE 1:	Name: (City teachers and administrators I have worked with are no longer available for references.) Address: Phone Number(s): Email:
REFERENCE 2:	Name: Address: Phone Number(s): Email:
REFERENCE 3:	Name: Address: Phone Number(s): Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

Support the on-going operation of the St. Helena Library.

What would be your goal(s) as a Commissioner?

Help maintain the goals and aims of the St. Helena Library.

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Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

My support of the library as a community and educational resource.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Donald Loveless | March 23, 2023

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City of St Helena, City Hall
Received
NOV 14 REC'D
1480 Main St
St Helena, CA 94574

CITY HALL, 1572 RAILROAD AVENUE
OFFICE OF THE CITY CLERK
ST. HELENA, CA 94574
(707) 968-2742
www.cityofsthelena.org

APPLICATION FOR APPOINTMENT

Note: Your application will be copied for the City Council and made available to the press and public.

Board/Committee/Commission to which you are applying:
Board of Library Trustees

Name: Gillian Casey

Home Address:
St. Helena, CA

Mailing Address: P.O. Box 224, St. Helena, CA 94574

Occupation: Acupuncturist

Business Address: 1400 Oak Ave, St. Helena

Telephone: Home _____ Cell 707-514-5288 Business 707-512-0226

E-mail: GillianCasey@gmail.com

- Please indicate if above numbers can be made available to the public upon request: **Yes** or **No**

Resident of St. Helena? **Yes** or **No** Yes, how long have you lived in St. Helena? 5 mo's

Current occupation (within last 12 months) Acupuncturist

Business interests in last 12 months: self-employed

Previous Committee/Commission Experience:
Board of Directors: Sun & Stars Montessori School

Education/Experience: A resume may be attached containing this and any other information that would be helpful in evaluating your application.
Master's: Acupuncture and Eastern Medicine

Bachelor's: Economics, Management

Professional and/or community service activities:
SHUSD PTG, GiveBig campaign, previous work at St. Helena Hospital as an acupuncturist, served on SHUSD Wellness Committee, Citizens' Oversight Committee

Local government related experience: SHAPE Committee

Please explain your reasons for wishing to serve on this committee/commission and how you feel that you may contribute
I would be honored to be part of supporting and protecting our public library. As an avid and frequent patron, I am passionate about this treasured resource and its value to our community.

Names, addresses, and phone numbers of three individuals familiar with your background:
Colleen Winters: 707-967-5791
Tammy Harbison: 707-337-5176
Lynn O'Connell: 707-265-8350

Appointments to this position may require you to file a Conflict of Interest Disclosure Statement, which is of public record.

Signature of Applicant

11/14/22
Date

If you have any questions regarding the appointment procedure, please telephone the City Clerk at (707) 968-2742.

Please return the completed application to:
City of St. Helena
City Clerk
1572 Railroad Avenue
St. Helena, CA, 94574

City of St. Helena

CA-23-007

COMMISSION/COMMITTEE APPLICATION

Received Date: March 23, 2023
Application Type: Library Board of Trustees

NAME:	Pamela KRELL
ADDRESS:	1455 S Whitehall Lane, St Helena, CA, 94574
PHONE:	4156993272
EMAIL ADDRESS:	pgkrell@aol.com
LENGTH OF RESIDENCY:	13 years
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	desire to participate in community; enjoy library
EDUCATIONAL BACKGROUND:	Ph.D in psychology
OTHER RELEVANT EXPERIENCE:	practicing psychologist for many years, now retired and doing small amount of pro bono work for asylum seekers. More relevant, I love to read and am in 3 book groups.
COMMUNITY INVOLVEMENT:	Previous board member and president of UVFC, previous board member CHI, mental health organizations in SF in the past
REFERENCE 1:	Name:Loraine Stuart Address:22 Crane Phone Number(s):(707)815-1226 Email: Loraine.a.stuart@gmail.com
REFERENCE 2:	Name:Sue Wollack Address:130 Reed Ct Phone Number(s):(415)407-6534 Email: swollack@thewollacks.com
REFERENCE 3:	Name:Julie Jenanyan Address:1727 Vineyard Phone Number(s):(707)337-3549 Email: jjenanyen@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

Attending monthly meetings, advocating and planning for library's needs, developing programs that promote the welfare of the library

What would be your goal(s) as a Commissioner?

To fulfill the above responsibilities

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Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

I would be an involved and committed board member.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Pamela KRELL | March 23, 2023

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PAM KRELL

Pam has been a practicing psychologist for over 50 years. She began her career as a school psychologist in northern Illinois, and continued in that field after moving to San Francisco in 1972. She obtained her MFT license and worked with infants and new parents in and out of the hospital setting. She completed her predoctoral fellowship at SFGH (San Francisco General Hospital) in the much acclaimed Infant Parent Program. She obtained her Ph.D, in 1987 and completed her postdoc in neuropsychology at the SFVA (San Francisco Veterans Administration) where she conducted research in the then groundbreaking field of AIDS dementia.

Pam continued her work in neuropsychology at John Muir Hospital in Walnut Creek and at Mills Peninsula Hospital in Burlingame, CA. She served as a consultant to The Bridge School, an educational program founded by Neil and Pegi Young to serve local children with severe physical and speech impairments. Better known for their fabulous concerts featuring Neil Young and his pals Bruce Springsteen, Tom Petty, Sheryl Crow and the like, Pam was privileged to witness the Bridge School evolve into a nationally recognized program providing support, education and, most importantly, communication skills to severely impaired children.

Pam opened a private practice in Burlingame and San Francisco and provided psychotherapy and assessment services to children, adults and families. She developed an expertise in working with families of divorce, providing counseling, coparenting and mediation services for separating parents, custody evaluations and special master assistance for the courts. She provided probono work to asylum seekers. She was active in the San Mateo and San Francisco Psychological Associations as well as the San Francisco Neuropsychological Association. She served on the Mental Health Advisory in San Francisco.

Pam fell in love with St Helena while on an anniversary trip here with her husband in 2004. They bought a home here and over time this has become their preferred residence. Pam has now lived in St Helena for 15 years and is an active member of the community. She served on the CHI (Children's Health Initiative) board advisory committee and has volunteered for several non-profit organizations. She served on the board of the UVFC (UpValley Family Center) for six years and was president of the SHFC (St Helena Family Center) during the merger with the Calistoga Family Center, having an instrumental role during that process.

Pam received her B.A. and M.A. from Ohio State University and her Ph.D. from The Professional School of Psychology in San Francisco. Mostly retired now, she continues to provide pro bono mental health evaluations for asylum seekers. Pam is the proud mom of two daughters, one son-in-law, two grandchildren and two labradoodles. She has been a yoga practitioner for many years, loves hiking and pickleball. She enjoys reading and listening to books and is a member of three book clubs. She is in a memoir writing group, enjoys knitting and mahjong.
She is looking for an opportunity to give back to the community that she loves and believes the library board is an excellent fit.

April 18, 2023

Dear Mayor and City Council,

We are writing in support of Pam Krell's application to a position on the Board of Library Trustees.

I, Loraine, first met Pam in January of 2009 on Martin Luther King Day, also the national day of service. She came into the UpValley Family Center as a relative newcomer to St. Helena to see how she might be involved with the organization. That small beginning led to her eventually joining the Family Center board!

Pam brings an intelligent and thoughtful perspective to whatever she addresses. She is able to consider questions and problems considering both the big and small picture. Her career as a psychologist only adds to her capacity in group process.

St. Helena would be fortunate to have her participation at a time in her life when she can contribute. It goes without saying, she is an avid and insightful reader!

Thank you for your consideration.

Sincerely,

Jack and Loraine Stuart